AGENDA
COUNCIL MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
June 13, 2023 6:00 pm
Council Chambers

A. ADOPTION OF AGENDA

B. DELEGATIONS

C. MINUTES/NOTES

1. Council Committee Meeting Minutes
   - May 23, 2023
2. Council Meeting Minutes
   - May 23, 2023

D. UNFINISHED BUSINESS

a) Bylaw 1347-23 (Clean Energy Improvement Program)
   - Presented for 2nd and 3rd Reading

E. BUSINESS ARISING FROM THE MINUTES

F. COMMITTEE REPORTS / DIVISIONAL CONCERNS

1. Councillor Tony Bruder – Division 1
   - ORRSC 2022 Annual Report
   - ORRSC 2022 Financial Performance Report
   - Crowsnest/Pincher Creek Landfill Association Minutes April 19, 2023
2. Reeve Rick Lemire – Division 2
3. Councillor Dave Cox– Division 3
4. Councillor Harold Hollingshead - Division 4
5. Councillor John MacGarva – Division 5

G. ADMINISTRATION REPORTS

1. Operations

a) Operations Report
   - Report from Public Works dated June 8, 2023
   - Public Works Call Log
b) Corporate Policy C-PW-009 Dust Control
   - Report from Public Works, dated June 6, 2023
c) Plow/Gravel Truck Repair Estimate
   - Report from Public Works, dated June 8, 2023
d) QUEST Canada Net-Zero Community Accelerator Program
   - Report from Municipal Energy Projects, dated June 13, 2023

2. Finance

3. Planning and Community Services

a) Southern Alberta Land Trust Society (SALTS) Conservation Easement – Blum SW 16-4-28 W4 & SE 17-4-28 W4 & Lot 1, Block 2, Plan 0810973 & Lot 1, Block 1, Plan 0810973
   - Report from Development, dated June 8, 2023
b) Draft Letter to Evolugen - Re Sunrise Solar Project
   - Report from Development, dated June 8, 2023

4. Municipal

a) Chief Administrative Officer Report
   - Report from CAO, dated June 8, 2023
b) Corporate Policy C-AES-005 Weed Control Act and Agricultural Pest Act Appeal Committee
   - Report from Administration, dated June 6, 2023
c) Corporate Policy C-AES-007 Soil Conservation Act Appeal Committee
   - Report from Administration, dated June 6, 2023

d) Corporate Policy C-CO-005 Municipal Boards, Committees and Appointments
   - Report from Administration, dated June 6, 2023
e) Appointment of Members to Soil Conservation Act Appeal Committee
   - Report from AES, dated June 7, 2023
f) Appointment of Members to Weed Control & Agricultural Act Appeal Committee
   - Report from AES, dated June 7, 2023
g) Appointment of Members to Committee – ALUS
   - Report from Administration, dated June 7, 2023

H. CORRESPONDENCE

1. For Action

a) Chief Mountain Gas Coop 50th Anniversary Celebration
   - Celebration August 19, 2023
b) Pincher Creek Rodeo Parade
   - Invitation for August 19, 2023
c) Riplinger Wind Power Project Stakeholder Engagement Session
   - Session June 22, 2023
d) National Indigenous Peoples Day
   - Invitation for Celebration on June 21, 2023
e) Curling Club CFEP Grant
   - They are looking for letter of support/donation/in-kind

2. For Information

a) McLaughlin Wind Project
   - Update from CAPSTONE Infrastructure May 2023

I. NEW BUSINESS

J. CLOSED MEETING SESSION

a) ICF Recreation Agreement – FOIP Sec. 24.1.b
b) Road Closure Purchase Request – FOIP Sec. 16.1.ii

K. ADJOURNMENT

MINUTES
REGULAR COUNCIL COMMITTEE MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
Tuesday, May 23, 2023 2:00 pm
Council Chambers

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

Staff: CAO Roland Milligan, Development Officer Laura McKinnon, and Executive Assistant Jessica McClelland.

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

1. Approval of Agenda

Councillor Tony Bruder

Moved that the agenda for the May 23, 2023 be amended to include:

Closed Session:

a) CUPE Negotiations – FOIP Sec. 24.1.b.i

AND THAT, the agenda be approved as amended.

Carried

2. Delegations

a) TC Energy

Pawel Zmudzki and Patrick Putka with TC Energy attended the meeting at this time to discuss the upcoming project within the MD of Pincher Creek.

Most of the disruption to residents will be on the North Burmis Road for light traffic use. Patrick stated that dust control will be managed by the MD, in consultation with NGTL. Landowners are encouraged to contact TC Energy should there be concerns with trucks or dust in the area.

Pawel and Patrick left the meeting at this time, the time being 2:30 pm.

3. Closed Session

Councillor Harold Hollingshead

Moved that Council move into closed session to discuss the following, the time being 2:38 pm.

a) Property Discussion – FOIP Sec. 24.1.a

b) CUPE Negotiations – FOIP Sec. 24.1.b.i

Councillor Harold Hollingshead

Moved that Council move out of closed session, the time being 4:35 pm.

Carried

4. Round Table

5. Adjournment

Councillor Tony Bruder

Moved that the Committee Meeting adjourn, the time being 4:36 pm.

Carried

_____
REEVE

_____
CHIEF ADMINISTRATIVE OFFICER

MINUTES
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
REGULAR COUNCIL MEETING
MAY 23, 2023

The Regular Meeting of Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, May 23, 2023 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, John MacGarva and Harold Hollingshead.

STAFF CAO Roland Milligan, Utilities & Infrastructure Manager David Desabrais, Development Officer Laura McKinnon, Municipal Energy Project Lead Tristan Walker, and Executive Assistant Jessica McClelland.

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

A. ADOPTION OF AGENDA

Councillor Harold Hollingshead 23/196

Moved that the Council Agenda for May 23, 2023 be amended to include:

- Municipal 4c) Canadian Wilderness Recreation Boat Club (Cowley Boat Club)
- Action 1c) Breakfast Invitation – Municipal District of Smokey Lake No. 130

AND THAT the agenda be approved as amended.

Carried

B. PUBLIC HEARING 1347-23 Clean Energy Improvement Program

1. Public Hearing Called to Order

Reeve Rick Lemire called the Public Hearing to Order.

2. Advertising Requirement

This Public Hearing has been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in the Shootin the Breeze on May 10 and 17, 2023, as well as the MD website and MD Social Media pages.

3. Purpose of the Hearing

The purpose of Bylaw No. 1347-23 is to authorize the MD of Pincher Creek No. 9 to establish a clean energy improvement program.

4. Presentations:

Tristan Walker presented an overview of Bylaw 1347-23, Clean Energy Improvement Program. The Clean Energy Improvement Program (CEIP) provides loans to property owners for clean energy improvements that are repaid through their property tax bill. This allows owners the flexibility of selling their property and passing the loan onto the new owner instead of having to commit to long payback times that come with some infrastructure.

This program is administered by Alberta Municipalities, who provide support in starting the program and then also with administrative tasks once it has been implemented. The first step in offering the program to our residents is passing a bylaw indicating our terms for creating an agreement between the Municipality and the property owner for a clean energy improvement.

VERBAL:

No members of the public were in attendance wishing to speak.

WRITTEN:

No written responses were received.

Minutes
Council Meeting
Municipal District of Pincher Creek No. 9
May 23, 2023

5. Closing Comments

Councillor Harold Hollingshead questioned the MD being involved instead of people utilizing banks. Tristen clarified that 80% of the funds are grant money from FCM. At present time the remaining 20% hasn't been decided on where it will be funding through.
Councillor Tony Bruder questioned if a contractor needed to be hired in order to access the funds, or if people can do their own work. Tristen stated that the MGA outlines how these funds are utilized, and it isn't within the MD's hands to govern this rule.
Councillor John MacGarva questioned if this will be a burden on administration to monitor and roll out. Tristan doesn't believe it will be an issue.

6. Adjournment from Public Hearing

Reeve Rick Lemire closed the Public Hearing, the time being 6:21 pm.

C. DELEGATIONS

D. MINUTES

1. Committee Meeting Minutes – May 9, 2023

Councillor John MacGarva 23/197

Moved that the Committee Meeting Minutes of May 9, 2023 be approved as presented.

Carried

2. Council Meeting Minutes – May 9, 2023

Councillor Tony Bruder 23/198

Moved that the Council Meeting Minutes of May 9, 2023 be approved as presented.

Carried

Tristan Walker left the meeting at this time, the time being 6:22pm.

E. UNFINISHED BUSINESS

a) Pinch-o-Crow Creekers - Land and River Access in MD

Councillor Tony Bruder 23/199

Administration was directed to write a letter to the Pinch-o-Creekers stating the following:

- Request that they run invasive plant identification in conjunction with the other training in invasive species,
- Possibility if MD is doing work in the areas of concern, to assist with better access,
- Other funding sources such as Joint Funding and the Community Grant Specialist.

Carried

Councillor John MacGarva 23/200

Moved that administration write a letter to Environment and Parks, copying our neighboring Municipalities, stating the importance of reopening of the Watercraft inspection station in the MD of Pincher Creek.

Carried

a) South Canadian Rockies Tourism Association

Councillor Harold Hollingshead 23/201

Moved that the South Canadian Rockies Tourism Association presentation be received as information.

Carried

F. BUSINESS ARISING FROM THE MINUTES

G. COMMITTEE REPORTS / DIVISIONAL CONCERNS

1. Councillor Tony Bruder – Division 1
   - South Canadian Rockies Tourism Association
2. Reeve Rick Lemire – Division 2
   - CUPE Negotiations
   - Pincher Creek Regional Emergency Management
   - Intermunicipal Development Plan (IMDP)
3. Councillor Dave Cox– Division 3
4. Councillor Harold Hollingshead - Division 4
   - CUPE Negotiations
   - Pincher Creek Foundation
   - Various ratepayer phone calls
5. Councillor John MacGarva – Division 5
   - Joint Health and Safety
   - Planning meeting
   - Lundbreck Citizens Council

Councillor Tony Bruder 23/202

Moved to accept the Committee Reports as information.

Carried

H. ADMINISTRATION REPORTS

1. Operations

a) Operations Report

Councillor John MacGarva 23/203

Moved that Council receive the Operations report, which includes the call log, for the period May 4, 2023 to May 17, 2023 as information.

Carried

Councillor Harold Hollingshead declared a conflict of interest and removed himself from the discussion.

b) Capital Adjustment – Patton Ave. Drainage

Councillor John MacGarva 23/204

Moved that Council approve an increased budget of $15,000 to pave to property edge and keep concrete swale in regards to Patton Ave drainage, with the amount to be taken from Road Reserves Account.

Carried

Councillor Harold Hollingshead returned to the Council table discussion at this time.

c) Capital - Watercourse Crossing Inspection and Remediation; Proposed Rehabilitation Projects

Councillor Tony Bruder 23/205

Moved that Council direct Administration to proceed with the 2023 preliminary capital work required to remediate and upgrade the crossing of Iron Creek under Carbondale Road for fish passage for $60,000 with said funds coming from the Watercourse Crossing Remediation Grant and the Bridge Reserve,

AND THAT Council direct Administration to proceed with 2023 preliminary capital work required to remediate and upgrade the crossing of a tributary to South Todd Creek under Chapel Rock Road for fish passage for $60,000 with said funds coming from the Watercourse Crossing Remediation Grant and the Bridge Reserve.

AND FINALLY THAT Council direct Administration to include that 2024 Capital work as part of the 2024 Capital Budget.

Carried

d) Capital - Watercourse Crossing Inspection and Remediation; North DU Culvert Replacement

Councillor Harold Hollingshead 23/206

Moved that Council approve $138,000 in 2023 funds to remediate and upgrade the crossing of a Tributary to Cow Creek under North DU Road (ES_RD546) for fish passage with said funds coming from the Watercourse Crossing Remediation Grant and the Road Reserve.

Carried

2. Finance

3. Development and Community Services

a) Western Mud Slingers Event License – July 22, 2023 Mud Bog

Councillor Harold Hollingshead 23/207

Moved that Council, acting in their capacity as the Licensing Officer pursuant to Bylaw No. 918A, grant the applicant a license for the Western Mud Slingers Event planned for July 22, 2023.

Carried

b) AES Monthly Report

Councillor John MacGarva 23/208

Moved that the AES Report for June be received as information.

Carried

4. Municipal

a) Chief Administrative Officer Report

Councillor Tony Bruder 23/209

Moved that Council receive for information, the Chief Administrative Officer’s report for the period of May 5, 2023 to May 19, 2023.

Carried

b) Beaver Mines Park & Community Clean Up

Councillor Harold Hollingshead 23/210

Moved that Council supports the Beaver Mines Community Association with the Annual Park & Community Clean up on May 20, 2023 with the following:

- Donation of $250 to supply lunch, to be taken from Grants to Groups and Organizations (2-75-0-770-2765)
- Coordination between Public Works and Community Association to ensure dates of pickup (May 25 & 26, 2023)

Carried

c) Canadian Wilderness Recreation Boat Club (Cowley Boat Club)

Councillor Harrold Hollingshead 23/211

Moved that administration write a letter to Alberta Environment and Protected Areas regarding the Canadian Wilderness Recreation Boat Club (Cowley Boat Club) Lease, and to contact Municipal Affairs to find out the process to change to lease hold titles.

Carried

I. POLICY REVIEW

J. CORRESPONDENCE

1. For Action

a) Vehicle Petting Zoo Event Request from Pincher Creek & District Library

Councillor John MacGarva 23/212

Moved that Council authorize a grader and staff member to attend the August 23, 2023 Vehicle Petting Zoo Event from 3:00 pm to 7:00 pm.

Carried

b) Alberta Southwest AGM - Wednesday June 7, 2023

Councillor Tony Bruder 23/213

Moved that the following Councillors be authorized to attend the Alberta Southwest AGM (Council resolution for those that want to attend), Wednesday June 7, 2023

- Reeve Rick Lemire (2)
- Councillor John MacGarva (2)
- Councillor Harold Hollingshead (2)

Carried

c) Municipal District of Smokey Lake No. 130

Councillor Tony Bruder 23/214

Moved that any interested Councillor be authorized to attend the breakfast meeting with Municipal District of Smokey Lake No. 130, on June 6, 2023.

Carried

2. For Information

Councillor Tony Bruder 23/215

Moved that the following be received as information:

a) Tourism Asset Inventory
   - Pincher Creek Region
b) AltaLink's 164L/616L Transmission Line Rebuild
   - 164L and 616L Transmission Lines Rebuild – Project update
   - Maps
c) Regional Solution for Housing Supply
   - Provided by Alberta SouthWest Regional Alliance

Carried

K. NEW BUSINESS

L. CLOSED SESSION

Councillor Harold Hollingshead 23/216

Moved that Council move into closed session to discuss the following, the time being 8:20 pm:

a) Road Closure Purchase Request – FOIP Sec. 16.1.ii
b) Personnel Discussion – FOIP Sec. 24.1.iii

Councillor John MacGarva 23/217

Moved that Council move out of closed session, the time being 8:43 pm.

Carried

a) Road Closure Purchase Request

Councillor Tony Bruder 23/218

Moved that Council approve the applicant's request to close and purchase the undeveloped Statutory Road Allowance located between the Lot 1, Block 1, Plan 2111149 within SW 14-9-2 W5 & Block OT, Plan 5379HV within NW 11-9-2 W5, with the applicant being responsible for all costs associated with this request.

Tied Vote – Defeated

b) Personnel Discussion

Councillor John MacGarva 23/219

Moved that Council confirms with SASCI that there are no concerns with hiring Tristan Walker to perform services related to the scope of work presented May 9, 2023, provided the work is all done outside of normal working hours (Monday to Friday 8:00 am - 4:30 pm) unless pre-approved otherwise by MD Administration.

Carried

Minutes
Council Meeting
Municipal District of Pincher Creek No. 9
May 23, 2023

M. ADJOURNMENT

Councillor John MacGarva 23/220

Moved that Council adjourn the meeting, the time being 8:44 pm.

Carried

_____
REEVE

_____
CHIEF ADMINISTRATIVE OFFICER

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
BYLAW NO. 1347-23

A BYLAW TO AUTHORIZE THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9 TO ESTABLISH A CLEAN ENERGY IMPROVEMENT PROGRAM.

WHEREAS the purpose of a municipality is to foster the well-being of the environment and provide services, facilities, and more that, in the opinion of council are necessary or desirable for all, or as part of the municipality;

WHEREAS the Clean Energy Improvement Program is a financing program that uses municipal financing to facilitate the implementation of clean energy improvements to residential, non-residential and farmland properties through the use of a local assessment mechanism to provide security for repayment of the financing;

WHEREAS Alberta Municipal Services Corporation (operating as Alberta Municipalities) has been designated by the Minister as the Program Administrator responsible for the Clean Energy Improvement Program to support municipalities in Alberta that finance clean energy improvements;

WHEREAS the Council of the Municipal District of Pincher Creek No. 9 wishes to enable a Clean Energy Improvement Tax Bylaw to establish a Clean Energy Improvement Program pursuant to section 390.3 of the Municipal Government Act, R.S.A 200, c. M-26;

WHEREAS the Council of the Municipal District of Pincher Creek No. 9 wishes to enable financing for clean energy improvements for eligible properties in their municipality; and

NOW THEREORE, under the authority of the Council of the Municipal District of Pincher Creek; duly assembled enacts as follows:

DEFINITIONS:

1. In this Bylaw, unless the context otherwise requires:
   a. "Act" means the Municipal Government Act, R.S.A. 2000, c. M-26 as amended, and any amendment or substitutions thereof;
   b. "Bylaw" means this Clean Energy Improvement Tax Bylaw;
   c. "Chief Administrative Officer (CAO)" means the person appointed to the position of the Chief Administrative Officer for the Municipal District of Pincher Creek, within the meaning of the Municipal Government Act.
   d. "Clean Energy Improvement Agreement" or "Agreement" means the agreement executed between the Municipality and the Owner of an Eligible Property whereby the Owner agrees to pay an amount required to cover the costs of financing each Eligible Clean Energy Improvement approved by the Program Administrator, as drafted in accordance with section 390.4 of the Act;
   e. Clean Energy Improvement Tax means a tax levied against an Eligible Property pursuant to an Agreement;
   f. "Eligible Property" means a property located within the Municipality that is designated as residential, non-residential, farmland or not-designated industrial property but does not include designated industrial property or government-owned properties;
   g. "Municipality" means the Municipal District of Pincher Creek No. 9;
   h. "Owner" means, collectively, the registered owners of a property;
   i. "Program" means the Clean Energy Improvement Program as described in the Act and Regulation and defined henceforth;
   j. "Program Administrator" means the Alberta Municipal Services Corporation (operating as Alberta Municipalities) or provincially designated Program Administrator as defined in the Clean Energy Improvements Regulation;
   k. "Regulation" means the Clean Energy Improvements Regulation, A.R. 212/2018 and amendments thereto.

TITLE:

2. This Bylaw be cited as the "**Clean Energy Improvement Tax Bylaw**" of the Municipal District of Pincher Creek No. 9.

GENERAL REQUIREMENTS

3. The property Owner(s) of an Eligible Property within the municipality can apply to the Program Administrator to seek financing for a clean energy improvement to their property.

4. Participation in the Program is limited to eligible properties, defined as a property located within the municipality that is designated as residential, non-residential, or farmland, but does not include designated industrial property, government owned properties, and designated manufactured homes.

5. An applicant of a non-profit property that is tax-exempt would be responsible to pay any principal and interest of the Clean Energy Improvement Program costs as per the Clean Energy Improvement Agreement.

6. The Chief Administrative Officer, or designate, of the municipality is hereby authorized to Impose a Clean Energy Improvement Tax, in respect of each clean energy improvement made to a property, where a municipality has entered into a Clean Energy Improvement Agreement with the property Owner(s) of that property.

7. The Clean Energy Improvement Tax will be voluntarily levied against a property when there is a Clean Energy Improvement Agreement to raise revenue to pay the amount required to recover the costs of those clean energy improvements, including principal and interest, to do so between the municipality and the property Owner.

8. To be eligible to participate in the Clean Energy Improvement Program property Owner(s) must:

    a. be current on their taxation payment for the property, for a period of five years, prior to the date of the application to the program;
    b. never have been in collections for a property in the municipality;
    c. for first time property Owners that have purchased the property within the last five years, may be subject to an enhanced financial eligibility review;
    d. for property Owners that are new to the municipality and do not have a financial history with the Municipality, submit a record of property tax verification from another municipality, for any property previously owned in a different municipality;
    e. provide mortgage information. If the mortgage amount exceeds the assessed value of the home, the Municipality reserves the right to deny the applicant;
    f. be in good standing with the Municipality. The Municipality reserves the right to deny the applicant if the applicant is not in good standing with any Department of the Municipality. The Municipality reserves the right to define what "good standing" entails, and can include but is not limited to any development compliance issues, or any other accounts receivable outstanding or unresolved issues.;
    g. not be in bankruptcy (or insolvency), the property must not be in foreclosure, and the property Owner(s) will be required to provide a sworn statement confirming this;
    h. be current on their mortgage payment, current on any other debts secured by the property and have not been late on any such payments. They may be required to submit a letter from their financial institution confirming this; and
    i. meet any additionally eligibility criteria as identified by the Municipality or the Program Administrator

9. For a clean energy improvement to be eligible, it must be an installation that is permanently affixed to the eligible property which:

    a. will result in increased energy efficiency or use of renewable energy on that property;
    b. involves:
        i. interior and exterior lighting and lighting controls;
        ii. HVAC (I.e., high efficiency furnace);
        iii. water heating;
        iv. Building envelope improvements (i.e., insulation);

v. Renewable energy upgrades (i.e., photovoltaic solar system);
vi. Or such other clean energy improvements as are approved and agreed to in writing by the Municipality within the Agreement, and those improvements provided on the list of eligible upgrades available through the Program Administrator's website;

c. is not less than three thousand ($3,000) dollars in capital cost; and
d. capital costs do not exceed $50,000 for residential, $300,000 for farmland or $500,000 for non-residential

10. The amount of the tax authorized by a bylaw under section 353 (property tax) of the Municipal Government Act most recently, and imposed on the property is greater than or equal to the annual payment calculated in accordance with the following formula:

$$\frac{A + B + C}{D}$$

Where

A is the capital cost of undertaking the clean energy improvement;
B is the total cost of professional services needed for the clean energy improvement;
C is the total cost of all incidental costs;
D is the lesser of the probable lifetime, calculated in years, of the improvement or the maximum financing term established by the Municipality.

11. The Clean Energy Improvement Agreement will be as set out under section 390.4 of the Municipal Government Act, and as amended.

12. The period over which the cost of each eligible clean energy improvement will be spread will be to a maximum, over the probable lifetime of the improvement, and where the annual repayment amount does not exceed the annual taxation amount for the property in question. For multiple upgrades each improvement will be calculated individually.

13. The property Owner(s) may submit one application per year.

14. The property Owner(s) can apply for the program by:

a) submitting an application to the Program Administrator for the Clean Energy Improvement Program, including any required supporting documentation, and following all program requirements as outlined by the Program Administrator and the Municipality; and

b) paying the required application fee, pursuant to section 8 of the Regulation.

15. That for the purpose of the Clean Energy Improvement Program, the sum of project amounts as they are approved will be borrowed by the Municipality.

16. The annual maximum amount to be borrowed by the Municipality towards the Clean Energy Improvement Program is $300,000 for residential and $500,000 for both non-residential and farmland properties.

17. The annual borrowed amount will have a maximum rate of interest of ten percent (10%), and a maximum term of twenty-five (25) years.

18. The amount borrowed by the Owner will have an interest rate calculated at the time of the Agreement, and a maximum term based on the lifespan of the improvement(s).

19. The principal and interest owing under the borrowing will be paid using the proceeds from Clean Energy Improvement Tax and payments made by the approved project recipients through to the Municipality on the annual improvement levy.

20. A Clean Energy Improvement Tax will be imposed on the property that is subject to a Clean Energy Improvement Agreement at any time following the signing of the Clean Energy Improvement Agreement.

21. In the event that a property Owner wishes to repay the Clean Energy Improvement Program financing early, the amount owing will be calculated at the time of the request, based on the principal and interest remaining and the terms of the financing being used for the project(s).

22. Any project(s) that has been approved under the Clean Energy Improvement Program must be completed within the time limit as set out under the Agreement.

23. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of this bylaw and shall not invalidate the whole bylaw.

24. This bylaw comes into force at the beginning of the day that it is passed unless otherwise provided for in the MGA or another enactment or in the bylaw. This bylaw is passed when it received third reading and it is signed in accordance with s.213 of the MGA,

READ a first time this __ day of _____, 2023.

A PUBLIC HEARING was held this __ day of _____, 2023.

READ a second time this __ day of _____, 2023.

READ a third time and PASSED this __ day of _____, 2023.

_____

Reeve

_____

Chief Administrative Officer

OLDMAN RIVER REGIONAL SERVICES COMMISSION

ANNUAL REPORT

2022

WWW.ORRSC.COM

MESSAGE FROM THE CHAIR AND CAO

Image, cover: Village of Stirling, ORRSC; Image, above: Town of Nanton, ORRSC

"Synergy – the bonus that is achieved when things work together harmoniously" – Mark Twain

On behalf of the Executive Committee, Board of Directors, and staff we are pleased to present to you the 2022 Annual Report of the Oldman River Regional Services Commission (ORRSC). As a shared service, we continue to realize and appreciate the benefits of our commission model for land use planning and GIS services.

The shared service model allows for more efficient use of resources. By combining resources and expertise, the Commission can provide quality planning and GIS services at a lower cost and these savings are passed on to our members, making land use planning and GIS more affordable for all. The model promotes collaboration and knowledge-sharing among different municipalities. This allows for a more holistic approach by considering the broader regional context, in addition to the needs of individual municipalities. As the Commission is comprised of representatives from multiple municipalities, there is a greater degree of oversight and input from a variety of stakeholders. By working together, we can create growth and development opportunities that can benefit and promote the entire region.

The Commission is an extension of our member municipalities and their organizational structure. This relationship allows municipal staff to work closely with Commission planning and GIS departments to fulfill the needs of your communities. The Commission has the professional experience and historical knowledge of our member municipalities to provide professional planning advice and specific GIS innovation to meet the desires of our members and their individual needs. However, the Commission's viability faces challenges from outside private planning and GIS consultants. The Commission's existence and success relies on the work provided to us by our members. To broaden service capabilities, ORRSC continually seeks to be fully staffed in a competitive job market and has worked to develop strong relationships with government ministries and outside agencies. Municipalities are encouraged to discuss their long-term planning and future GIS needs with ORRSC staff to allow for balanced workloads while considering municipal priorities.

MESSAGE FROM THE CHAIR AND CAO CONTINUED

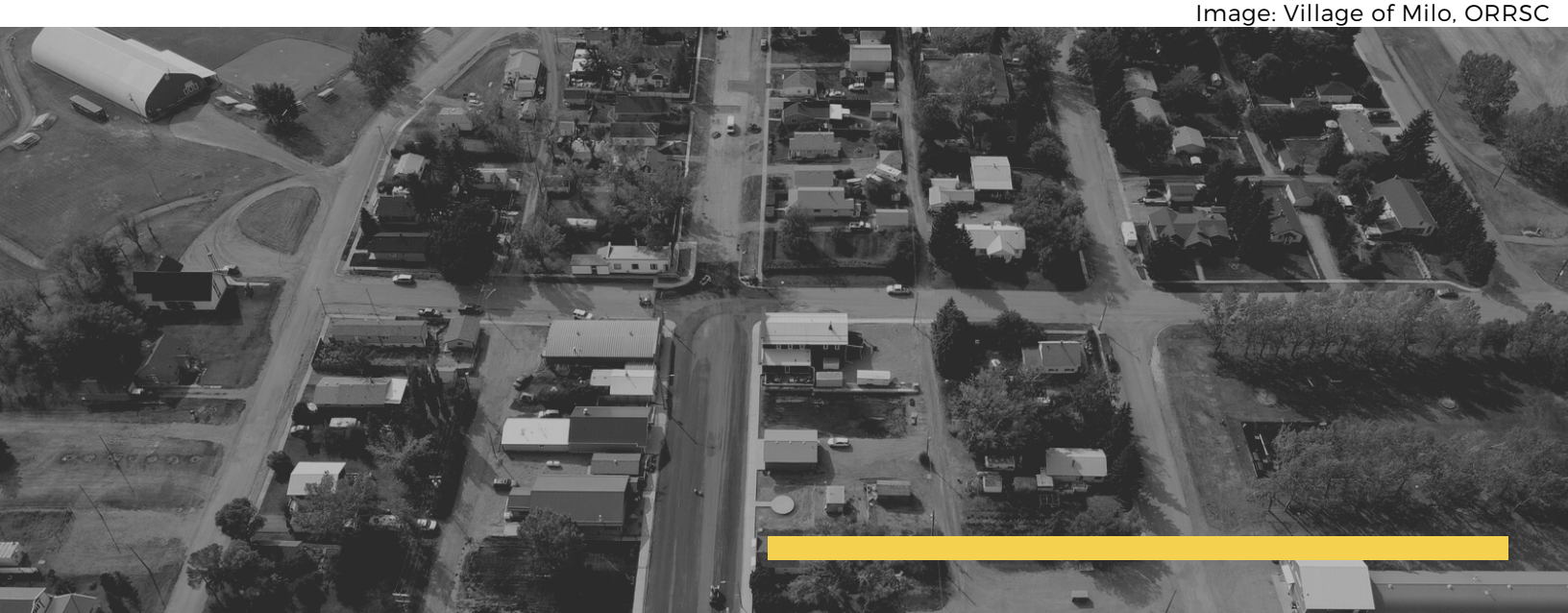
We strongly believe that the shared service commission model will continue to be a success and by working together we can provide sound, affordable planning and GIS services that benefit our member municipalities and the region. The Commission looks forward to continuing its work with our member municipalities and creating a bright future for our communities in 2023. At the Executive level, we would like to thank Don Anderberg (Town of Pincher Creek), Christopher Northcott (Vulcan County), Jesse Potrie (Town of Coalhurst), Brad Schlossberger (Town of Claresholm), Neil Sieben (Town of Raymond), and posthumously Ian Sundquist (M.D. of Willow Creek), for their continued support and leadership.

Lastly, we thank you – each of our professional and dedicated staff, each of our member municipalities and each of our GIS partners - for your continued commitment and partnership. Together, we can work to ensure that the future of the Commission remains bright and continues to enrich your communities.

GORD WOLSTENHOME
Chair

LENZE KUIPER
Chief Administrative Officer

Image: Village of Milo, ORRSC



ABOUT ORRSC

The Oldman River Regional Services Commission (ORRSC) provides a spectrum of land use planning, subdivision, GIS, drone photography, and assessment review services to municipalities spanning the Oldman, Milk, and Bow River watersheds. 2022 marked our 67-year anniversary of embodying an exemplary shared service approach to regional service delivery. Going forward, we will continue to champion municipal perspectives—sustaining the legacy of southern Alberta as a region where meaningful connections to place are experienced.

Established under Part 15.1 of the **Municipal Government Act (MGA)**, this service commission is a cooperative effort of its member municipalities in southwestern Alberta who have created an organization to provide municipal planning advice to its members.

WHEN WAS ORRSC ESTABLISHED?

ORRSC has a long planning history in southern Alberta and has evolved from various forms since 1955 when it first started as the Lethbridge District Planning Commission. In 1996, following changes to the MGA a new chapter in regional planning had begun, and the Oldman River Intermunicipal Service Agency (ORISA) was formed. In 2003, as a result of consistent growth ORISA needed to expand outside their existing office space in the basement of the Lethbridge County building, resulting in the need to become a Regional Commission to satisfy property and liability needs of the organization, where it remains today.

WHO IS ORRSC TODAY?

In 2022, ORRSC was comprised of 39 member municipalities, 40 appointed members to the Board of Directors, and 20 staff members. ORRSC continues to provide land use planning support and other services to our members.

WHAT WE DO

The **Municipal Government Act** requires municipalities to manage land use, subdivision, and development by preparing bylaws and statutory long-range planning documents. ORRSC is contracted by its member municipalities and provides advice and assistance to Administration and Council regarding land use planning, subdivision, and other planning related concerns.

But ORRSC is not only planning services, we are also comprised of a robust GIS Department who offers a multi-faceted approach to the world of displaying and providing geographic information to our member municipalities and their residents. The GIS Department also provides services such as producing maps, plotting, GPS acquisition, and a variety of geographic analysis tools and modules.

Our services include:

- Preparing Statutory Plans - Municipal Development Plans, Intermunicipal Development Plans, Area Structure Plans, etc.
- Subdivision Processing & Finalization
- Regional Subdivision and Development Appeal Board
- Regional Assessment Review Board
- Quarterly Periodical
- Development Training
- Professional Planning Advice
- GIS Services & Data Acquisition
- Mapping Services
- Drone Photography

Image: Town of Fort Macleod, ORRSC

76

bylaw amendments were implemented for existing Intermunicipal Development Plans, Land Use Bylaws, and Municipal Development Plans in 2022*

*as of December 31, 2022

EXECUTIVE COMMITTEE

Image: Municipal District of Willow Creek No. 26, ORRSC

The Executive Committee is elected by their peers on the Board of Directors and are delegated the responsibility of financial and administrative matters, such as budget preparation, approval of accounts, and policy and procedure review. In accordance with its governing Bylaw, the Board of Directors works to elect a minimum of 2 Rural Members to ensure their is equal representation of all Member Municipalities fulfilling the roles of the Executive Committee. At the Organizational Meeting held on December 2, 2021 the following Members were elected:

GORDON WOLSTENHOLME
Chair, Town of Fort Macleod

DON ANDERBERG
Vice Chair, Town of Pincher Creek

CHRISTOPHER NORTHCOTT
Vulcan County

JESSE POTRIE
Town of Coalhurst

BRAD SCHLOSSBERGER
Town of Claresholm

NEIL SIEBEN
Town of Raymond

IAN SUNDQUIST*
Municipal District of Willow Creek

*Mr. Ian Sundquist passed away on Saturday, August 21, 2022 after a long battle with cancer. Ian served as a Councillor in the Municipal District of Willow Creek for 27 years. During this time he spent 8 years on the Board of Directors, 5 of which were spent on the Executive Committee where he provided irreplaceable knowledge and experience to our organization. At the Regular Board of Directors Meeting held on Thursday, September 1, 2022 the Board chose to have the Executive Committee continue to operate as a membership of 6 in lieu of Ian's passing for the remainder of 2022.

BOARD OF DIRECTORS

As of December 31, 2022, including former members of 2022.

Image: Village of Hill Spring, ORRSC

Colin Bexte
Village of Arrowwood

Kent Bullock
Village of Barnwell

Dan Doell
Village of Barons

Mike Wetzstein
Town of Bassano

Ray Juska
City of Brooks

Roger Hougton
Cardston County

Allan Burton
Town of Cardston

Sue Dahl
Village of Carmangay

James Smith
Village of Champion

Trevor Wagenvoort
Village of Champion - Former Member

Brad Schlossberger
Town of Claresholm

Jesse Potrie
Town of Coalhurst

Tanya Smith
Village of Coutts

Dave Slingerland
Village of Cowley

Dave Filipuzzi
Municipality of Crowsnest Pass

Dean Ward
Municipality of Crowsnest Pass

Stephen Dortch
Village of Duchess

Kole Steinley
Village of Duchess- Former Member

Gordon Wolstenholme
Town of Fort Macleod

Mark Peterson
Village of Glenwood

Suzanne French
Village of Hill Spring

Morris Zienstra
Lethbridge County

Brad Koch
Village of Lomond

Gerry Baril
Town of Magrath

Peggy Losey
Town of Milk River

Dean Melnyk
Village of Milo

Victor Czop
Town of Nanton

Marinus de Leeuw
Town of Nobleford

Teresa Feist
Town of Picture Butte

Henry de Kok
Town of Picture Butte - Former Member

Tony Bruder
Municipal District of Pincher Creek

Don Anderberg
Town of Pincher Creek

Ronald Davis
Municipal District of Ranchland

Neil Sieben
Town of Raymond

Don Norby
Town of Stavely

Matthew Foss
Village of Stirling

John DeGroot
Municipal District of Taber

John Turcato
Municipal District of Taber - Former Member

Raymond Coad
Town of Vauxhall

Christopher Northcott
Vulcan County

Richard DeBolt
Town of Vulcan

David Cody
County of Warner

Marty Kirby
Village of Warner

Scott Alexander
Village of Warner - Former Member

Evan Berger
Municipal District of Willow Creek

Ian Sundquist
Municipal District of Willow Creek - Former Member

39
MEMBER MUNICIPALITIES

ORRSC STAFF

ADMINISTRATION

Lenze Kuiper
Chief Administrative Officer (2005)

Raeanne Keer
Executive Assistant (July 2022)

Sherry Johnson
Bookkeeper (1981)

Tara Cyderman
Executive Assistant (2020-April 2022)

PLANNING

Mike Burla
Senior Planner (1978)*

Diane Horvath
Senior Planner (2000)

Gavin Scott
Senior Planner (2007)

Madeleine Baldwin
Planner (2019)**

Maxwell Kelly
Assistant Planner (2019)

Hailey Winder
Planner (2019-Dec 2022)

Steve Harty
Senior Planner (1998)

Bonnie Brunner
Senior Planner (2007)

Ryan Dyck
Planner (2013)

Jennifer Maxwell
Subdivision Technician (2015)

Kattie Schlamp
Assistant Planner (April 2022)

GIS

Jaime Thomas
GIS Analyst (2005)

Mladen Kristic
CAD/GIS Technologist (2006)

Yueu Majok
CAD/GIS Technolgist (2017)

Jordan Thomas
GIS Analyst (2006)

Kaylee Sailer
CAD/GIS Technologist (2013)**

Carlin Groves
GIS Technician (2019)

* M. Burla retired in February 2022, and continued as a contracted employee for the remainder for 2022.
** M. Baldwin and K. Sailer both left for maternity leave in February 2022.


Image: Municipal District of Pincher Creek No. 9, ORRSC

RECOGNITION OF SERVICE

We would like to acknowledge the years of dedication of our long standing board members and staff for reaching milestones with our organization in 2022.

BOARD OF DIRECTORS

5+ Years

Tanya Smith, Village of Coutts
Dean Ward, Municipality of Crowsnest Pass
Dave Filipuzzi, Municipality of Crowsnest Pass
Suzanne French, Village of Hill Spring
Morris Zienstra, Lethbridge County
Peggy Losey, Town of Milk River
Marinus de Leeuw, Town of Nobleford
Henry de Kok, Town of Picture Butte
David Cody, County of Warner
Ian Sundquist, Municipal District of Willow Creek

10+ Years

Don Anderberg, Town of Pincher Creek

15+ Years

Gordon Wolstenholme, Town of Fort Macleod

20+ Years

Brad Koch, Village of Lomond

30+ Years

Ron Davis, Municipal District of Ranchland

ORRSC STAFF

5+ Years

Ryan Dyck, Planner
Yueu Majok, CAD/GIS Technologist
Jennifer Maxwell, Subdivision Technician
Kaylee Sailer, CAD/GIS Technologist

15+ Years

Bonnie Brunner, Senior Planner
Mladen Kristic, CAD/GIS Technologist
Lenze Kuiper, Chief Administrative Officer
Gavin Scott, Senior Planner
Jaime Thomas, GIS Analyst
Jordan Thomas, GIS Analyst

20+ Years

Steve Harty, Senior Planner
Diane Horvath, Senior Planner

40+ Years

Mike Burla, Senior Planner
Sherry Johnson, Bookkeeper

GIS & PLANNING PROJECTS

Image: Municipal District of Taber, ORRSC

GIS Projects

Work Order Module (Completed)

- This module allows users to create and track work orders associated with all types of municipal infrastructure. A geographic interface was developed to allow public works to create detailed planning when it comes to future and on-going infrastructure projects.

Asset Management Mapping and Reporting Module (Commenced)

- This module will allow users to track asset inventories and create reports that will fulfill Tangible Capital Asset Program requirements.

Planning Projects

As we continue to move through the lingering changes and challenges from the COVID-19 pandemic, a sense of normalcy has begun to return to planning projects and public engagement opportunities throughout 2022. Our professional support to our member municipalities, and collaboration with outside agencies, has continued to grow, ranging from traditional in-person meetings to virtual discussions, creating more opportunities to actively engage municipalities and landowners.

In 2022, we worked to complete numerous statutory plans, including Intermunicipal Development Plans, Municipal Development Plans, and Area Structure Plans. We also provided planning advice and support to assist our members with intermunicipal disputes and mediation, annexation discussions, and attendance at Provincial Board hearings. Work continued with a variety of Land Use Bylaw reviews and updates while working with our members to ensure that each of their unique land use needs continued to be addressed. The year also allowed for a number of new projects to be initiated such as land use strategies, new land use bylaws, recreational space designs, and policy reviews.

Planning Projects CONTINUED

Again this year, our Planners were provided with the opportunity to work with the Miistakis Institute. Miistakis' mission is to bring people and ideas together to promote healthy communities and landscapes, and work to ensure that their innovative research is accessible to communities and decision makers. Planners assisted by participating in the Connectivity Risk Assessment Tool Working Group and advising on the Ecological Corridor Overland Feasibility Study. The results of those projects can be leveraged by member municipalities in their own planning processes.

Moving into 2023, our Planners continue to work towards completing several projects, initiating new projects, and continuing to provide valuable planning support to our members.

Image: County of Warner, ORRSC

CHINOOK INTERMUNICIPAL SDAB

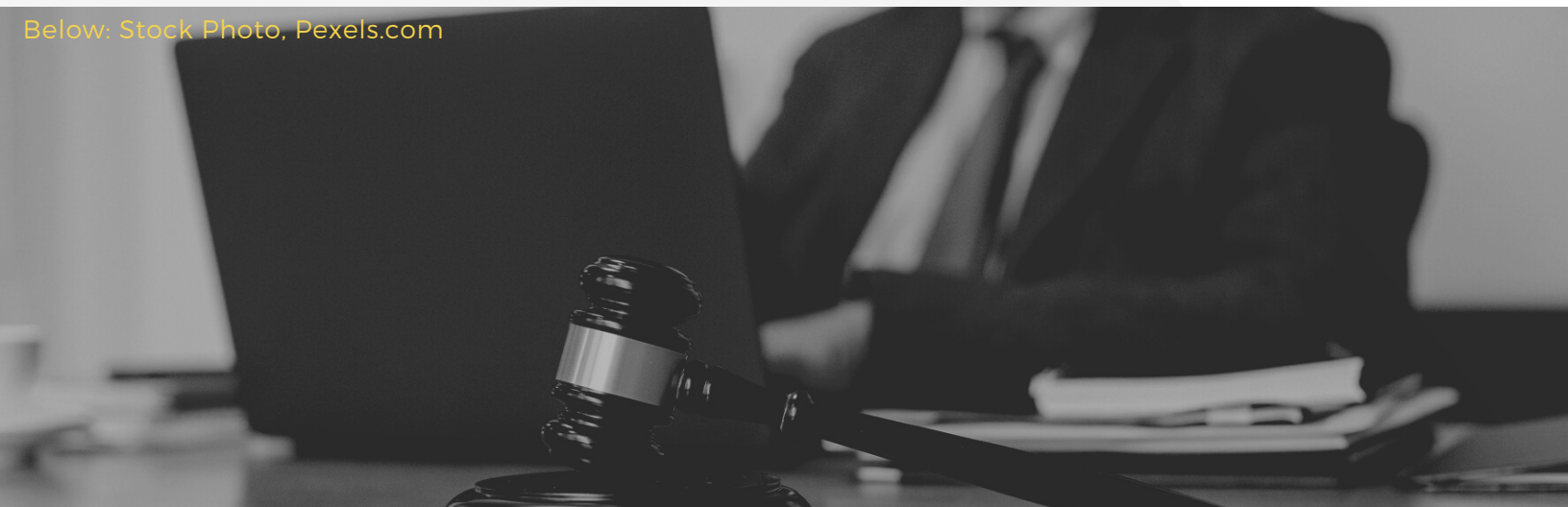
The Chinook Intermunicipal Subdivision and Development Appeal Board (SDAB) was established in 2019 and is an independent quasi-judicial board comprised of appointed persons from the participating member municipalities. The Chinook Intermunicipal SDAB is a Regional Board which provides numerous benefits to its member municipalities, such as shared access to a large pool of trained Board members, supplied trained Clerks, less recruitment initiatives, and less time, commitment and cost on administration of an individual municipality to manage their community specific SDAB. ORRSC offers in-house training for both member and non-member municipalities to ensure board members meet the legislative training requirements.

36 Individuals trained for Subdivision and Development Appeals Boards over **5** training sessions

13 Subdivision and Development Appeal Board hearings processed

54 Members appointed to the Chinook Intermunicipal Subdivision and Development Appeal Board

Below: Stock Photo, Pexels.com



REGIONAL ASSESSMENT REVIEW BOARD

The Regional Assessment Review Board (ARB) is a long-standing quasi-judicial board established under the **Municipal Government Act**, and is responsible for making decisions regarding property assessment complaints. The assessment complaint system was founded on the principle that taxpayers have the right to an understandable, effective, timely, efficient, objective, and procedurally fair complaint appeal process. The Regional ARB is comprised of both appointed lay-members and Councillors from participating municipalities; in 2022 the ARB was comprised of 32 Board Members,

ARB's are intended to ensure that complaints are administered consistently throughout the province and that qualified people, who have completed the mandatory training, consistently administer and adjudicate complaints throughout the province.

18 Assessment Review Board Hearings held across various Member Municipalities

16 Residential Assessment Complaints Filed
16 Commercial Assessment Complaints Filed

14 Assessment Complaints Withdrawn

Below: Stock Photo, Pexels.com

SUBDIVISION STATISTICS

A total of 190 subdivision applications were processed during the 2022 calendar year. The status of these applications, as of December 31, 2022, are as follows:

168 Approved or Approved on Conditions

1 Withdrawn or Expired

20 Pending

5 Appeals

MEMBER MUNICIPALITY	# of Subdivisions	Boundary Line Adj	DECISION				NEWLY CREATED LOTS *(By Use)*								
			A or A/C	R	W/E	P	Res	Com	Ind	CR	Ag	Inst	Rec	Misc	TOTAL
Cardston County	25	3	22	1	1	1	7	-	-	14	11	-	2	-	34
City of Brooks	5	2	3	-	-	2	4	-	-	-	-	-	-	-	4
County of Warner No. 5	10	6	10	-	-	-		-	-	6	2	3	-	-	11
Lethbridge County	29	5	26	-	-	3	1	1	2	18	4	1	-	-	27
Municipal District of Pincher Creek No. 9	11	3	9	-	-	2	-	-	2	5	2	-	-	-	9
Municipal District of Ranchland No. 66	0	0	-	-	-	-	-	-	-	-	-	-	-	-	0
Municipal District of Willow Creek No. 26	13	1	13	-	-	-	4	2	1	9	1	-	-	-	17
Municipal District of Taber	27	7	23	-	-	4	35		2	18	1	-	-	-	56
Municipality of Crowsnest Pass	14	9	12	-	-	2	42	1	-	-	-	1	-	-	44
Town of Bassano	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Town of Cardston	2	2	2	-	-	-	-	-	-	-	-	-	-	-	0
Town of Claresholm	3	6	1	-	-	2	-	2	-	-	-	-	-	-	2
Town of Coalhurst	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Town of Fort Macleod	2	1	1	-	-	1	-	-	-	-	1	-	-	-	1
Town of Magrath	2	1	2	-	-	-	1	-	-	-	-	-	-	-	1
Town of Milk River	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Town of Nanton	1	-	1	-	-	-	1	-	-	-	-	-	-	-	1
Town of Nobleford	3	2	3	-	-	-	6	-	-	-	-	-	-	-	6
Town of Picture Butte	3	2	3	-	-	-	1	-	-	-	-	-	-	-	1
Town of Pincher Creek	2	1	2	-	-	-	-	-	-	-	-	-	1	-	1
Town of Raymond	9	3	8	-	-	1	60	2	-	-	-	7	-	-	69
Town of Stavely	1	-	1	-	-	-	1	-	-	-	-	-	-	-	1
Town of Vauxhall	2	-	2	-	-	-	5	-	-	-	-	-	-	-	5
Town of Vulcan	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Arrowwood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Barnwell	1	-	1	-	-	-	1	-	-	-	-	-	-	-	1
Village of Barons	1	-	1	-	-	-	1	-	-	-	-	-	-	-	1
Village of Carmangay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Champion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Coutts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Cowley	1	-	1	-	-	-	-	-	-	-	-	-	-	-	0
Village of Duchess	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Glenwood	2	-	2	-	-	-	18	-	-	-	-	-	-	-	18
Village of Hill Spring	1	-	1	-	-	-	1	-	-	-	-	-	-	-	1
Village of Lomond	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Milo	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Village of Stirling	1	-	1	-	-	-	1	-	-	-	-	-	-	-	1
Village of Warner	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Vulcan County	19	9	17	-	-	2	-	-	18	8	3	-	3	1	33
TOTAL	190	63	168	1	1	20	190	8	25	78	25	12	6	1	345

NOTE: Lot count includes Pending Decisions as of December 31, 2022

PERIODICAL

2022 EDITIONS

Spring 2022
Confined Feeding Operations

Summer 2022
Cryptocurrency Mining

Fall 2022
Short-term Rentals

Winter 2022
Wildfire Resilience

Image: Town of Magrath, ORRSC

WHAT IS THE PERIODICAL?

The ORRSC Periodical is a quarterly publication focusing on planning topics of a regional interest and the promotion of planning best practices.

The Periodical is researched, written, and designed in house by ORRSC Staff.

WHAT IS THE GOAL?

- To provide a regular research based topic report for municipalities for educational purposes, and for use at other levels, such as academic institutions and professional organizations.
- To help facilitate planning discussions and support informed and effective decision making namely in land use bylaws and statutory plans.
- To bring attention to matters of a regional interest.
- To provide operational efficiency by reducing redundancy in staff research and reporting.

WHERE CAN I READ IT?

Copies of current and past editions of the Periodical can be found at www.orrsc.com.

FINANCIAL STATEMENTS

The following pages consist of the Independent Auditor's Report prepared by KMPG LLP.

Financial Statements of

OLDMAN RIVER REGIONAL SERVICES COMMISSION

And Independent Auditor's Report thereon

Year ended December 31, 2022

KPMG LLP
3410 Fairway Plaza Road South
Lethbridge AB T1K 7T5
Canada
Tel 403-380-5700
Fax 403-380-5760

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Oldman River Regional Services Commission

Opinion

We have audited the financial statements of Oldman River Regional Services Commission (the Commission), which comprise:

- the statement of financial position as at December 31, 2022
- the statement of operations for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Commission as at December 31, 2022, and its results of operations, changes in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards, including the 4200 series of standards for government not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditor's Responsibilities for the Audit of the Financial Statements***" section of our auditors' report.

We are independent of the Commission in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, including the 4200 series of standards for government not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Commission's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Commission or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Commission's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Commission's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Commission to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represents the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

KPMG LLP

Chartered Professional Accountants

Lethbridge, Canada

April 13, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Statement of Financial Position

December 31, 2022, with comparative information for 2021

	2022	2021
Assets		
Current assets:		
Cash and short-term deposits	$ 460,068	$ 580,803
Accounts receivable (note 3)	51,631	66,082
Prepaid expenses and deposits	11,356	15,689
	523,055	662,574
Cash not available for current operations	350,035	342,707
Capital assets (note 4)	502,140	533,872
	$ 1,375,230	$ 1,539,153
Liabilities		
Current liabilities:		
Accounts payable and accrued liabilities	$ 241,114	$ 266,194
Deferred revenue	20,000	20,000
	261,114	286,194
Long-term debt	40,000	40,000
Net assets:		
Unrestricted	221,941	336,380
Invested in capital assets	502,140	533,872
Internally restricted	350,035	342,707
	1,074,116	1,212,959
Commitments (note 6)		
	$ 1,375,230	$ 1,539,153

See accompanying notes to financial statements.

On behalf of the Board:

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Statement of Operations

Year ended December 31, 2022, with comparative information for 2021

	2022 Budget (note 13)	2022 Actual	2021 Actual
Revenue:			
Municipal contributions	$ 941,573	$ 941,570	$ 926,318
GIS member fees	556,608	556,608	572,026
Application fees	300,000	249,815	260,410
Other revenue	59,700	99,058	56,977
Service fees	400,000	85,759	729,264
Finalization fees	-	64,144	63,246
Interest income	12,000	24,509	5,439
Extension fees	-	6,210	9,245
	2,269,881	2,027,673	2,622,925
Expenses:			
Salaries and benefits	2,014,830	1,855,012	2,023,814
Occupancy costs	34,200	48,193	36,937
Software licenses and equipment	104,000	44,384	56,783
Repairs and maintenance	15,001	36,855	37,055
Telephone	16,000	27,895	25,997
Miscellaneous	1,250	22,798	16,232
Staff travel	13,000	13,945	15,476
Consulting	1	11,465	5,519
Public relations	2,000	10,513	12,567
Professional fees	13,000	9,000	11,480
Office and general	5,500	8,233	9,927
Janitorial	6,000	7,502	5,389
Members' fees	5,000	6,144	6,700
Staff training and conferences	7,000	5,170	2,120
Printing and duplicating	4,500	4,937	6,735
Advertising	5,000	4,863	5,850
Postage	7,500	4,135	10,803
Land titles office	2,500	3,008	2,002
Members' travel	8,000	1,646	1,564
Interest and bank charges	-	1,014	585
Amortization	-	39,804	49,133
	2,264,282	2,166,516	2,342,668
Excess (deficiency) of revenues over expenses before the undernoted item	5,599	(138,843)	280,257
Other income:			
Gain on disposal of capital assets	-	-	15,773
Excess (deficiency) of revenues over expenses	$ 5,599	$ (138,843)	$ 296,030

See accompanying notes to financial statements.

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Statement of Changes in Net Financial Assets

December 31, 2022, with comparative information for 2021

	Budget	2022	2021
Excess of revenue over expenses	$ 5,599	$ (138,843)	$ 296,030
Acquisition of tangible capital assets	--	(8,072)	(23,472)
Proceeds on disposal of tangible capital assets	--	--	23,055
Gain on disposal of tangible capital assets	--	--	(15,773)
Amortization of tangible capital assets	--	39,804	49,133
	5,599	31,732	32,943
Increase (decrease) of prepaid expenses	--	4,333	(7,018)
Change in net financial assets	5,599	(102,778)	321,955
Net financial assets, beginning of year	663,398	663,398	341,443
Net financial assets, end of year	$ 668,997	$ 560,620	$ 663,398

See accompanying notes to financial statements.

OLDMAN RIVER REGIONAL SERVICES COMMISSION

Statement of Cash Flows

Year ended December 31, 2022, with comparative information for 2021

	2022	2021
Cash provided by (used in):		
Operations:		
Excess (deficiency) of revenue over expenses	$ (138,843)	$ 296,030
Items not involving cash:		
Amortization	39,804	49,133
Gain on disposal of capital assets	-	(15,773)
	(99,039)	329,390
Changes in non-cash operating working capital:		
Accounts receivable	14,452	12
Prepaid expenses and deposits	4,333	(7,018)
Accounts payable and accrued liabilities	(25,081)	42,249
Deferred revenue	-	20,000
	(105,335)	384,633
Capital activities:		
Purchase of capital assets	(8,072)	(23,472)
Proceeds on sale of capital assets	-	23,055
	(8,072)	(417)
Financing activities:		
Proceeds of long-term debt	-	40,000
Increase (decrease) in cash and short-term deposits	(113,407)	424,216
Cash and short-term deposits, beginning of year	923,510	499,294
Cash, end of year	$ 810,103	$ 923,510
Cash is represented by:		
Cash and short-term deposits	$ 460,068	$ 580,803
Cash not available for current operations	350,035	342,707
	$ 810,103	$ 923,510

See accompanying notes to financial statements.

Nature of operations:

Oldman River Regional Services Commission (the "Commission") is a regional planning commission created by an order in Council of the province of Alberta on October 21, 2003. It was created pursuant to the Municipal Government Act of Alberta. Members of the Commission are restricted to municipal authorities. The Commission is exempt from income tax under Section 149 of the Canadian Income Tax Act.

1. Significant accounting policies:

These financial statements are prepared in accordance with Canadian public sector accounting standards including the 4200 standards for government not-for-profit organizations. The Commission's significant accounting policies are as follows:

(a) Revenue recognition:

The Commission follows the deferral method of accounting for contributions. Externally restricted contributions are recognized as revenue in the year in which the related expenses are recognized. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Restricted investment income is recognized as revenue in the year in which the related expenses are recognized. Unrestricted investment income is recognized as revenue when earned.

Approval fees, sales of maps revenue and fee for service revenue are recognized as revenue in the period in which the service is delivered or in which the transaction or events that gave rise to the revenue occurred.

1. Significant accounting policies (continued):

(b) Capital assets:

Capital assets are stated at cost, less accumulated amortization. Amortization is provided using the following methods and annual rates:

Asset	Basis	Rate
Building	Declining balance	4%
Vehicles	Declining balance	30%
Computer	Straight-line	4 years
General contents	Straight-line	5 years

Capital assets are reviewed for impairment whenever events or changes in circumstances indicate that the asset no longer has any long-term service potential to the Commission. Any such impairment is measured by a comparison of the carrying amount of an asset to estimated residual value.

(c) Cash and cash equivalents:

Cash and cash equivalents include cash on hand and short-term deposits, which are highly liquid with original maturities of less than three months from the date of acquisition. These financial assets are convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

1. Significant accounting policies (continued):

(d) Financial instruments:

A contract establishing a financial instrument creates, at its inception, rights and obligations to receive or deliver economic benefits. The financial assets and financial liabilities portray these rights and obligations in the financial statements. The Commission recognizes a financial instrument when it becomes a party to a financial instrument contract.

Financial instruments consist of cash and cash equivalents, accounts receivable, portfolio investments, bank indebtedness, accounts payable and accrued liabilities, debt and other liabilities. Unless otherwise noted, it is management's opinion that the Commission is not exposed to significant credit and liquidity risks, or market risk, which includes currency, interest rate and other price risks.

Portfolio investments in equity instruments quoted in an active market and derivatives are recorded at fair value. All other financial assets and liabilities are recorded at cost or amortized cost and the associated transaction costs are added to the carrying value of items in the cost or amortized cost upon initial recognition. The gain or loss arising from de-recognition of a financial instrument is recognized in the Statement of Operations. Impairment losses such as write-downs or write-offs are reported in the Statement of Operations.

There are no remeasurement gains or losses and as such, a statement of remeasurement gains and losses has not been prepared.

(e) Employee future benefits:

The Commission participates in a multi-employer defined pension plan call the Local Authorities Pension Plan ("LAPP"). This pension plan is a multi-employer defined benefit pension plan that provides pension benefits for the Commission's participating employees, based on years of service and earnings.

The plan is accounted for as a defined contribution plan whereby contributions are expensed as incurred.

1. Significant accounting policies (continued):

(f) Use of estimates:

The preparation of the financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include the carrying amounts of capital assets. Actual results could differ from those estimates.

(g) Contaminated sites liability:

The Commission uses Public Sector Accounting Standards section 3260 - liability for contaminated sites. Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or retroactive or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post-remediation including operation, maintenance and monitoring. At December 31, 2022 the Commission did not have any liabilities associated with contaminated sites.

2. Future accounting pronouncements:

The following summarizes the upcoming changes to the Public Sector Accounting Standards by the Public Sector Accounting Standards Board ("PSAB"). In 2023, the Commission will continue to assess the impact and prepare for the adoption of these standards. While the timing of standard adoption can vary, certain standards must be adopted concurrently.

(i) PS 3280 - Asset retirement obligations:

This section provides guidance on how to account for and report a liability for retirement of a tangible capital asset. This section is effective for fiscal years beginning on or after April 1, 2022.

(ii) PS 3400 - Revenue:

This section provides guidance on how to account for and report on revenue, specifically addressing revenue arising from exchange transactions and unilateral transactions. This section is effective for fiscal years beginning on or after April 1, 2023.

3. Accounts receivable:

	2022	2021
Trade receivables	$ 46,990	$ 61,150
Goods and services tax	4,641	4,932
	$ 51,631	$ 66,082

4. Capital assets:

			2022
	Cost	Accumulated amortization	Net book value
Land	$ 80,000	$ -	$ 80,000
Building	773,397	392,071	381,326
General contents	280,461	267,448	13,013
Other equipment	13,678	13,097	581
Vehicles	53,411	42,499	10,912
Computer	173,446	157,138	16,308
	$ 1,374,393	$ 872,253	$ 502,140

			2021
	Cost	Accumulated amortization	Net book value
Land	$ 80,000	$ -	$ 80,000
Building	773,397	376,182	397,215
General contents	275,986	264,000	11,986
Other equipment	13,678	13,097	581
Vehicles	53,411	37,822	15,589
Computer	169,849	141,348	28,501
	$ 1,366,321	$ 832,449	$ 533,872

5. Financial risks and concentration of risk:

(a) Liquidity risk:

Liquidity risk is the risk that the Commission will be unable to fulfil its obligations on a timely basis or at a reasonable cost. The Commission manages its liquidity risk by monitoring its operating requirements. There has been no change to the risk exposures from 2021.

(b) Market risk:

Market risk is the risk that changes in market price such as interest rates will affect the Commission's income or value of its holdings of financial instruments. The objective of market risk management is to control market risk exposures within acceptable parameters.

(c) Interest rate risk:

The Commission is exposed to interest rate risk on its fixed interest rate financial instruments and floating rate operating line of credit.

(d) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The Commission is exposed to credit risk with respect to accounts receivable and has processes in place to monitor accounts receivable balances. The Commission believes that it is not exposed to significant credit risk arising from its financial instruments.

6. Commitments:

(a) The Commission leased equipment under agreements expiring on dates ranging from June, 2026 to August, 2026. The base rent obligation under the leases for the next year is approximately $7,284.

(b) The Commission has signed contracts for electricity and natural gas for its facilities, which expired on December 31, 2018, however it is to continue on a year to year basis until written notice of termination on December 31, 2023.

7. Economic dependence:

The Commission receives a significant portion of its revenue directly and indirectly from its members, as such, the Commission is economically dependent on its members.

8. Debt limits:

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 76/2000 for the Commission be disclosed as follows:

	2022	2021
Total debt limit	$ 1,013,836	$ 1,311,463
Total debt	(40,000)	(40,000)
Amount of debt limit unused	$ 973,836	1,271,463
Debt servicing limit	$ 202,767	262,293
Debt servicing	(40,000)	-
Amount of debt servicing limit unused	$ 162,767	$ 262,293

The debt limit is calculated at 0.5 times revenue of the Commission (as defined in Alberta Regulation 76/2000) and the debt service limit is calculated at 0.1 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities which could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the Commission. Rather, the financial statements must be interpreted as a whole.

9. Accumulated surplus

	2022	2021
Net assets:		
Unrestricted	221,941	336,380
Investment in capital assets	502,140	533,872
Internally restricted	350,035	342,707
	1,074,116	1,212,959

Internally restricted net assets is comprised of the following:

	2022	2021
Operating reserve fund	175,017	171,353
Capital reserve fund	175,018	171,354
	350,035	342,707

10. Local Authorities Pension Plan:

Employees of the Commission participate in the Local Authorities Pension Plan, which is one of the plans covered by the Public Sector Pension Plans Act. The plan covers approximately 281,764 employees of approximately 435 non-government employer organizations such as municipalities, hospitals, and schools (non-teachers).

The Commission is required to make current service contributions to the Plan of 8.45% of pensionable payroll up to the year's maximum pensionable earnings under the Canada Pension Plan, and 12.80% on pensionable earnings above this amount.

Employees of the Commission are required to make current service contributions of 7.45% of pensionable salary up to the year's maximum pensionable earnings under the Canada Pension Plan, and 11.80% on pensionable salary above this amount.

Total current and past service contributions by the Commission to the Local Authorities Pension Plan in 2022 were $137,670 (2021 - $156,677). Total current and past service contributions by the employees of the Commission to the Local Authorities Pension Plan in 2022 were $123,539 (2021 - $142,045).

At December 31, 2021 the Plan disclosed an actuarial surplus of $11.9 billion.

11. Contractual rights:

Contractual rights are rights of the Commission to economic resources arising from contracts or agreements that will result in both assets and revenues in the future when the terms of those contracts or agreements are met.

The Commission has entered into agreements to provide services to municipal members. The timing and extent of the fees collected in the future depend upon the timing and extent of services provided and as such will vary in the future.

The Commission collects municipal contributions from its members, the amounts collected depend upon participation and population of member communities and as such will vary in the future.

12. Budget information:

The budget information was approved by the Board on December 2, 2021.

13. Comparative information:

Certain comparative figures have been reclassified to conform with the financial statement presentation adopted in the current year.

OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16 Avenue North, Lethbridge, AB T1H 5E8
403-329-1344
admin@orrsc.com
www.orrsc.com

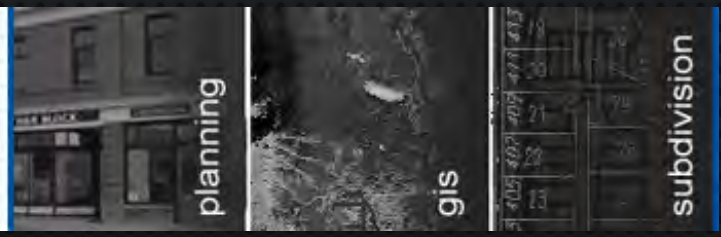
F1b

AN OVERVIEW OF FINANCIAL PERFORMANCE

2022 - AUDITED

AGM - FINANCIAL PERFORMANCE

OLDMAN RIVER REGIONAL SERVICES COMMISSION



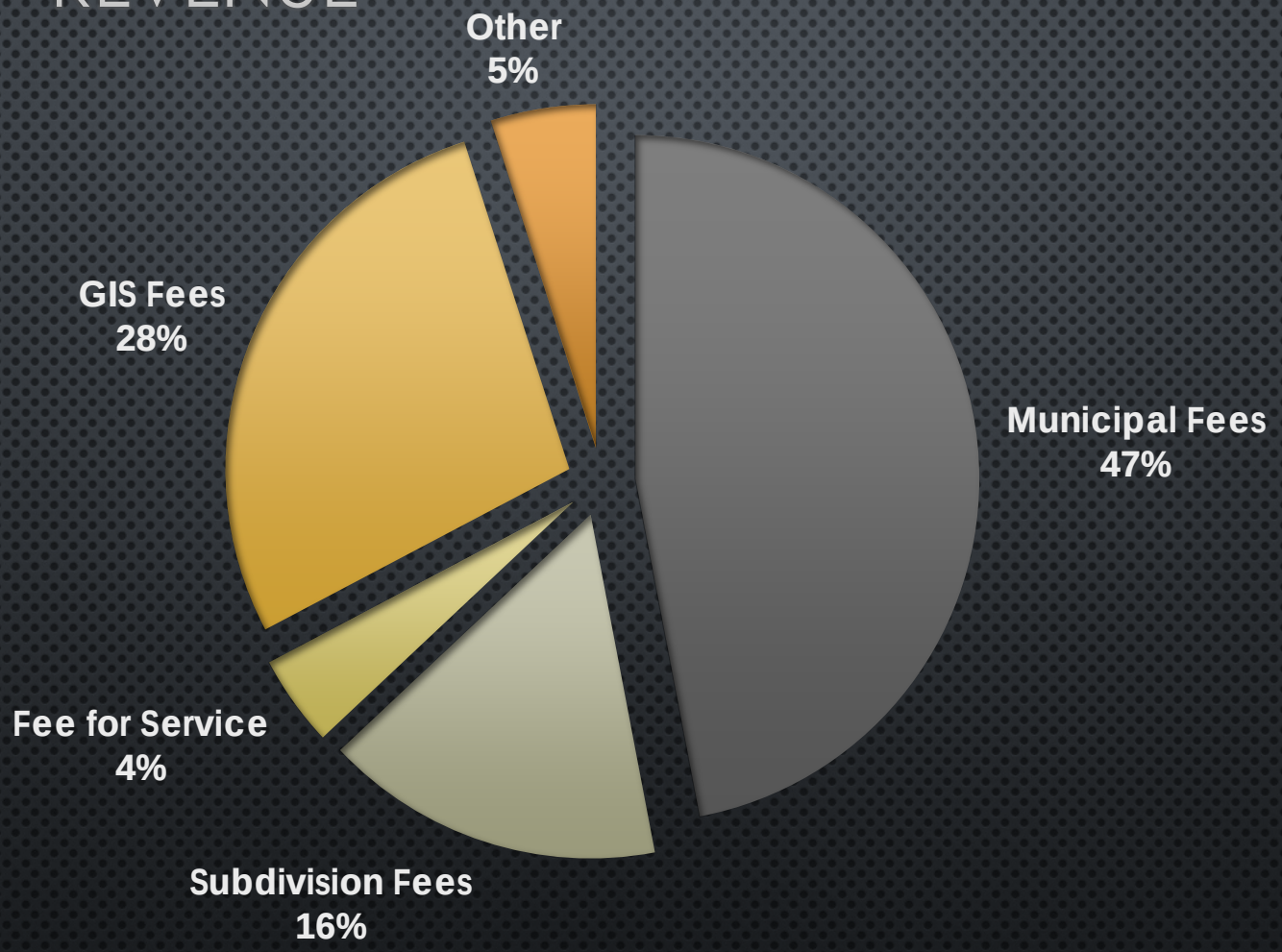
2022 Annual Report Highlights

- Collaboration with Miistakis Institute on Connectivity Risk Assessment Tool and Ecological Corridor Overland Feasibility Study
- Numerous Statutory Plans and LUB's commenced and completed
- Numerous road closures completed
- New GIS platform operational for all members
- GIS Work Order Module Completed
- Asset Management Mapping and Reporting Module Commenced
- Drone Image capture service offered & utilized
- Numerous maps produced in support of statutory plans and LUBs
- 13 SDAB hearings Filed and completed
- 32 ARB hearings completed
- 190 subdivision applications processed
- 4 Periodical's released

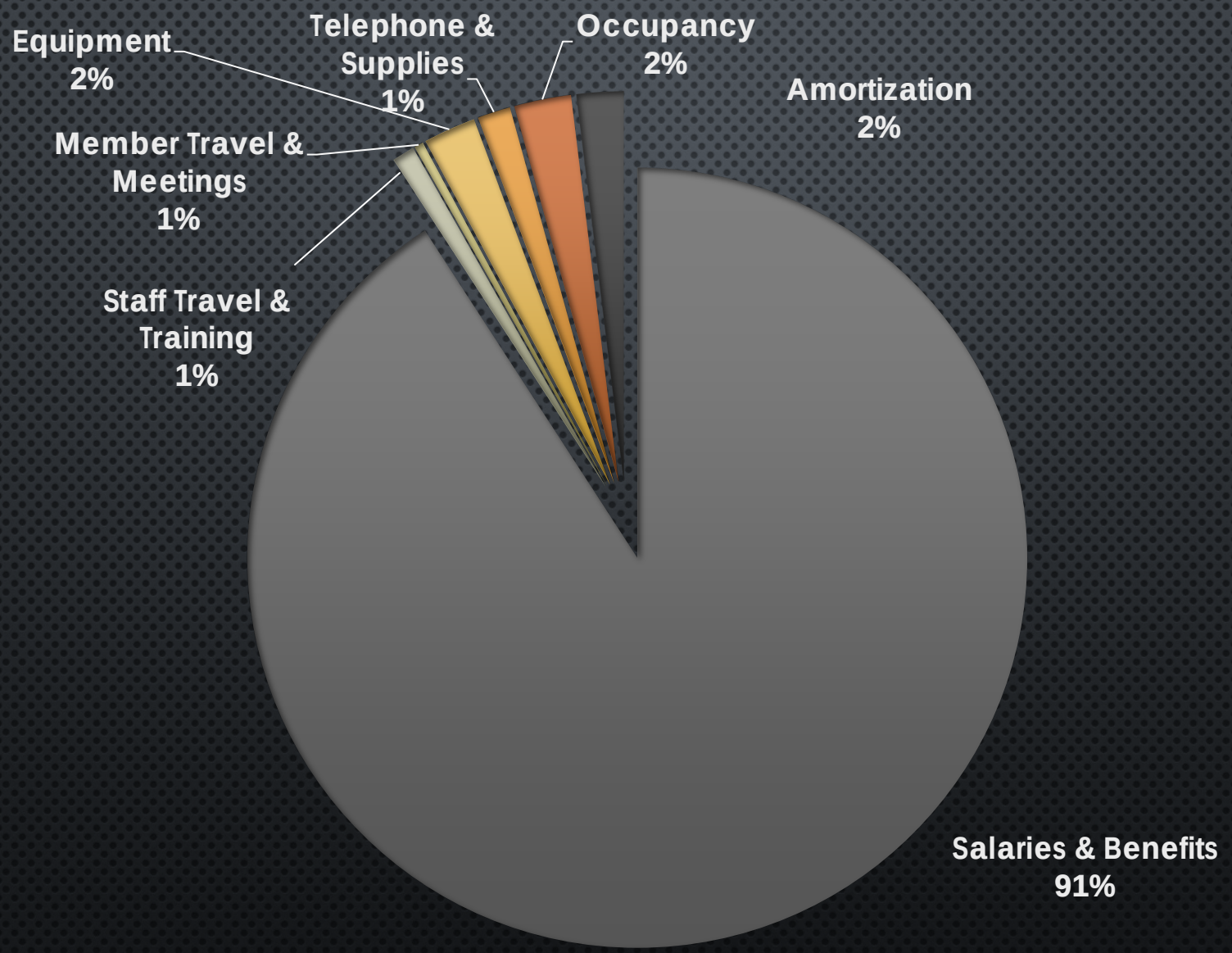
HIGHLIGHTS

	2021	2022
Net Revenues	2,622,925	2,027,673
Membership (Planning & GIS)	1,498,344	1,498,178
Subdivision	332,901	320,169
Fee-for-Service	729,264	85,759
Net Expenses	2,342,668	2,166,516
Salaries & Benefits	2,023,814	1,855,012
Excess of Revenues over Expenditures	296,030	(138,843)
Internally Restricted Net Assets (Reserves)	342,707	350,035
Total Equity	1,539,153	1,375,230

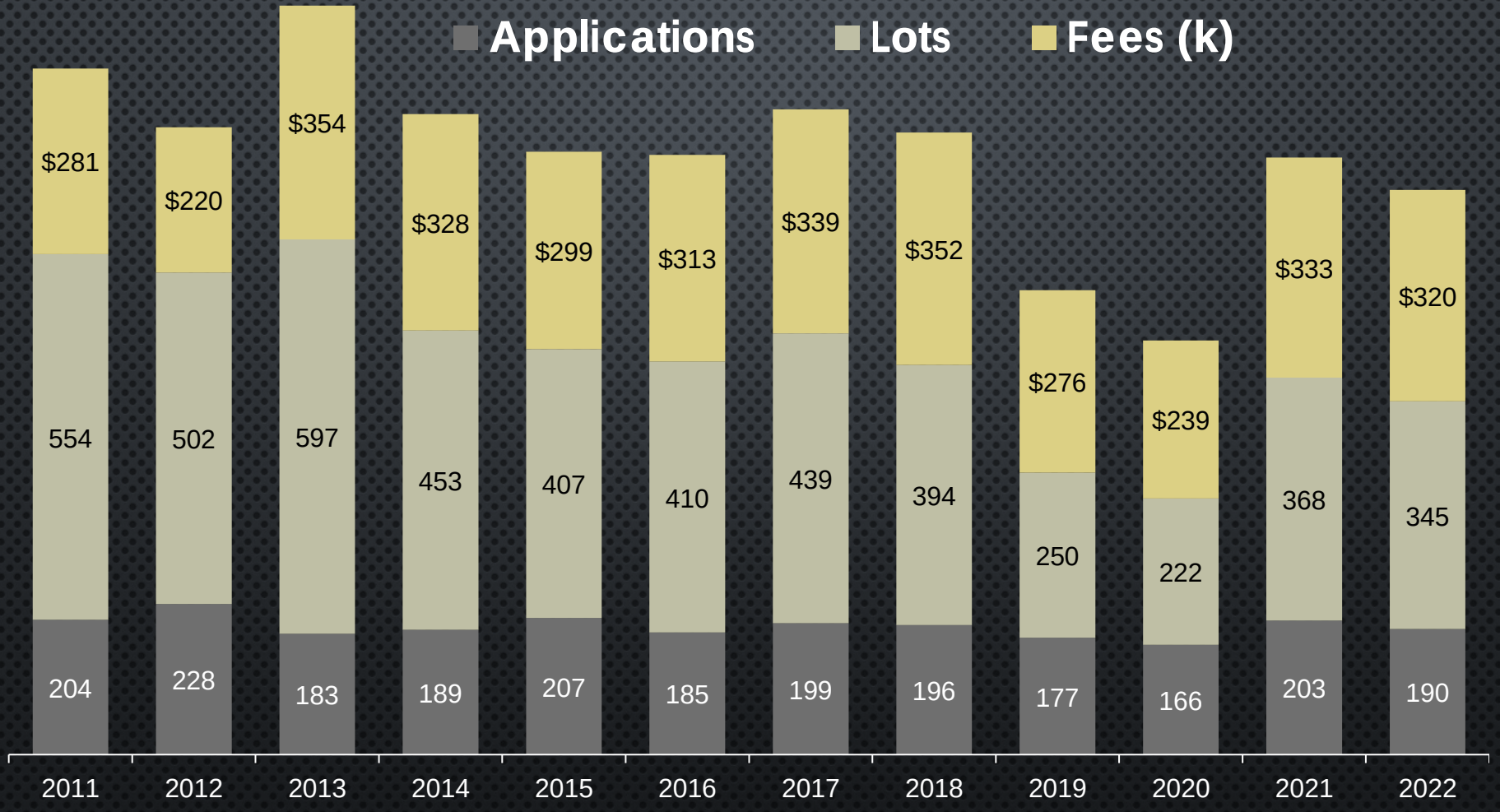
REVENUE


Other
5%
GIS Fees
28%
Municipal Fees
47%
Fee for Service
4%
Subdivision Fees
16%

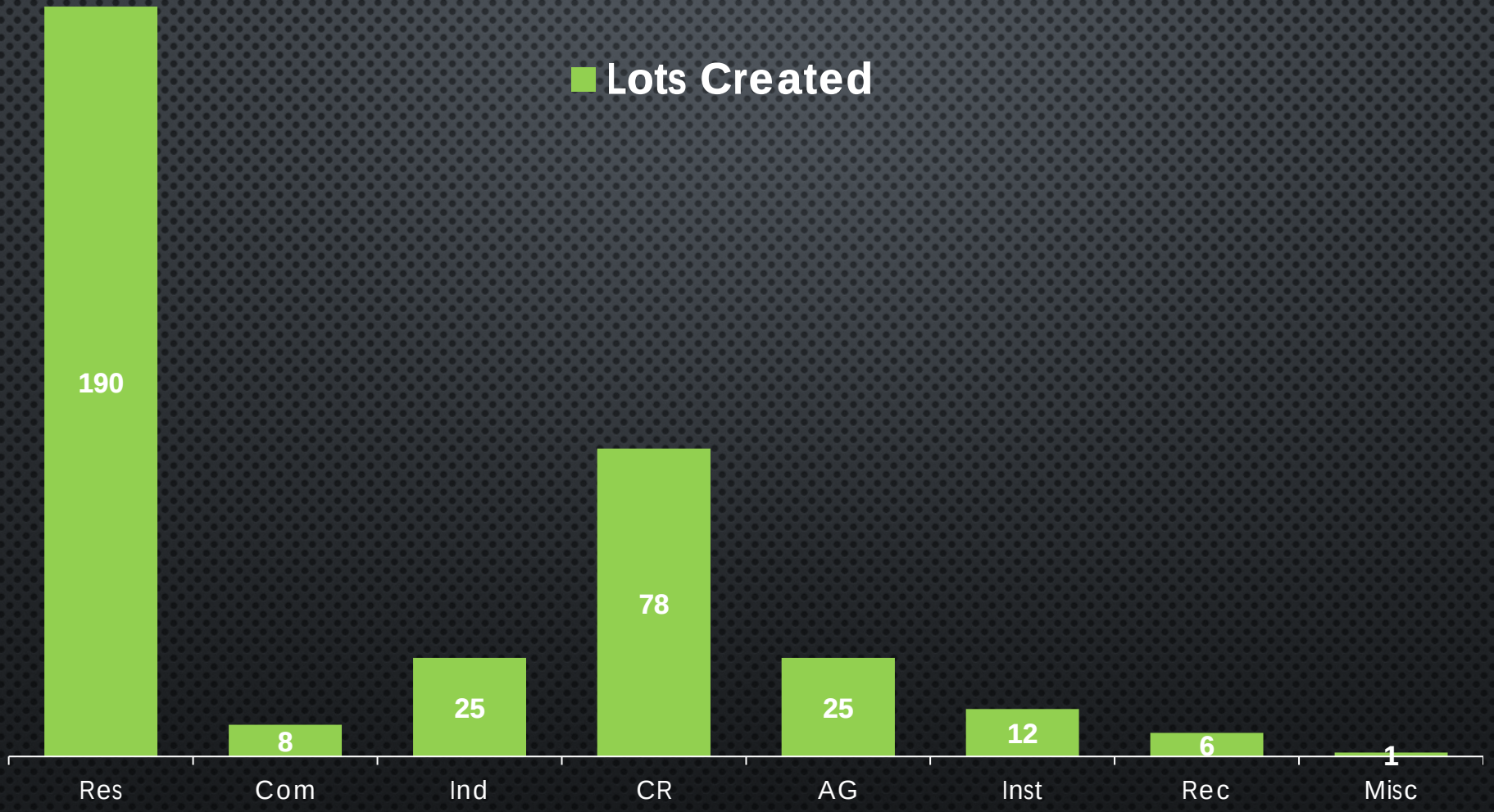
EXPENSE


Equipment
2%
Telephone &
Supplies
1%
Occupancy
2%
Amortization
2%
Member Travel &
Meetings
1%
Staff Travel &
Training
1%
Salaries & Benefits
91%

Subdivision Activity



Subdivision Activity



MOTION

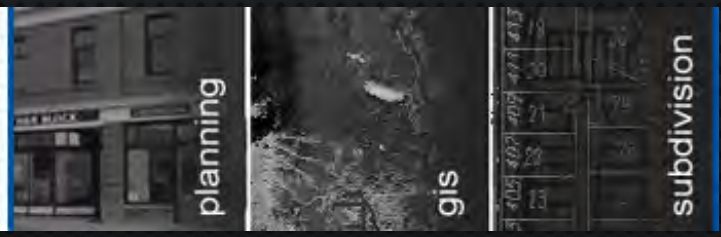
That the Board of directors have reviewed and ratified the Executive Committee approval of the ORRSC annual report and financial statements for the year ending December 31, 2022

MOTION

That the Board of directors approve the balance sheet and statement of income for the 4-month period: January 1 – March 30, 2023

NEXT BOARD MEETING
THURSDAY, SEPTEMBER 7, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION



THE CROWSNEST/PINCHER CREEK LANDFILL ASSOCIATION
MINUTES
April 19, 2023

The regular meeting of The Crowsnest/Pincher Creek Landfill Association was held at 9:18 am Wednesday April 19, 2023, at the Cowley Community Hall.

Present: Tony Bruder, 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
Chelsie Antoniuk, Landfill Administrator

AGENDA

Mark Barber
Moved the agenda be adopted as presented — Carried. 04.19.23-2162

MINUTES

Dave Filipuzzi
Moved the minutes of March 15, 2023, be adopted as circulated. — Carried. 04.19.23-2163

MANAGER'S REPORT

-MSW has been more steady, big companies are coming in more regular which coincides with this time of the year. We continue to plan for the new road which will have to be designed to allow us to continue to fill the MSW.

-The New Tana packer is going great, it is packing in half the number of passes, saving on costs.

-The new Carlson GPS system is installed and running, I can now watch the packer live in use, Soon I will be able to track its activity.

-Industrial Cell has been up and down the last month, Busy and then slows right down.

-I had the new industrial cell surveyed so that we know where it will be located, we can now build a plan to be efficient when starting to remove clay from where the new cell will be located, this will expediate things once we get final approval from AEP as well as cut costs.

-We continue to work towards paperless. Most of our approvals on the billing side are done by e-email now, this achievement will only solidify us as a total recycling centre.

-The MD-PC Eco Centre continues to evolve as it needed. With a little help from E-cycle we are now able to offer the community another service at their request, so they can now drop of T.V's.

-Recycling in the CNP continues to have its frustrations, garbage continues to be placed at the bin sites causing extra time to sort etc.
-The recycling centre is running a little behind as we have been short staffed, hoping to fill this position this week.
-We were finally able to get 3 more employees in the Recycle centre certified for freon removal and their household hazardous certification done as well.
-No Major onsite equipment failures this month, however our newest roll of truck suffered another transmission failure, it has now been down for 2 weeks. We have been working on getting this covered under warranty.
-Spring run off has hit and we continue to try and keep ahead of the runoff as well as the mud it causes onsite.
- We have started using the grinder now with the weather co-operating, we have used it on mattresses and bulky items and it has reduced the air space used by over 70%
Dave Slingerland
Moved the Manager's report be adopted as presented. Carried. 04.19.23-2164

FINANCIAL REPORT

Administration provided the Income Statement and Balance Sheet from April 13, 2023
Doreen Glavin Moved the financial reports be accepted as information. Carried. 04.19.23-2165

DONATION REQUEST FROM ST. MICHAEL'S SCHOOL

A Donation request from St. Michael's School Library to order some books.
Mark Barber Moved $500.00 be donated to St. Michael's School to help with their book order.
Carried. 04.19.23-2166

DONATION REQUEST FROM SOUTHWEST ALBERTA SKATEBOARD SOCIETY

A Donation request from Southwest Alberta skateboard society for an outdoor skateboard park.
Dave Filipuzzi Moved $1000.00 be donated to help with the outdoor concrete skateboard park.
Carried. 04.19.23-2167

CLOSED IN CAMERA SESSIONS WAS CALLED BY THE LANDFILL MANGER

Time In	9:53 AM	Moved by Doreen Glavin	Carried. 04.19.23-2168
Time Out	10:26 AM	Moved by Dave Filipuzzi	Carried. 04.19.23-2169

Correspondence:

Thank you card from CNP Dance Festival Society

NEXT MEETING DATES 9:00 AM

May 24, 2023
June 21, 2023
July 19, 2023
August 16, 2023
September 20, 2023
October 18, 2023
November 15, 2023
December 20, 2023

ADJOURNMENT

Dave Slingerland Moved the meeting adjourn at 10:27 am Carried. 04.19.23-2170

Dean Ward
CHAIRMAN

Chelsie Antoniuk
ADMINISTRATION

M.D. OF PINCHER CREEK NO. 9

OPERATIONS REPORT

Current Public Works Activity

- Performed Street Sweeping in Lundbreck (Breckenridge Road only).
- Cattle guard cleaning, inspections and repairs being performed.
- Repairing guard rail at Lank Bridge.
- Asphalt patching with coldmix on Maycroft, North Burmis, Gladstone and Buck Horn Roads.
- Water trucks have been on our on gravel haul and also on our gravel roads where washboarding concerns are being addressed / repaired by our grader operators.
- Fish signs for creeks installed.
- Lunbreck and Beaver Mines spring clean up completed.
- First Aid Training completed for PW employees.
- Equipment competency training completed for new seasonal and full-time PW employees.
- We are currently averaging 7 graders out daily.
- Road Maintenance – Public Works has (6) graders out on the roads doing road maintenance, pulling in gravel form edges of roads.
- Planning ongoing for the approved capital and internal project for 2023.
- Boat Club Road Agreements have been agreed too. Back sloping and dumping document are complete.
- D/K Blading has completed the 3 grader operators scheduled in for this spring.
- Cleaning up outstanding inspection corrective action around the shop and facilities
- Garbage, Recycling, water to the airport… being done weekly by PW crew.
- Working on call log items daily.
- Patton Ave tender has been completed and awarded to Ground Breakers. Scheduling construction start date for spring of 2023.
- Station Street Shaw line, Telus line and Apex utilities lines relocation complete and the tender is being released.
- Installing signs in various locations knocked down over the winter.
- Shop and storage building cleaned up and organized.
- Bitango Road Land access agreements are completed and signed, and the tender is being released this May 19/23
- Cattle guard inspections and repairs are complete, and repairs are also complete.
- Seasonals being trained and checked on equipment they will use during the summer.
- Permanent snow fence crews are pounding posts and cleaning up old fence as well as repairing standing fences.
- Divisional graders are taking the grader training into the field and repairing shoulders and corners.
- Spring cleanup is underway in Lundbreck crews are working to cleanup and haul garbage to the dump. Dumpsters will be emptied and delivered to Beaver Mines on Friday May19/23 and Beaver Mines cleanup will be all the next week.
- Backhoe has been out cleaning culverts ends and creating drainage.
- Crews have been out cleaning bridge guard rails and creating drainage.
- Fish signs are being installed at rivers and creek crossings throughout the MD.
- Cattle guard cleaning is starting next week and will clean out 8 cattle guards.

- Will be steaming out old tanks at sand shed and hauling tanks to scrap yard.
- Fence repairs at the water plant and Patton Park have been completed.
- Crews completed burning area cleanout at airport and hauled material to dump.
- Gravel crew to start May 23/23.

Current Water Operations Activity

- Cowley water plant contravention issued April 17th after one of two raw water pumps went down. Other pump has been giving fault issues. Emergency pull of pump complete April 18th, emergency parts repair authorized. Stock motor sourced, reinstallation authorized for April 21st and successfully complete.
    - Working on a revised solution for 2nd pump. 2nd pump issues have gotten worse, emergency pull complete May 29th. Working to schedule pump re-install.
- Lundbreck Lagoon Aerators re-installed Apr. 17th
- Beaver Mines Lot Servicing Utility Services Guidelines released May 30th, 2023. A few pre-qualification applications have been received. Anticipate opening application process for residents June 19th, 2023.

Energy Projects Update

MD Estimated Annual Energy Savings: $19,978

MD Achieved Annual Savings*: $26,287

MD Funding Secured (Total): $178,098

***Based on utility bill review adjusted cost savings and the ICF agreement framework. This number is expected to rise as projects completed within the last year haven't seen a full year of savings.**

- **General Updates**
    - Developed applications to Green and Inclusive Communities grant, submitted Feb 28, 2023.
        - 80% of costs for Arena and Multipurpose Facility upgrades
        - 60% of costs for construction of the new Recreation and Event center to net zero standards
    - Community Building Retrofit grant pre-application submitted for 25% of Arena upgrades March 3, 2023
    - Applied for grants for lighting retrofits for Airport building, Huddleston senior center, and Arena lighting retrofits
        - Received confirmation for one project. Decision was made to focus on airport.
            - Estimated to save $716/year
        - $5,000 Grant confirmed February 23, 2023.
            - Project Awarded to Riteline Electric for $7,030
            - Project Completed June 1, 2023
    - Furnace replacement in PW building and Airport targeted for spring 2023
        - RFQ released March 7, 2023, quotes due March 24, 2023
        - Received proposals
            - 4 bidders for PW **($4,060-$5,407) Budget: $4,999**
            - 5 bidders for airport **($8,670-$13,435) Budget: $11,000**
            - Preferred contractors have been identified, awaiting news on grant funding streams prior to any award
            - Funding delayed until late 2023/early 2024
        - Requested heat pump quotes to conduct economic and technical feasibility
        - Award and installation scheduled for June 2023
    - Developing fuel usage tracking system within GIS dashboard
        - Fuel usage report developed December 1, 2022

        - Brendan and Brandon working on fixing current issues with existing vehicles and activating features under current system
    - Began development of asset management strategy for energy equipment
    - Received confirmation of $22,080 for Electrical Tracking System at the Multipurpose facility scheduled to be installed July 2023
    - Lebel window retrofit
        - Project budget reduced from $100,000 to $87,500
        - Expected grant funding confirmation and project kickoff June 2023
    - Year 2 report complete and submitted to the Municipal Climate Change Action Center (MCCAC) as part of the final deliverables for the Program
    - Hot water tank changed from natural gas to electric at the Veterans Park. Removal of the natural gas connection saving $1,100 per year in distribution fees. Total savings anticipated to be $500 per year
    - Grant received from Lethbridge Community Foundation for $5,000 to install offgrid equipment and remove the electrical service at the Lundbreck Welcome Sign. Project RFQ scheduled to be released in June 2023 with final implementation July 2023
        - Met with Lundbreck Citizens Society June 5 to develop project plan
    - Investigating innovative projects for funding streams in 2024
        - Ground source heat pump effectiveness for Administration building

- **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 for remaining funds from SouthGrow secured November 30, 2022.
    - Castle install delayed until spring due to higher excavation costs during the Winter
    - PW Charger installed January 10, 2023
    - Charger installs completed March 16, 2023. Signs installed March 30, 2023
    - Charging available at MD administration building
    - Splash Park network issues being resolved for public access to charging
    - Requested installation the week of May 2023 pending Castle sign off
    - Castle Mountain Chargers installed and commissioned June 1, 2023
    - PW no longer has capacity to complete concrete finishing at Administration Chargers
        - Contractor has been engaged, scheduled for August 2023
        - Funding closeout pushed back until concrete finishing has been completed

- **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 Dec. 16, 2022. Delayed due to permitting error.
    - Permitting issues resolved, electrification pending final electrical inspection and Fortis meter revision
    - Awaiting inspection
    - Riteline submitting line drawing and requesting inspection the week of June 5, 2023

- **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
  - Data acquisition started Oct 13, 2022, community showcase complete Nov 8, 2022
  - Survey closed December 23, 2022. Finalized with over 420 responses
  - Risk assessment meeting completed with MD and Town staff for March 1, 2023
  - Presented results to MD and Town Council for comment March 27, 28, 2023. Open house for public comment April 13th, 2023. Roundtable discussion with Piikani Nation scheduled for April 11, 2023.
  - Received Final Risk Assessment report March 29, 2023
  - Open House held on April 13th with approximately 40 attendees
  - Climate resilience planning sessions scheduled for the week of May 29, 2023 to develop adaptation measures
  - Preliminary cost of inaction report has been developed to support adaptation measures
  - Adaptation planning sessions conducted May 30/31
  - Open house to present adaptation plan tentatively scheduled for June 28, 2023
  - Project closeout Scheduled for June 30, 2023

- **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
    - Partnership with Town increases likelihood of success
  - Targeted program development start date Jan 15, 2023
  - Kickoff meeting scheduled for January 25, 2023
  - Targeted program launch date Q2 2024 based on updated funding timelines received from Alberta Municipalities and request from Finance Depts.
  - Market study underway to be submitted first week of March 2023
    - Study completed March 6th pending staff cost estimates from Finance department and final inputs from Alberta Municipalities
    - Review with Alberta Municipalities Scheduled for March 14, 2023
    - Submitted first draft March 14, 2023. Revised draft scheduled for March 28, 2023.
  - Pre-application submitted to Federation of Canadian Municipalities April 4, 2023
  - Bylaw rescinded and resubmitted to Council for first reading to follow MGA requirements April 11th, 2023
    - Public hearing set for May 23, 2023
  - Pre-application of grant to the Federation of Canadian Municipalities has been approved. Starting work on full application. Expected submission July 2023.
  - Developing full application with Alberta Municipalities
  - Bylaw scheduled for second and third reading at Town on June 26, MD on June 13

- **Ford Lightning**
  - Posted to Alberta Purchasing Connection January 11, 2023. Pricing received. Working through path forward to see if local dealership can provide
  - Order bank from Ford not yet open for the XLT
    - Dealers indicate they are only being allotted Lariat and Platinum models
  - Tender received from Marlborough Ford with estimated ETA of September 2023
    - Funding final deadline requires receipt of Vehicle by Feb 2024

        - Funders are aware of the manufacturing hold up and are working on extension provisions
        - Awarded to only bidder Marlborough Ford **$80,371.25** (Budget $85,000)
        - Truck on order Feb 27, 2023, April update states a VIN has been created and truck is scheduled to arrive July/August 2023

- **Solar Installation**
    - New energy retailer contacted to determine best strategy for installation
    - Begin development of RFP January 16, 2023
    - Target release of RFP February 2023 in preparation for any grant streams
    - Investigating site options
        - Energy retailer recently changed hands and has minimal experience with aggregated generation
        - Possible grant roll-out in Q2 of 2023
        - Nav Canada requires glare study and Aeronautical Assessment Form
    - RFP closed March 31, 2023
        - 5 proposals received
        - Preferred contractors selected, awaiting funding streams before awarding
        - Discussion underway with NavCanada about specific requirements for ensuring glare mitigation
            - A stamped Engineering report on the glare characterises of the selected panels has been provided
            - Transport Canada has reviewed the glare report and declared it sufficient
        - Project Award pending funding release
        - Funding anticipated July 2023

Capital Projects Update - Bridges

- **Bridge File 75377 – Local Road over Screwdriver Creek, NW-08-06-02-W5M**
  - Total approved 2022 budget: **$434,000**, Anticipated Actual: **$344,000**
  - Approved 2023 budget: $25,000
  - Construction awarded to 2nd lowest bidder
    - East Butte: **$306,011 (Eng. Est./Don Boyce $309,044)**
  - Conditional Construction completion certificate issued Dec.16th, 2022. Additional cleanup and deficiency work required to be complete by April 15, 2023. 10% holdback ($22,000) cannot be released until complete
  - Additional extension granted due to unfavourable work conditions. Deficiencies addressed, completion certificate issued May 24th, 2023.

- **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 awarded for construction in 2023
    - Volker Stevin at **$367,000** (Estimate: $475,700)
    - 4 bidders up to $1.098M
    - Awarded bidder $124,000 lower than cancelled Tender May, 2022
  - Tender cancelled for construction in 2022
  - 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
  - STIP Application submitted, not awarded with STIP letter
  - Tender released April 27th, 2023. Closed May 11th, awarded to low bidder
  - Anticipated completion by Sep. 30th, 2023

- **Bridge File 7743 – Local Road over Gladstone Creek, SW-23-05-02-W5M**
  - Tender awarded for engineering in 2021
    - Roseke Engineering at **$45,015 (Budget $46,000)**
  - Tender awarded for construction in 2022
    - Volker Stevin at **$267,700 (Budget $280,500)**
  - Final construction inspection completed March 7th, 2023. Project complete excluding minor deficiencies and level 2 bridge inspection. Anticipate full closeout by mid-June

- **Bridge File 2488 – Fisher Bridge**, **NW-26-07-02-W5M**
  - 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.
  - 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 for bridge to be open. Under bridge abutment repair completion Aug 31, 2023
  - Existing bridge removal complete Thursday, February 9th, off-site bolt-up of new structure underway
  - Plan for existing abutments with ISL and contractor to finalized, work underway. Existing abutments will have partial depth repairs complete, and cracks will be epoxy injected and sealed. Work falls under new DFO code of practice for clear span bridge
    - Scour identified under existing abutment. Awaiting costed plan from ISL for discussion
  - Geotech. review complete for new abutments. Additional granular and crush installed.
  - New bridge lift successfully complete April 28th, 2023. Work schedule for remaining work under adjustment due to presence of nesting Osprey near site. Currently only non-machinery work occurring without environmental monitoring
  - Awaiting updated schedule for completion of remaining activity

- **Bridge File 74048 – Todd Creek Culvert, NW-36-009-03 W5M**
  - Pricing Received for Preliminary Engineering & Design
    - Awarded to Roseke Engineering at **$18,286** (QAES Assessment scope added)
  - Evaluating maintenance and/or replacement options for the 1962 1.8mx1.1mx15.8m culvert
  - Class C waterbody with Restricted Activity Period (RAP). No detour
  - Preliminary Engineering complete May 9th, 2023. Recommendation is to replace if STIP funding can be obtained, or install timber struts until funding can be obtained

- **Bridge File 70175 – Yarrow Creek Bridge Rehabilitation, NW-22-003-030 W4M**
  - Pricing Received for Preliminary Engineering & Design from multiple firms.
    - Awarded to Roseke Engineering at **$17,990 (Budget $20,000)**
  - Evaluating maintenance design for the 1908 4.3m bridge
  - Class C waterbody with Restricted Activity Period (RAP) and critical habitat for at-risk species
  - Preliminary engineering report anticipated to be complete by mid June

- **Bridge File 75801 – Oldman River Tributary Culvert, SW-09-010-01 W5M**
  - Pricing Received for Preliminary Engineering & Design
    - Awarded to Roseke Engineering at **$4,314.83 (Budget $5,000)**
  - Evaluating maintenance design for struts the 1953 1.4mx1.6mx24m culvert
  - Class D waterbody with no RAP
  - Preliminary engineering report anticipated to be complete by mid June

- **Bridge File 76294– 2nd Tributary to Castle River, SW 32-006-01 W5M**
  - Preliminary Engineering & Design awarded to Roseke July 14, 2022
  - Tender awarded for construction in 2023
    - East Butte at **$198,407** (Estimate: $253,500)
    - 4 bidders up to $414,000
    - Awarded bidder $124,000 lower than cancelled Tender May, 2022
  - Preliminary survey & drafting complete, Preliminary Engineering & Design complete as of Sep 28. QAES Complete, fish passage likely not a major 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)

- Design for 76294 complete, rip-rap modified on downstream end to avoid need for land acquisition
- STIP Application drafted and submitted November 23rd. 75% grant funding confirmed April 17th, 2023. Tender released April 27th, 2023. Closed May 12th, awarded to low bidder
- Anticipated completion by Nov. 30th, 2023, potential plan to start early to mid-August

- **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
  - 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
  - Application submitted for additional $114,000, mostly to complete engineering & design for remediation of crossings
  - Anticipate moving forward with design of 3 crossings. Proposals received for 3 eligible crossings, kicked off preliminary design January 20th, 2023.
    - BF 7080 Dungarvan Creek Culvert Replacement, SW-17-003-29 W4M
    - Tapay (Carbondale) Road over Iron Creek Culvert Replacement, SW-15-006-03 W5M
    - TWN Rd. 31A (Chapel Rock) over South Todd Creek Culvert Replacement, SE-023-09-03 W5M
    - Preliminary engineering complete for 3 crossings. Assessing remaining crossings before making recommendations to Council
  - Anticipating regulatory Directives making dealing with SAR crossings mandatory
  - Requested Y1 grant extension to July 31st, 2023. Extension to November 30th, 2023 received
  - Funding agreement signed March 28th, 2023 for additional $1.55M to cover additional assessment, and engineering along with replacement of 2 crossings, to be complete by March 2025
  - Options presented to council at May 23rd, 2023 meeting. Design awarded for Tapay, Chapel Rock, and North DU culvert replacements

- **Iron Creek under Tapay (Carbondale) Road, LSD SE-15-006-03 W5M**
  - Prelim. engineering complete. Design awarded to Roseke Engineering
  - 100% grant funded (excluding potential land costs)
  - Anticipated structure is a 4.7m x 2m corrugated steel box culvert
  - Anticipate 2024 construction

- **South Todd Creek Trib. under Chapel Rock Road, LSD SE-23-009-03 W5M**
  - Prelim. engineering complete. Design awarded to Roseke Engineering
  - 100% grant funded (excluding potential land costs)
  - Anticipated structure is a 1.6m open bottom CSP culvert
  - Anticipate 2024 construction

- **Cow Creek Trib. under North NU Road, LSD NE-35-008-03 W5M**
  - Design & QAES portion awarded to ISL Engineering
  - Engineering and design will be 100% grant funded (excluding potential land costs)

- Anticipate construction late Summer/Fall 2023 by PW

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.

  - 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 is done with tender package access agreements are complete and tender is being released May 19/23.
  - Tender package and design have been received February 02, 2023 for review.
  - ISL has asked us to contact landowner on both sides because the contractor will need and that is complete.

- **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.

  - 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 finished tender package and will be sent out by the end of March 2023.
  - ISL finished the tender package and has made some revisions (depth of Telus line on 3rd st), will be sending out tender.
  - There is a delay by Shaw because of their fiber optic line, we have made arrangements with Shaw, and they are scheduling in their line move to coordinate with the Telus and Apex line moves.
  - All lines have been moved and ISL is just waiting for Shaw to confirm their move is complete to release tender.
  - Met with Apex utilities to discuss the gas main in the middle of the road and figure out best place for new line to be installed.
  - Engineering ISL has been working on setting project up for the MD.

- Estimated tender release is June.

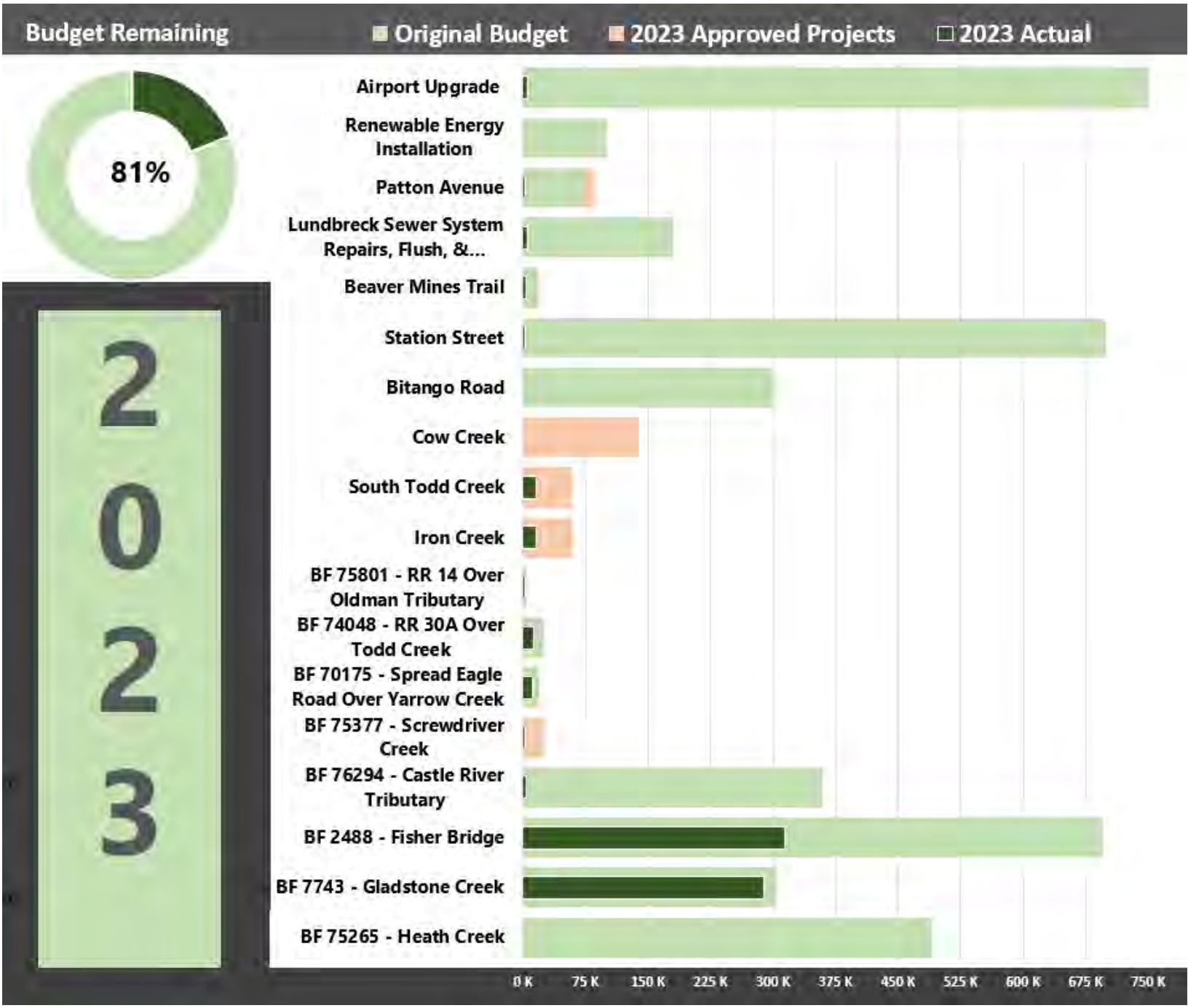
- **Patton Avenue (Lundbreck) -** ***Engineering and construction 2023 – Budget $72,000***

Improve drainage on the east boulevard of Patton Avenue to create positive drainage to the catch basin on the North end.

- Service agreement for professional service has been signed with ISL Engineering and Land Services LTD on December 12th 2022
- ISL has been instructed to go ahead with tendering for the spring of 2023 and their estimates and quotes are in line with the budget.
- Job sent out to Tender, schedule in meeting with residences May 1/23.
  - Roland and Dave attended meeting. Engagement around the want to pave the entire gravel/soil parking areas
- Project has been awarded to Ground Breakers. Contractual project completion August 31st, 2023.
- Council decided May 23rd, 2023 to proceed with paving up to property edge. CCN issued, change order received and approved.

Large Capital and Other Projects

Total Approved Budget: $4,644,000. ~~$4,286,000~~ Spend as of June 5th, 2023: $684,200 ~~May 3rd, 2023: $489,794~~



Airport Lighting – *Design 2022, Construction 2023*

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). Revised Contract: $1,016,435 + line removal/paint**
- Leo Reedyk engaged to manage tendering, construction, commissioning, etc.
- 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 complete. 6-8 weeks construction required. Completion by Aug 1, 2023 expected, contract extended to reflect
- Generator installation will be completed after Aug 1, 2023 due to long lead delivery
- IFC Drawings received Dec. 6, 2022. Formal Change Order sent to Contractor Jan 13, 2023 to capture unit/quantity changes prior to material orders for lights, generator, cabling. Signed copy received. Line removal/painting costs remain under discussion
- Safety Plan & Work Procedures (PCO) review complete February 23rd. Crews will permit emergency use of runway within worst case 2 hours notice. Final PCO received April 3rd, 2023
- Consultation with affected stakeholders including Tanker Base, STARS, AHS Air Ambulance, and other stakeholders has begun regarding construction window
- Virtual kickoff meeting scheduled for May 4th, site kickoff held May 16th, 2023. Runway closure anticipated to begin week of Council meeting, complete main closure by ~~2nd~~ June 17th.
- Painting complete, runway and taxiway polytube and pull pit installations complete by Council meeting.
- Anticipate majority of project completion by end of June, excluding terminal building hookups and generator installation

Lundbreck Sewer System Repairs, Flush, & Inspection – *Design/Construction 2023*

Repair of 3 sewer main locations within the Hamlet of Lundbreck

- Working with MPE on brief scope of work package for quotation. Design work awarded February 1st, 2023, project setup and quotation package underway.
- Draft drawings received March 2nd, 2023, review complete. Quotation package received April 6th, review complete. Released May 18th, due back May 30th
- 2 bids received, budget exceeded. Working through potential options

Lundbreck Lagoon Resiliency Analysis & Regionalization – *Engineering 2022*

Review Lagoons ability to take on more flow (both regular and high strength). Review Cowley Lagoons ability to do the same, and options for regionalization

- ACP Grant submitted in 2022, will not hear back until March/April 2023. Notice of successful grant received March 21st, 2023. Expanding scope to include Cowley
- Kickoff meeting held March 6th, 2023. Anticipate starting analysis work and investigations throughout April
- Reached out to brewery April 4th to arrange sampling. Sampling complete May 11th at lagoon and brewery 2023. Plan to setup actual flow monitoring this summer. Awaiting results and study work.

Beaver Mines Trail – *Design/Construction 2023*

Phase 1 design along HWY between 5th and 4th street and potential construction (if funds are available)

- Began engagement with MPE and kicked off preliminary routing February 1st, 2023.
- Bert Nyrose is representing the BMCA and their trail committee. Engagement has begun. Awaiting results of BMCA meeting at end of February prior to walking site (tentatively scheduled March 3th) for preliminary path layout drawing for AT
- Met with AT Feb 15th to discuss permit requirements
- Met onsite with Bert, Lynn, & MPE March 3rd. Draft layout drawing received and reviewed. Sent comments to BMCA March 30th, response received April 14th. Revised drawing received May 1st, 2023. Permit submitted to ATEC May 2nd, comments received May 10th. Revision sent to ATEC late May, awaiting response

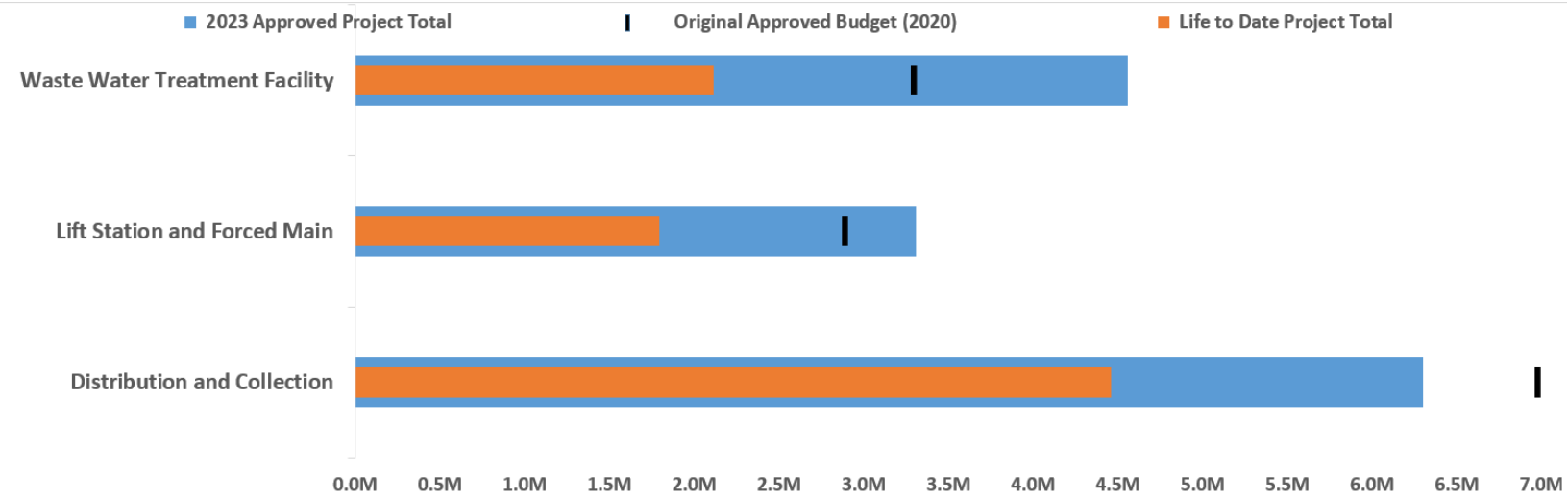
Therriault Dam – Geotechnical & Misc. Studies – *Engineering 2023*

Address high priority deficiencies for the Therriault Dam

- Agreement signed with SNC Lavalin for Geotechnical & Hydrotechnical Assessments for the damn Jan 11, 2023
- Kickoff complete Jan 24, 2023. Geotechnical drill complete March 22nd. Piezometers (water pressure measurement tools) placed, will check readings in 2 weeks
- Lab testing of samples underway
- Spillway drone photogram will be complete when weather allows. Complete April 21st
- Analysis and testing underway
- Draft reports received end of May, initial review complete. Working with SNC to finalize reports and recommendations

BEAVER MINES

Total Appr. Budget: $14,172,373. Spend as of June 5th, 2023: $8,853,050 ~~May 3rd, 2023: $8,759,693~~



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)**
- 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 made for $134,441. Request denied.
- Meeting with PCES work on plan for hydrant activation once construction allows complete, PCES to be notified once 8th St. Connection complete.
- BYZ hit a gas line during connection at 8th street and had to shut down prematurely due to cold weather. BYZ remobilized week of Jan 9th, 2023 to complete 8th St. Connection and Services on East side of the Hamlet. The 8th st. critical connection is required prior to hydrant testing. 8th St. connection now complete.
    - Water system complete except service connections along HWY South of store. Walkthrough scheduled February 9th, 2023 for partial handover. BYZ has been waiting on better weather to address deficiencies.
    - Engagement with PCES to take place afterwards regarding hydrant activation. Awaiting PCES, personnel shortages due to fires
- Damages for Delay letter sent to BYZ Jan 18th, 2023, Option for damages approved in Feb 28th meeting. Sent to BYZ for comment March 7th. Formal acceptance received April 25th
- Seasonal start-up meeting complete April 6th, 2023. On-site kickoff complete Apr. 24th, 2023. Full mobilization ramping up, focus on fencing/cleanup and servicing work to start. Contractor working to fix/investigate water infiltration into wastewater system and update Care of Water plan
- Work South of store along HWY complete. Fencing work, East side services, ditch restoration, paving restoration, and restoration along East side underway

- **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
  - 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.
  - Fortis has complete install of power, not yet energized. Damages occurred on private land during Fortis install. Fortis working directly with landowner to resolve
  - Dosing and septic tank installation complete. Piles have been pounded and slab has been poured. Building sides erected, working to energize site
  - Working through schedule of construction for year with Banner & BYZ. Expected seasonal ramp-up meeting tentatively scheduled for April 24th, 2023
  - Clearing and grubbing initial focus. Building interior work underway
  - Lagoon site is very snow covered/wet, anticipated to delay civil works, shuffling of construction activities required. On-site meeting complete May 9th to re-assess. Anticipate starting at-grade dispersion works over last weekend of May/early June, 2023 with lagoon works to follow
  - 75% lateral clearing complete, geotextile and gravel work underway
  - Culvert across 7 gates road replacement for increased storm flow awarded to TA Excavating May 17th, 2023. Anticipate completion of culvert by Council meeting

- **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
  - Long lead generator and electrical control center identified as major point of supply chain delay that has potential for substantial delay. Working with contractor and engineering firm to mitigate this issue.
    - As of Jan 17th, contractor has confirmed temporary solutions are ordered for additional and temporary equipment to run the mechanical and electrical equipment so the facility can operate by end of June
    - An alternate generator has been ordered and MCC shop drawings have received final approval with the intent of having permanent solutions in place before end of 2023. A formal contract extension request has been made to reflect
    - Detailed temporary electrical plan has been received.
    - Substantial completion is now June 30th, 2023 (up and running date), total completion (permanent MCC/generator installed) Nov. 30th, 2023
  - Lift Station underground foundation work complete along with majority of building envelope. ATCO line installed, exterior block installed. Electrical roughed in. Site visit complete May 16th, 2023
  - Forcemain work revised into a contract, contractual end date is end of June, 2023. Kickoff meeting complete April 6th, 2023. Site kickoff meeting complete April 24th, 2023. Work 90% complete, deficiency review scheduled for June 8th, 2023

- Additional costs incurred due to very rocky conditions when boring HWY 507

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. 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 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. Response received December 13th, 2022. Currently awaiting result of discussions between legal teams and board on path forward. Direct discussions ongoing between legal teams.

Board has requested a response to the November 10th, 2023 letter from the parties by May 4th, 2023. Additional response required by May 19th. Response given. Additional response required by June 30th, meeting with one appellant to discuss concerns prior to Council meeting.

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 May 18th – June 7th is received as information.

Prepared by: Roland/Patrick/David/Tristan Date: June 7th, 2023

Submitted to: Council Date: June 13th, 2023

	DIVISION	CONCERN/REQUEST	ASSIGNED TO	ACTION TAKEN	REQUEST DATE	FOLLOW UPDATE	COMPLETION DATE
2022-280	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	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.	-
2022-341	1	Snow Drifting, Conditions changed from removed snow fence	Eric/Jon	-	November 2, 2022	Posts Pounded, To be finished fall 2023	-
2022-465	5	Fence broken when pushing snow	Tony N		December 14, 2022	Tony spoke with the owner, will be repair in the spring	
2022-471	4	Wire fence buried with snow, requested fence to be repair by May 1st 2023	Jon		June 2, 2023	Cassidy - Seasonals Completed	June 2, 2023
2023-080	3	Requesting gravel for road to their driveway	Tony N		March 28, 2023	To be comleted during road gravelling.	May 30, 2023
2023-084	4	Concern over the amount of gravel lost throughout the winter. Looks bad, rutted, not quality.	Shawn/Jon		April 6, 2023	To be comleted during road gravelling.	May 30, 2023
2023-087	4	Culvert issue under main road	Jon/Tony N		April 11, 2023	Tony Inspected - Plan being Developed	
2023-088	5	Culvert issue - needs replacement	Jon/Tony N		April 11, 2023	With ISL	
2023-091	3	Dust Control & Cold Mix	Tony N		April 20, 2023	To Be Cold Mixed	
2023-094	4	Holes in Chip Seal	Tony N		April 25, 2023	Will patch with coldmix	
2023-105	1	Requesting Road be graded	Brian		May 10, 2023	Unimproved road - low priotity, will go grade as filler job	
2023-108	5	Culvert exposed on approach by grader.	Jon/Tony N		May 15, 2023	Inspected, will need small amount of gravel.	
2023-112	5	Alley needs mowing	Betty		May 24, 2023		
2023-113	3	Driveway Grading	Joey		April 17, 2023		June 2, 2023
2023-114	4	Dust from gravel trucks - would like water truck	Tony N		May 31, 2023	Second water truck added to crew	May 31, 2023
2023-115	5	Road Needs Grading to Farris's	Tony T		June 2, 2023		
2023-116	3	Hill washboarded	Glen		June 5, 2023	Tentatively scheduled for June 9 2023	
2023-117	5	Rock Creek, Lund-Falls, Talon Peaks. Washboard	Joey		June 6, 2023		June 8,2023
2023-118	5	Washboard	Joey		June 7, 2023		June 8,2023

Recommendation to Council

TITLE: POLICY C-PW-009 DUST CONTROL	
PREPARED BY: Josh Harder	**DATE: June 6, 2023**
DEPARTMENT: Public Works	
Department Supervisor / **Date**	**ATTACHMENTS:** • **Policy C-PW-009 Dust Control** • **Schedule A (original)** • **Schedule A (revised)**

APPROVALS:

	2023/06/08		2023/06/08
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Council approve Policy C-PW-009, and schedule A- Dust Control as presented.

BACKGROUND:

Annually, Council reviews and updates Policy C-PW-009 Dust Control and Schedule A to provide direction to Public Works for this year.

In 2023, the dust control program will be completed using MG30. Installation and supply to be completed by the product supplier with the assistance of our divisional grader operator. The intent is to complete the program sooner with more efficiency to allow residents additional benefit from the dust control and allow Public Works additional time to complete other projects.

Council annually requests that Public Works apply Dust Control to roads that are considered by Council to be required without need for the resident to pay. These locations are approved by Council annually and are for a number of reasons including; roads that access parks or locations where a high amount of traffic regularly travels, locations where inclines or traffic patterns generate wash board, where the application of dust control product lessens the wash board, and/or for other reasons.

The 2023 Budget is $375,000.00 for dust control products. $315,000.00 going towards Schedule "A", as per Policy C-PW-009.

FINANCIAL IMPLICATIONS:

TITLE: DUST CONTROL

Approved by Council	Date: February 22, 2011
Revised by Council	Date: June 26, 2018
Revised by Council	Date: May 14, 2019
Revised by Council	Date: May 26, 2020
Revised by Council	Date: *November 24, 2020*

PURPOSE OF POLICY

To clarify and prioritize within budget limitations the areas in which dust control suppressants may be applied on MD controlled roadways in ongoing efforts to ensure public safety, quality of life, and to realize road maintenance cost reductions.

POLICY STATEMENT

1. The MD dust control program is regulated by the dust control policy. Additional application of dust control products are available to residents on a user pay basis.
    a. No warranty is provided for dust control. The person requesting the service shall be charged a fee, as per C-FIN-529, Fees and Charges, each time the dust control product is applied on the road.

2. Dust control is meant to control dust on the roadways, not to eliminate it completely. When dust control products are applied, the substance will adhere to the gravel surface. These products retain moisture (from rain, humidity), which weighs down the dust particles, making them less likely to become airborne after a vehicle has passed over the area.

DEFINITIONS

3. For the purpose of this policy, the following definitions shall apply:
    a. "MD" shall mean and refer to the Municipal District of Pincher Creek No. 9.

CONDITIONS FOR SERVICE

4. The MD will not apply dust suppression product to private property and will only apply dust suppression product for corporate entities with Council approval.
5. Companies having a road use agreement will be required to control dust with water as and when required. The Public Works Superintendent will monitor their activities and dust levels.

6. Dust suppression on roads using water only is at the discretion of the Public Works Superintendent.
7. *The primary dust control suppressants of the MD will be Lignosulfonate, MG 30 (magnesium), and Calcium Chloride. All dust abatements will meet the approved requirements of the Alberta Transportations highway maintenance specifications.*
    a. Testing of new products will be conducted annually to determine if they provide a more durable surface, or are more cost effective.
8. Public Works will apply dust control to the roads in Schedule "A" to Policy C-PW-009 as approved by Council annually prior to doing the MD's arterial roads.
    a. Private requests and other areas to ensure the roads with the most traffic are done prior to lower use roads.
9. Residents who are looking to have their dust suppression done prior to the MD completing the roads identified in Schedule "A" can contract approved service providers to apply one of the approved products.
    a. *Prior to any work being done on MD roads, approved service providers will be required to complete a hold harmless agreement.*
10. Prior to residential dust control being applied, the resident must fill out and sign an agreement to purchase materials or services form.

    a. To allow for product ordering and timelines, agreements shall be completed prior to the application deadline of May 1 each year. No service is guaranteed for requests received after this date.

11. In order to complete this work in a timely manner, Public Works may utilize alternate service providers, *when required and as per discretion of the Public Works Superintendent. Approved service providers are listed in Appendix B*

Brian Hammond
Reeve

Troy A. MacCulloch
Chief Administrative Officer

2022 - Schedule A to C-PW-009

W.O.#	Description/Road Name	Location	Km's	Div
CA01	Burmis Mountain Hill	7-7-2-W5	0.50	5
CA02	Castle River Rodeo Grounds	27-6-2-W5	1.40	3
CA03	Catonio Road Hill	24-7-2-W5	0.30	5
CA04	Christy Mines Road	5513 RR 1-1 South to the bridge at Pincher Creek Ranches Twp Rd 5-4	2.50	3
CA05	Crook Road on hill to prevent washboard	East from Hwy 6	0.50	2
CA06	Gerald Lewis	NW 32-7-29-W4	0.10	4
CA07	Glen Road	Entire Road	2.10	5
CA08	Hochstein Hill	26-5-29-W4	1.00	2
CA09	South Landfill Road	SW 5-7-1-W5 - Intersection	0.50	3
CA10	South Landfill Road	SW 3-7-1-W5 - Residents	0.50	3
CA11	South Landfill Road	SW 8-7-1-W5 - Gun Club	0.50	3
CA12	Sandeman (Subdivision traffic)	SW 6-8-29-W4 north of Hwy 510	1.50	4
CA13	Kerr Road Hass	West of Hwy6	0.20	1
CA14	Kerr Road	East of Hwy 6	0.50	1
CA15	Lundbreck Falls Road	21-7-2-W5	1.10	5
CA16	Old Cook place	5-7-1-W5	0.30	3
CA17	Old Cook place (going north on road past Crayford's)	6-7-1-W5	0.10	3
CA18	Pincher Colony jug handle	27-6-30-W4	0.50	3
CA19	Talon Peak - From RR3-0 to End of estate	13-7-3-W5	2.10	5
CA20	Upper Tennessee	36-7-30-W4	0.40	4
CA21	Waterton Colony Hill	3-4-28-W4	1.00	1
CA22	Willow Valley - Hwy 22	11-9-2-W5	0.20	5
CA23	Twp Rd East of Hwy 6 (Brody)	NW31-4-29-4	0.30	1
CA24	Twp Rd West of Hwy 6	NW31-4-29-4	0.20	1
CA25	Twp Rd 8-2 East of Hwy 785	SW18-8-28-4	0.30	4
CA26	Twp Rd 8-2 West of Hwy 785	NE12-8-29-4	0.20	4
CA27	RR 29-1 North of Hwy 785	SW25-7-29-4	0.30	4
CA28	Snake Trail North Hwy 510	SW2-8-1-5	0.20	4
CA29	Lank Bridge Hill	SW16-9-1-5	1.50	4
CA30	Old Airport Road west of Hwy 510	SW4-8-1-5	0.20	4
CA31	Ashvale Hill North of Hwy 510	NE36-7-30-4	0.90	4
CA33	Chapel Rock west of Hwy 22	NE34-8-2-5	0.20	5
CA34	Welsch Rd north of Hwy 510	NW33-7-29-4	0.20	4
CA35	Connelly Rd west of Hwy 22	SE3-8-2-5	0.20	5
CA36	Parker Rd East of Hwy 22	NE10-8-2-5	0.20	5
CA37	Lundbreck East Street	SE26-7-2-W5	0.40	5
CA38	Bruder Hill North and South	W14-4-29-4	1.50	1
CA39	Twin Butte Rd east of Hwy 6	SW4-4-29-4	0.20	1
CA40	Alberta Ranch Rd west of Hwy 6	NE23-5-30-4	0.20	2
CA41	Jenkins Rd south of Hwy 507	NW35-5-28-4	0.20	2
CA42	Wood Avenue South of 3A to Reservoir	Lundbreck water tower	0.45	5
CA43	Canyon Bridge to crest of hill on West to top of hill on East Side	SE24-6-2-W5	0.80	3
CA44	Hucik Hill	SW28-8-1-W5	0.30	4
CA45	McRae Pit - Texas Gate to pit entrance	SW21-6-1-W5	0.70	3
CA46	McCulloch Pit - Hwy 22 to pit entrance	SE34-7-2-W5	0.60	5
CA47	Gladstone - TR6-2 down to Mill Creek Church	NE1-6-2-W5	0.70	3
CA48	Gladstone - Cold mix to top of hill Pass Gladstone creek Bridge	SW23-5-2-W5	0.80	3
CA49	Gladstone - Hagglund Road Hill off Cold Mix	SE22-5-2-W5	0.45	3
CA50	Spread Eagle Road - West Hwy 6	SE29-3-29-W4	0.2	1
CA52	Myers Corner (TWR 4-0)	NW26-3-29-W4M	0.2	1
CA53	Maycroft Road	Public Work Discretionary	5.0	5

Miscellaneous Public Works Discretion	***10.00***
Total	**45.40**

2023 - DUST CONTROL PROGRAM

W.O.#	Description/Road Name	Location	Km's	Div
CA13	Kerr Road Hass	West of Hwy6	0.20	1
CA14	Kerr Road	East of Hwy 6	0.50	1
CA21	Waterton Colony Hill	3-4-28-W4	1.00	1
CA23	Twp Rd East of Hwy 6 (Brody)	NW31-4-29-4	0.30	1
CA24	Twp Rd West of Hwy 6	NW31-4-29-4	0.20	1
CA38	Bruder Hill North and South	W14-4-29-4	1.50	1
CA39	Twin Butte Rd east of Hwy 6	SW4-4-29-4	0.20	1
CA50	Spread Eagle Road - West Hwy 6	SE29-3-29-W4	0.2	1
CA52	Myers Corner (TWR 4-0)	NW26-3-29-W4M	0.2	1
PD03	Cyr Trailer	SE35-4-30-W4	0.10	1
PD04	Bonertz Trailer	SW12-4-29-W4	0.10	1
PD05	Riviere Trailer	NW22-4-30-W4	0.10	1
PD11	Spread Eagle School Intersection	SW30-3-29 W4	0.10	1
PR12	Gross/Craig	SE28 T4 R28 W4	0.2	1
PR19	Mercer, Ken & Sandy	NW36-3-29-W4	0.1	1
PR29	Nicas, Greg	NE17-4-28-W4	0.1	1
PR32	Muza, (Gerald) Leslie	NE 33-2-29-W4	0.25	1
PR34	Carlson, Darryl	SW-10-4-30-W4	0.2	1
PR40	Plains Midstream (Cory Lunn)	16-14-4-29 W4	0.6	1
PR56	Bustard, Christi	Se 26-4-1 W5	0.6	1
PR58	Dennis Smith	SW6 5-29 W4	0.2	1
CA05	Crook Road on hill to prevent washboard	East from Hwy 6	0.50	2
CA08	Hochstein Hill	26-5-29-W4	1.00	2
CA40	Alberta Ranch Rd west of Hwy 6	NE23-5-30-4	0.20	2
CA41	Jenkins Rd south of Hwy 507	NW35-5-28-4	0.20	2
PR14	Koop, Larry	SW8-6-28-W4	0.1	2
PR16	Lemire/Rick	NW3 T6 R29 W4	0.3	2
PR21	Robertson/Keith	NE10-6-30-W4	0.15	2
PR23	Tremblay, D & B	NW14 T6 R30 W4	0.2	2
PR25	Wagenaar, Jason	NW10-5-29-W4	0.3	2
PR37	Toews, Jerry & Wendy	NE 20-5-29 W4	0.3	2
PR43	Paul & Tanya Whipple	SW 35-5-30 W4	0.3	2
PR54	Bennink Farms	NW 32-5-29 W4	0.2	2
PR57	Amanda Cochrane	SE14 5-29 W4	0.1	2
CA02	Castle River Rodeo Grounds	27-6-2-W5	1.40	3
CA04	Christy Mines Road	5513 RR 1-1 South to the bridge at Pincher Creek Ranches Twp Rd 5-	2.50	3
CA09	South Landfill Road	SW 5-7-1-W5 - Intersection	0.50	3
CA10	South Landfill Road (PV05 & PV28)	SW 3-7-1-W5 - Residents	0.50	3
CA11	South Landfill Road	SW 8-7-1-W5 - Gun Club	0.50	3
CA16	Old Cook place	5-7-1-W5	0.30	3
CA17	Old Cook place (going north on road past Crayford's)	6-7-1-W5	0.10	3
CA18	Pincher Colony jug handle	27-6-30-W4	0.50	3
CA43	Canyon Bridge to crest of hill on West to top of hill on	SE24-6-2-W5	0.80	3
CA45	McRae Pit - Texas Gate to pit entrance	SW21-6-1-W5	0.70	3

2023 - DUST CONTROL PROGRAM

CA47	Gladstone - TR6-2 down to Mill Creek Church	NE1-6-2-W5	0.70	3
CA48	Gladstone - Cold mix to top of hill Pass Gladstone creek	SW23-5-2-W5	0.80	3
CA49	Gladstone - Hagglund Road Hill off Cold Mix	SE22-5-2-W5	0.45	3
PD02	Shenton / KC	SW14-5-2-W5	0.80	3
PD01	Clark / George	NW14-5-2-W5	0.20	3
PD06	Toney / Tom	NE4-6-1-W5	0.20	3
PD07	Toney / Bob	NE4-6-1-W5	0.20	3
PD08	Zeller / Darrell	SE7-6-1-W5	0.10	3
PD10	Morgan / Barry	SE6-6-1 W5	0.10	3
PD12	Barbero / Kim	SW16-6-2-W5	0.70	3
PR03	Barrett, Kim	NW35-5-2-W5	0.1	3
PR05	Brown, Dana	SW18 T6 R1 W5	0.3	3
PR08	DeCock/Dwayne	SE17 T7 R1 W5	0.1	3
PR09	Evans, Elizabeth NOW # CA09	SW5 T7 R1 W5	0.1	3
PR10	Everts, Ernie (Grumpy's)	NW35-5-2-W5	0.1	3
PR50	Guerra, G & S	SE 30-5-2 W5	0.1	3
PR51	Lagarde, Nicholas	NE 6-6-1 W5	0.1	3
PR52	Reners Ranching	SE 34-6-2 W5	0.2	3
PR53	Knockwood Investment	SE 5-4-29 W4	0.3	3
CA06	Gerald Lewis Not Done in 2021 Road is Coldmix	NW 32-7-29-W4	0.10	4
CA12	Sanderman (Subdivision traffic)	SW 6-8-29-W4 north of Hwy 510	1.50	4
CA20	Upper Tennessee	36-7-30-W4	0.40	4
CA25	Twp Rd 8-2 East of Hwy 785	SW18-8-28-4	0.30	4
CA26	Twp Rd 8-2 West of Hwy 785	NE12-8-29-4	0.20	4
CA27	RR 29-1 North of Hwy 785	SW25-7-29-4	0.30	4
CA28	Snake Trail North Hwy 510	SW2-8-1-5	0.20	4
CA29	Lank Bridge Hill	SW16-9-1-5	1.50	4
CA30	Old Airport Road west of Hwy 510	SW4-8-1-5	0.20	4
CA31	Ashvale Hill North of Hwy 510	NE36-7-30-4	0.90	4
CA34	Welsch Rd north of Hwy 510	NW33-7-29-4	0.20	4
CA44	Hucik Hill	SW28-8-1-W5	0.30	4
PR01	Allan/Sandy&Randy McInnis	SE24 T8 R29 W4	0.2	4
PR04	Beaumont, Monique	SE31-7-1-W5	0.1	4
PR26	Robbins, Alvin	SW1-7-30-W4	0.15	4
PR27	Christie, Bruce	SW6-9-1-W5	0.1	4
PR31	Poulsen, Ken	NE29-8-1-W5	0.1	4
PR33	Muselius, Max & Brenda Anchor B Ranch	SW-9-9-1-W5	0.1	4
PR39	Yates, Bill & Susan	NE 2-8-30-W4	0.1	4
PR48	Smyth, Jim	NE 4-8-1 W5	0.2	4
PR49	Maloff, Philip	SE 22-7-1 W5	0.5	4
CA01	Burmis Mountain Hill	7-7-2-W5	0.50	5
CA03	Catonio Road Hill	24-7-2-W5	0.30	5
CA07	Glen Road	Entire Road	2.10	5
CA15	Lundbreck Falls Road	21-7-2-W5	1.10	5
CA19	Talon Peaks - From RR3-0 to End of estate	13-7-3-W5	2.10	5
CA22	Willow Valley - Hwy 22	11-9-2-W5	0.20	5

2023 - DUST CONTROL PROGRAM

CA33	Chapel Rock west of Hwy 22	NE34-8-2-5	0.20	5
CA35	Connelly Rd west of Hwy 22	SE3-8-2-5	0.20	5
CA36	Parker Rd East of Hwy 22	NE10-8-2-5	0.20	5
CA37	Lundbreck East Street	SE26-7-2-W5	0.40	5
CA42	Wood Avenue South of 3A to Reservoir	Lundbreck water tower	0.45	5
CA46	McCulloch Pit - Hwy 22 to pit entrance	SE34-7-2-W5	0.60	5
CA53	Maycroft Road	Public Work Discretionary	5.0	5
PR11	Fraser/Michele/Kevin Finn	NE2 T8 R3 W5	0.1	5
PR13	Knopff/Rainer /Houston Robin	SE26 T9 R3 W5	0.2	5
PR35	Freeman, Joan / Robertson	SE23-9-3-W5	0.1	5
PR55	Thompson, Russ & Claudette	SE 367-2 W5	0.3	5
PR07	Castle Mtn	NE24-4-4-W5	2.3	
			48.25	
	Public Works Manager Discretion		10	
		Total	58.25	

Schedule A Council Approved (CAXX)

Pieradae (PDXX) Privates

(PVXX)

Recommendation to Council

TITLE: PLOW / GRAVEL TRUCK ESTIMATE REPAIR COSTS	
PREPARED BY: PATRICK GAUVREAU	**DATE: JUNE 7, 2023**
DEPARTMENT: PUBLIC WORKS	
Department Supervisor / **Date**	**ATTACHMENTS:** **1. Schedule "A" – Repair Estimate** **2. Schedule "B" – New Sander and Box Cost**

APPROVALS:

Patrick Gauvreau	**June 7, 2023**		2023/06/08
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

THAT Council rescind resolution 23/166; and further

THAT Council repurposes $225,000, of the original budget of $450,000, towards the purchase of a newer used Plow/Gravel Truck with a sander and box that is not older than 2016 and has less than 7,000 hours.

BACKGROUND:

The Municipal District has a 2007 Western Star 4900SA plow/gravel truck with 365,177kms. This truck is part of our fleet and is assigned as unit #412. This unit was sent to Dunlop Truck Centres in Lethbridge, AB for an estimate on repairs. Currently the unit is inoperable and will need the necessary repairs to remain part of our MD fleet.

Council passed resolution 23/166 on April 25, 2023:

Moved that Council direct administration that no Gravel/Plow Truck be purchased for 2023 or 2024 budget cycle,
AND THAT Unit 412 (Gravel/Plow Truck) be sent to Western Star for an estimate on repair costs.

Dunlop Truck Centres provided us with a thorough quote for all required repairs for unit 412. Please see schedule "A" for details.

Recommendation to Council

In summary the repairs for the unit is **$44,642.43** (not including taxes).
The current status of the unit is as follows:

- Massive leak in the charge air cooler. Requires injectors and cups
- Transmission has large chunk on the drain plug
- Undercarriage work required
- Hydraulic system – requires new pump, hoses etc.

This unit also requires a new sander and gravel box. The cost of a new sander and box for unit 412 are:

- 14' Sander with a slide in and rear discharge (8.7 cu. yd.) - **$43,789.00** (not including taxes)
- Gravel box - **$31,300.00** (not including taxes)

Total cost estimate for unit repairs, new gravel box and new sanding unit will be **$119,731.43** (not including taxes).

It is recommended that this unit be dissolved from the MD fleet. The primary reasons being that service levels for our residents will suffer and continue to suffer when municipalities try to retain equipment beyond its useful life expectancy.

Currently our costs owing to Dunlop Truck Centres for work performed to date is **$4,175.23** (not including taxes). See Schedule "B" for further details.

There is a 2016 CAT Tandem Plow Gravel Truck for sale in Edmonton (private sale) for **$140,000.00**. It comes with a front plow, sander unit, box (unit has over 10,000 hours).

FINANCIAL IMPLICATIONS:
$119,731.43 (not including taxes) for repairing and purchasing all necessary accessories for unit 412.
The funds required for the purchase of a newer used plow gravel truck no older than 2015 is in the 2023 capital budget. Repurposing of funds from purchasing a new plow truck to a used model no older than 2016 and have less than 7000 hours.

Recommendation to Council

SCHEDULE "A"

DUNLOP TRUCK CENTRES
LETHBRIDGE

LETHBRIDGE
403-317-2450
1-888-345-3036

4110 9 Ave N
Lethbridge, AB
T1H 6L9
www.dunloptrucks.com

*** Customer Review ***
Date / Time: 5/9/2023 11:22:36AM
Repair Order: 218840
Customer: 03301
Branch: 2
Invoice Total: $ 46,874.55
Charge
Page 1 of 9

Bill To: M D OF PINCHER CREEK
BOX 279
PINCHER CREEK, AB T0K 1W0
Shop: 403-627-3484

Ship To: M D OF PINCHER CREEK
BOX 279
PINCHER CREEK, AB T0K 1W0

Customer P/O: BRANDON rainscough Completion Date:

Unit Number: 412 **Model Year: 2007** **Make/Model: Western Star 4900SA**
Type: Heavy Truck **VIN: 5KKHALCK97PY08698** **Meter: 365177 Kilometers**
In-Service Date: 08/15/2012

Task: 1 **40-000002.01** **Engine Diagnose** **Department: Service**
Complaint: LOW POWER, FUEL & OIL COMMING OUT OF TURBO, ENGINE VIBRATION/ MISSFIRE
Correction: 5/1/2023 2:03:22 PM 1321 removed exhaust off turbo. removed turbo intake pipe. removed cac piping. found no oil anywhere. there was some signs of soot in the cac pipe off turbo but no oil. removed pipe off the egr cooler to check if it is plugged but seems clear. hooked up pressure tester to the cac. found spec is build to 30psi and not allowed to loose more than 5psi in 15 seconds. used air regulator and it leaks so bad it wont even build any pressure. reassembled everything so it can go on road test to diagnose the trans.
5/2/2023 12:17:43 PM 1320 Tech 1320 - ran unit, found unit to have a shudder or misfire, connected with diagnostic link and ran cylinder cutout test, found no change to the way engine ran with cylinder #2 cutout, all other cylinders had an effect on how the engine ran when they were cut out. Need to pull valve cover and inspect for mechanical or injector failure causing misfire.
5/2/2023 4:59:49 PM 1320 Tech 1320 - removed intake piping and air filter housing, removed valve cover, inspected cam shaft, rockers, and injectors for damage, no damage found, removed fuel return line from rear of head and installed clear fuel line onto return fitting at rear of head, had very little access to fitting on rear of head, put fuel line into a clean bucket, reinstalled valve cover, ran unit and checked for aeration in fuel, found fuel returning to tanks from head to be very aerated, advise to re-seal all injectors and re-test.

Supp. Part	Description / Ref Number		U/M	Quantity	Price	Extended Price
BRZ VT10588A02 3AR B	CLAMP	Part	EA	1.00	21.75	21.75
		Task 1 Subtotals		Parts:		$21.75
				Labor:		$389.87
				Task 1 Totals:		$411.62

Task: 2 **26-000001.01** **Manual Transmission Diagnose** **Department: Service**
Complaint: KICKS OUT OF GEAR 8th UNDERT LOAD

Supp. Part	Description / Ref Number	U/M	Quantity	Price	Extended Price
	Task 2 Subtotals		Parts:		$0.00
			Labor:		$734.76
			Task 2 Totals:		$734.76

Task: 3 **47-100012.01** **CVIP (AB) Truck 12 Month** **Department: Service**
Complaint: CVIP (AB) Truck 12 Month

Supp. Part	Description / Ref Number	U/M	Quantity	Price	Extended Price

DUNLOP TRUCK CENTRES
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Customer P/O: BRANDON rainscough — Completion Date:

Unit Number: 412 **Model Year: 2007** **Make/Model: Western Star 4900SA**
Type: Heavy Truck **VIN: 5KKHALCK97PY08698** **Meter: 365177 Kilometers**
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Supp. Part	Description / Ref Number		U/M	Quantity	Price	Extended Price
BRZ VT10588A02 3AR B	CLAMP	Part	EA	1.00	21.75	21.75
		Task 1 Subtotals		Parts:		$21.75
				Labor:		$389.87
				Task 1 Totals:		$411.62

Task: 2 **26-000001.01** **Manual Transmission Diagnose** **Department: Service**
Complaint: KICKS OUT OF GEAR 8th UNDERT LOAD

Supp. Part	Description / Ref Number	U/M	Quantity	Price	Extended Price
	Task 2 Subtotals		Parts:		$0.00
			Labor:		$734.76
			Task 2 Totals:		$734.76

Task: 3 **47-100012.01** **CVIP (AB) Truck 12 Month** **Department: Service**
Complaint: CVIP (AB) Truck 12 Month

Supp. Part	Description / Ref Number	U/M	Quantity	Price	Extended Price

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Charge
Page 1 of 9

Bill To: M D OF PINCHER CREEK
BOX 279
PINCHER CREEK, AB T0K 1W0
Shop: 403-627-3484

Ship To: M D OF PINCHER CREEK
BOX 279
PINCHER CREEK, AB T0K 1W0

Customer P/O: BRANDON rainscough — Completion Date:

Unit Number: 412 | **Model Year: 2007** | **Make/Model: Western Star 4900SA**
Type: Heavy Truck | **VIN: 5KKHALCK97PY08698** | **Meter: 365177 Kilometers**
In-Service Date: 08/15/2012

Task: 1 **40-000002.01** **Engine Diagnose** **Department: Service**
Complaint: LOW POWER, FUEL & OIL COMMING OUT OF TURBO, ENGINE VIBRATION/ MISSFIRE
Correction: 5/1/2023 2:03:22 PM 1321 removed exhaust off turbo. removed turbo intake pipe. removed cac piping. found no oil anywhere. there was some signs of soot in the cac pipe off turbo but no oil. removed pipe off the egr cooler to check if it is plugged but seems clear. hooked up pressure tester to the cac. found spec is build to 30psi and not allowed to loose more than 5psi in 15 seconds. used air regulator and it leaks so bad it wont even build any pressure. reassembled everything so it can go on road test to diagnose the trans.
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Supp. Part	Description / Ref Number		U/M	Quantity	Price	Extended Price
BRZ VT10588A02 3AR B	CLAMP	Part	EA	1.00	21.75	21.75
		Task 1 Subtotals		Parts:		$21.75
				Labor:		$389.87
				Task 1 Totals:		$411.62

Task: 2 **26-000001.01** **Manual Transmission Diagnose** **Department: Service**
Complaint: KICKS OUT OF GEAR 8th UNDERT LOAD

Supp. Part	Description / Ref Number		U/M	Quantity	Price	Extended Price
		Task 2 Subtotals		Parts:		$0.00
				Labor:		$734.76
				Task 2 Totals:		$734.76

Task: 3 **47-100012.01** **CVIP (AB) Truck 12 Month** **Department: Service**
Complaint: CVIP (AB) Truck 12 Month

Supp. Part	Description / Ref Number	U/M	Quantity	Price	Extended Price

DUNLOP TRUCK CENTRES
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1-888-345-3036

4110 9 Ave N
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T1H 6L9
www.dunloptrucks.com

*** Customer Review ***
Date / Time: 5/9/2023 11:22:36AM
Repair Order: 218840
Customer: 03301
Branch: 2
Invoice Total: $ 46,874.55
Charge
Page 1 of 9

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Complaint: CVIP (AB) Truck 12 Month

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Task: 2 **26-000001.01** **Manual Transmission Diagnose** **Department: Service**
Complaint: KICKS OUT OF GEAR 8th UNDERT LOAD

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		Task 2 Subtotals		Parts:		$0.00
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Task: 3 **47-100012.01** **CVIP (AB) Truck 12 Month** **Department: Service**
Complaint: CVIP (AB) Truck 12 Month

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Complaint: CVIP (AB) Truck 12 Month

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SCHEDULE "B"

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*** Customer Review ***
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Repair Order: 218840
Customer: 03301
Branch: 2
Invoice Total: $ 4,383.99
Charge
Page 3 of 3

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Customer P/O: BRANDON rainscough Completion Date:

Task: 25 40-200001.01 Engine Repair **Department: Service**

Complaint: SEAL UP ENGINE AND TOW OUT AS PER BRANDON

Correction: 5/26/2023 7:47:56 AM 1330 had to jump yard truck as it was dead, brought yard truck to truck needing to get pulled out, hooked chain up and pulled out into parking spot.
5/26/2023 7:55:13 AM 1335 air up unit, could not start truck so i back fed air into systenm through trailer red air line,hooked up chain once yard truck came over to unit, towed unit out of the sho pand into the truck line up. unhook chain and park yard truck

Supp. Part	Description / Ref Number	U/M	Quantity	Price	Extended Price
	Task 25 Subtotals		Parts:		$0.00
			Labor:		$277.41
			Task 25 Totals:		$277.41

GST/HST Number: 898710827RT0001

Totals:	
Total Parts:	**$21.75**
Total Core Chg:	**$0.00**
Total Core Ret:	**$0.00**
Total EHC:	**$0.00**
Total Labor:	**$3,708.47**
Total Miscellaneous:	**$0.00**
Total SHOP SUPPLIES:	**$445.01**
Invoice Subtotal:	**$4,175.23**
Total Tax:	**$208.76**
Invoiced Total:	**$4,383.99**

Payment Method
Charge

TERMS: DUE ON RECEIPT, INTEREST AT 2% PER MONTH(24% ANNUM) CHARGED ON OVERDUE ACCOUNTS.

NO RETURNS ON ELECTRICAL OR SPECIAL ORDER PARTS. NO RETURNS AFTER 30 DAYS. 15% RE-STOCK CHARGE ON ALL RETURNED PARTS.

DISCLAIMER OF WARRANTIES: ANY WARRANTIES ON THE PRODUCTS SOLD HEREBY ARE THOSE MADE BY THE MANUFACTURER, IF ANY. THE SELLER HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESSED OR IMPLIED. INCLUDING ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ROCKY MOUNTAIN DIESEL, LTD. NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THE SAID PRODUCTS.

NOTE: ANY DISCREPANCY REGARDING REPAIRS, MUST BE REPORTED WITHIN 30 DAYS OF THE SAME, FOR ANY CONSIDERATION. CUSTOMER MUST PRESENT A COPY OF THE ORIGINAL REPAIR ORDER INVOICE.

Signature: _____ DATE: _____

Recommendation to Council

G1d

TITLE: QUEST Canada Net-Zero Community Accelerator Program			
PREPARED BY: Tristan Walker		**DATE: June 13, 2023**	
DEPARTMENT: Municipal Energy Projects			
			ATTACHMENTS: **1. Program Terms of Reference** **2. Participant Letter of Commitment**
Department Supervisor		**Date**	

APPROVALS:

Tristan Walker		**Roland Milligan**	
TW	June 8, 2023		2023/06/08
Prepared by	**Date**	**CAO**	**Date**

RECOMMENDATION: That Council for the MD of Pincher Creek provide approval to move forward with the Net-Zero Communities Accelerator program with QUEST Canada at a cost of $4,000 in the 2024 budget

BACKGROUND: The Net-Zero Community Accelerator (NCA) Program aims to equip participating communities with the knowledge necessary to develop and continuously implement community energy and emissions plans (CEEPs) or equivalents (participating communities are welcome to suggest project names other than CEEPS, such as Municipal Climate Action Plans, Community Energy Plans, etc.) and associated initiatives such as projects, programs, or policies. The program provides a robust suite of resources and guidance, enabling communities to attain the economic, environmental, and social benefits associated with their CEEPs. The program introduces communities to new ways of thinking and working, supporting them on their pathway to net-zero.

The Net-Zero communities accelerator program launches in June 2023 and runs until October 2025.

The Prairies Cohort of the NCA Program will include 15 communities, or clusters of communities, in Alberta, Saskatchewan, and Manitoba.

The Town and MD of Pincher Creek submitted a letter of commitment to the program on October 8, 2021.

The outputs of the NCA Program are:
- Development and implementation of 15 tailored Net-Zero Communities Recommendations and Prioritization Reports to help 15 participating communities (or clusters) assess their current achievements and next steps related to community energy and emissions planning (CEEP)
- 7-8 implementable CEEPs

Recommendation to Council

- Case Studies to assess the economic impact of elements of CEEPs
- 7-8 CEEP programs, projects or policies launched and/or implemented

The outcomes of the NCA Program are:
- Built capacity of participants by ≥25%
- Increased Smart Energy Communities Benchmark scores by ≥10%
- Enhanced and ongoing CEEP knowledge sharing and support
- Positive changes in behaviours of system actors that are durable
- Community GHG emissions reductions
- $187.5 million in annual energy costs retained in local economies
- 550+ new jobs during the community energy plan implementation investment phase
- 180+ person-years of employment during the 20 year savings phase

This program complements the work being done by the Municipal Energy Project Lead by supporting policy development and long-term planning at a higher level. It will provide a community inventory that will expand on the existing inventory of Municipal Assets. This program will assist with community engagement and workshopping as well. The information and deliverables from this process will be used to guide and prioritize future energy work, policies, and plans based on large scale economic impact, community priorities, and Municipal goals.

Commitment of staff hours:
- 5.5 hours for interviews and webinar (3.5 for Energy Lead, 1 for 2 staff)
- 5 hours for data collection and report review (Energy Lead)
- 24 hours for energy mapping (12 hours for Energy Lead, 6 hours for 2 staff)
- 19-35 hours for workshops (2x 4-8 hour workshops with staff members + Energy Lead)
- 29 hours for economic impact assessment (2x 3 hours for 2 staff, 17 hours for Energy Lead)
- 20 hours for planning course (One staff member)
- 24 hours for monthly working group meetings (Energy Lead + other staff on ad hoc basis)
- 3 Hours for final report and evaluation (Energy Lead)

FINANCIAL IMPLICATIONS:

- $4,000 total cost for the entirety of the program to be committed to the 2024 budget

October 8th, 2021

Prairies Economic Development Canada
Suite 1500, 9700 Jasper Avenue
Edmonton, Alberta T5J 4H7

RE: Western Net-Zero Communities Accelerator Program

To whom it may concern,

I am writing on behalf of The Town & MD of Pincher Creek, AB express our commitment to participate in QUEST, Eco-West Canada, the Municipal Climate Change Action Centre, and Community Energy Association's *Western Net-Zero Communities Accelerator Program*. I acknowledge that QUEST is submitting a proposal application on behalf of these organizations to receive funding from Prairies Economic Development Canada's Jobs and Growth Fund to help Western communities to build capacity to implement clean technology and energy opportunities, and to understand the economic benefit they can provide.

The Town & MD of Pincher Creek will collaborate and learn from others in the program, while receiving support from QUEST, Eco-West Canada, and Community Energy Association by leveraging their expertise, training, tools and practical project solutions to advance low carbon development, contribute to clean energy jobs, and increase community and stakeholder involvement in clean energy opportunities. The information developed can be used by all Western communities to support the implementation of community energy and emissions plans and initiatives, strengthen involvement from key stakeholders and community members, and contribute to clean energy jobs, knowledge, and skills development.

The Town & MD of Pincher Creek are committed to dedicating time and resources to support the project over a 24-month period and making contributions of:

- $4,000 cash contribution to participate in the program
- 24-30 days of staff and/or elected official time equivalent to approximately $24,000-$30,000 of in-kind contribution
- Use of facilities and resources to support local meetings, workshops, and training valued at $2,000 of in-kind contribution

The Town & MD of Pincher Creek believes that this program will create the knowledge and the tools needed for Canadian communities to transition to a green economy, foster an inclusive recovery, and create economic and social opportunities.

Sincerely,

La Vonne Rideout
Director of Community Services
community@pinchercreek.ca
403-627-4322
Town of Pincher Creek
962 St. John Ave (PO Box 159), Pincher Creek, AB T0K 1W0

Roland Milligan
Director of Development and Community Services
AdminDirDev@mdpinchercreek.ab.ca
403.627.3130
M.D. of Pincher Creek No. 9
1037 Herron Avenue (PO Box 279), Pincher Creek, AB T0K 1W0

Net-Zero Communities Accelerator Plan and Terms of Reference

Pincher Creek Region

April, 2023

Net-Zero Communities Accelerator Program

PROGRAM PARTNERS: QUEST Canada, Municipal Climate Change Action Centre

Acknowledgements

About QUEST Canada

QUEST Canada is a national non-government organization that works to accelerate the adoption of efficient and integrated community-scale energy systems in Canada by informing, inspiring, and connecting decision-makers. The organization commissions research, communicates best practices, convenes government, utility, and private-sector leaders, and works directly with local authorities to implement on-the-ground solutions. QUEST Canada recognizes communities that have embraced these principles by referring to them as Smart Energy Communities. Visit us at www.questcanada.org.

About the Municipal Climate Change Action Centre

The Municipal Climate Change Action Centre is a partnership of Alberta Municipalities, Rural Municipalities of Alberta and the Government of Alberta. We care about how a changing climate impacts Alberta. We provide funding, technical assistance, and education to municipalities and community organizations, helping them lower energy costs, reduce greenhouse gas emissions, and improve climate resilience. Since 2009, our award-winning work has supported hundreds of projects.

Explore our programs to achieve real savings and real change at www.mccac.ca

Table of Contents

1. Introduction

What this Document Includes

This document provides an overview of the services that are being provided to the **Town of Pincher Creek** and the **Municipal District of Pincher Creek** from 2023 to 2025, as well as the timeline for implementation and expected level of effort. Please note that timelines may be adjusted as needed due to the availability of the participant. It also covers the roles and responsibilities for the NCA Program between QUEST Canada, program delivery partners, and the Town of Pincher Creek and the Municipal District of Pincher Creek.

Net-Zero Communities Accelerator Program Overview

The Net-Zero Community Accelerator (NCA) Program aims to equip participating communities with the knowledge necessary to develop and continuously implement community energy and emissions plans (CEEPs) or equivalents (participating communities are welcome to suggest project names other than CEEPS, such as Municipal Climate Action Plans, Community Energy Plans, etc.) and associated initiatives such as projects, programs, or policies. The program provides a robust suite of resources and guidance, enabling communities to attain the economic, environmental, and social benefits associated with their CEEPs. The program introduces communities to new ways of thinking and working, supporting them on their pathway to net-zero.

The Prairies Cohort of the NCA Program will include 15 communities, or clusters of communities, in Alberta, Saskatchewan, and Manitoba.

Program Outputs and Outcomes

The outputs of the NCA Program are:

- Development and implementation of 15 tailored Net-Zero Communities Recommendations and Prioritization Reports to help 15 participating communities (or clusters) assess their current achievements and next steps related to community energy and emissions planning (CEEP)
- 7-8 implementable CEEPs
- Case Studies to assess the economic impact of elements of CEEPs
- 7-8 CEEP programs, projects or policies launched and/or implemented

The outcomes of the NCA Program are:

- Built capacity of participants by ≥25%
- Increased Smart Energy Communities Benchmark scores by ≥10%
- Enhanced and ongoing CEEP knowledge sharing and support
- Positive changes in behaviours of system actors that are durable
- Community GHG emissions reductions
- $187.5 million in annual energy costs retained in local economies
- 562.5 new jobs during the community energy plan implementation investment phase
- 187.5 person-years of employment during the 20 year savings phase

2. Services Selected and Level of Effort

Below is a list of the services that will be provided to your community over the course of the NCA Program based on our initial discussions and needs assessment. Items may be adjusted throughout the program, as needed. Collectively, participants are anticipated to spend 24 to 30 days of effort throughout the program. This includes time from multiple staff and councillors involved, not just the key point of contact.

Service Descriptions	Estimated Level of Participant Effort
Capacity Building Stream	
Smart Energy Community Benchmark Assessment - this assessment considers how a community is progressing across 10 indicators, for example: Governance, Financials, Strategy, Land Use, Buildings, Transportation, etc. This process includes: a pre-survey, an initial scoring based on review of all Municipal Plans, Policies, Bylaws, interviews with municipal, utility, and government staff. It also includes a review webinar and final report/scoring. The tool can help identify gaps and pathways forward, and be used for benchmarking and continuous improvement year over year.	For both the initial (baseline) and final assessments: ● 2x 1 hour pre-survey and providing copies of plans, policies, bylaws ● 2x 1.5 hours for the interview ● 2x 1 hour for the review webinar Baseline scheduled for Jul - Sep 2023 Post project scheduled for Oct - Dec 2024
Energy and Emissions Inventory - develop a community-wide energy and emissions inventory and baseline. If interested, the community could use this benchmark for the Federation of Canadian Municipalities and ICLEI's Partner for Climate Protection Program (PCP) Milestone 1.	● 4 hours for data collection ● 1 hours for draft report review
Energy Mapping Workshop - this interactive exercise engages diverse local participants to identify strengths and opportunities for energy efficiency, clean energy, transportation, land use, etc, using an interactive map of their community. Results can inform the development of a Community Energy and Emissions Plan.	● 2 hours for the interview ● 1 hour for stakeholder identification ● 4 (virtual) to 8 (in-person) hours for the workshop (Lead municipal contact, key staff, and community stakeholders) ● 1 hour review of draft report

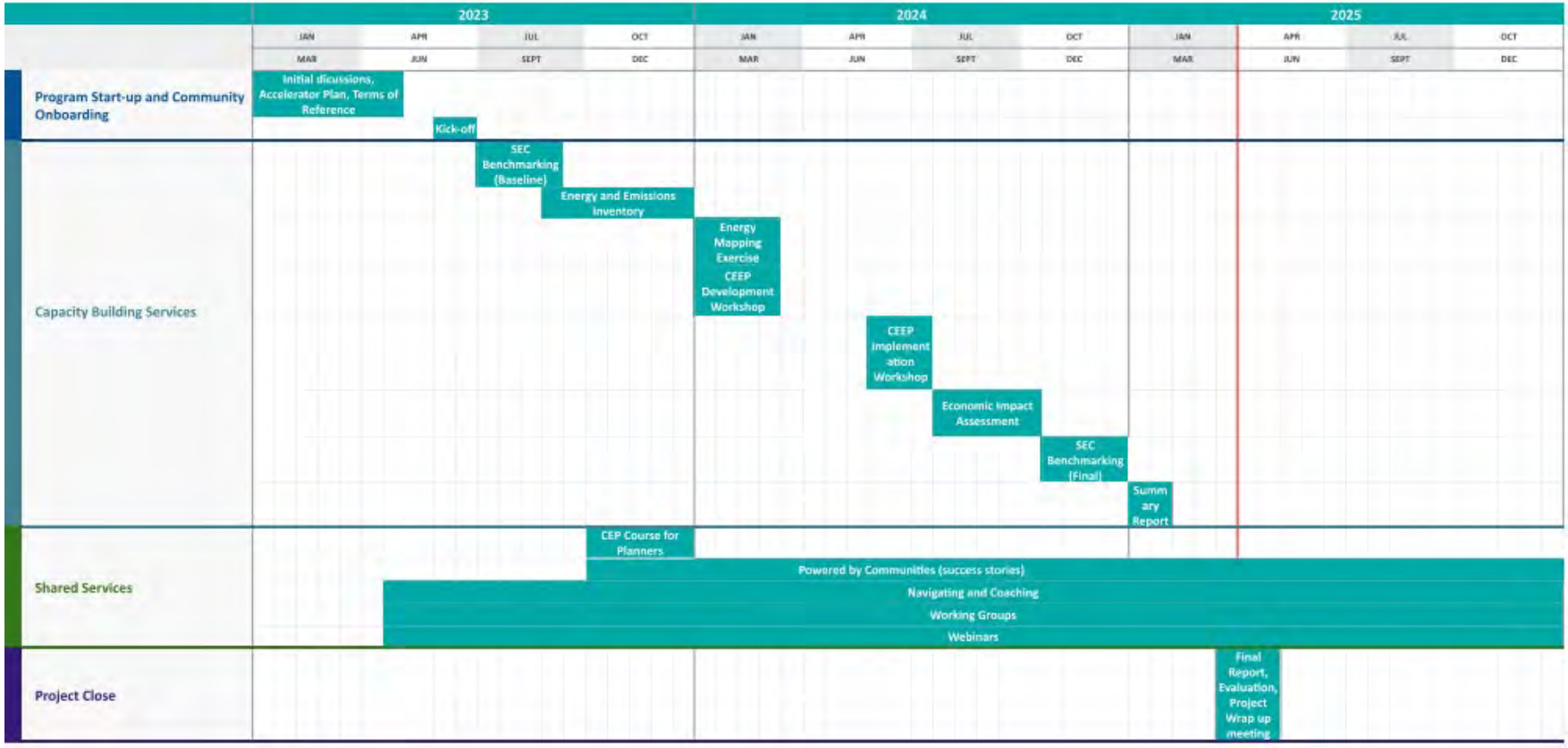
CEEP Development Workshop - this workshop provides an overview of the key considerations in developing a Community Energy and Emissions Plan. Resources presented help a community develop their CEEP.	● 4 (virtual) to 8 (in-person) hours for the workshop ● 1 hour for other activities (Lead municipal contact, key staff, community stakeholders)
CEEP Implementation Workshop - this workshop is for communities that need to establish a Governance framework involving multiple stakeholders, a communications strategy, a Data Collection and Key Performance Indicator framework, and strategies to implement the measures contained within a CEEP.	● 1 hour pre-reading ● 4 (virtual) to 8 (in-person) hours for the workshop ● 1 hour review of draft report
Economic Impact Assessment - for communities with a CEEP, this assessment provides an understanding of the economic development and job creation potential over the lifespan of the Community Energy and Emissions Plan.	● 10 hours total over course of service (quick calls, specific requests) ● 2 x 3 hour workshops with each community (would be asking 3-4 staff minimum to attend) ● 1 hour review of draft report
Shared Services	
CEEP Course for Planners - The course, offered in partnership with York University, is designed to build awareness and capacity for energy and climate planning among professional community planners, and to share best practice (i.e., policy, procedures and tools) to improve the quality, consistency and municipal capacity to implement CEEPs.	● 4 modules x 2 hours each ● 3-4 hours x 3 online self-study modules
Working Groups - the NCA Program will feature multiple virtual working groups to provide opportunities for participants to participate in peer-to-peer exchange, improve energy literacy, skills and competencies, learn from expert speakers, and more. Themes of working groups will be established after program launch	● 1-2 hours per month
Powered by Communities - this website will include articles, blogs, videos etc, featuring success stories. Articles will be published in print journals. A similar website exists currently for Nova Scotia and New Brunswick communities: http://poweredbycommunities.ca/	● N/A - simply suggest your success stories and we take it from there

Additional Webinars - provided by delivery partners and guest speakers on pertinent topics.	● As provided
Navigation and Coaching - existing tools and supports, funding opportunities, technical assistance, strategy, community engagement, etc.	● As needed
Final Report and Evaluation	● 3 hours

3. Program Schedule

Below is the timeline for services that will be provided to your community over the course of the NCA Program, based on our initial discussions and needs assessment. Items may be adjusted throughout the program, as needed. For further information about each program offering, please refer to the Terms of Reference document.

Pincher Creek Net-Zero Communities Accelerator Plan



4. Roles and Responsibilities

The Net-Zero Communities Accelerator team will commit the needed resources to ensure the effective development and delivery of the program to the Town of Pincher Creek and the MD of Pincher Creek. This will include, but is not limited to:

- A primary point of contact who has the responsibility of overseeing the project management of services for your community
- Staff resources from QUEST Canada, Community Energy Association, , and the Municipal Climate Change Action Centre to deliver services and provide navigation and coaching support

As indicated in your terms of reference, the Town of Pincher Creek and the MD of Pincher Creek has agreed to commit the following resources to the project:

- A point of contact to:
    - Serve as the primary liaison with the NCA team
    - Coordinate locally to ensure adequate participation in the NCA Program and complete the services identified in Section 2
    - Identify and engage local distribution companies, real estate sector stakeholders, and/or other local organizations (e.g., relevant community groups organizations) to provide information and/or participate in program workshops and/or meetings.
- Allocation of approximately 24 - 30 days (some for hourly and/or half day meetings and/or workshops) of equivalent human resource time between April 2023 to December 2025 to undertake the activities identified in Section 2
- A nominal financial contribution to support program delivery (see Section 5)

Start and End Dates (approximate)	Stage	NCA Program Team Roles & Responsibilities	Participant Community Roles & Responsibilities
Apr 2023 – Dec 2025	**Project Oversight and Stakeholder Engagement**	• Project management and financial management • Weekly project team meetings • Funder and partner update meetings (semi-annual) • Progress reporting (semi-annual) • Program Evaluation activities • Organize and host Working Group meetings • Building awareness / inspiring action activities (Links to Resources, Funding,	• Participation in Working Groups • Monthly touchpoints (or as required) for program services and tools as well as program webinar and workshops • Participation in feedback collection by Program Evaluator (approximately 2-3 times over the course of the program)

		Energy Advisors or Expertise) ● Project promotion via partner networks and Powered by Communities site ● Develop and finalize all project plans and timelines ● Hire and train program resources ● Develop all communications, marketing and stakeholder engagement materials ● Initial stakeholder engagement activities	
Apr - Jun 2023	**Program Launch**	● Participant selection and on-boarding, including: ○ Participant Terms of Reference ○ Participant survey ○ SEC Accelerator Stream ● Build tailored Accelerator Plan ● Launch project publicly	● Determine point of contact for participating community ● Confirm program participation to QUEST via signed Accelerator Plan and ToR and payment of participant fee invoice ● Develop media release for local news outlets and collect quotes from senior management and elected officials as appropriate
May 2023 - March 2025	**Accelerator Plan Implementation**	● Support and guide communities through implementation of Accelerator Plan ● Provide the community with reports based on each service/workshop ● Coordinate and host monthly touchpoint meetings with participants as part of program delivery, support and energy literacy	● Participation at workshops, webinars, etc as part of services delivered (see Section 2) ● Participation in Working Group Meetings ● Monthly touchpoints for program services and tools as well as program webinar and workshops (as required) ● Share data / information with NCA Program team as needed ● Recommend community stakeholders to attend workshops and webinars (e.g. utilities, commercial and industrial, energy champions, etc.)

Oct - Dec 2025	**Program Wrap-up and Evaluation**	• Develop tailored Summary Report for each participant, including key outcomes, recommendations and next steps • Develop and submit Final Report, including Project Evaluation Report • Host project wrap-up meeting / event with NCA participants, partners and funders to share results • Share and disseminate results	• Participate in wrap-up workshop with the NCA Program team • Complete program evaluation survey and/or meeting • Identify/share information with other stakeholders to participate in regional/national webinars

Key Contacts

Name	Role and Contact Information	Responsibilities
Ronak Patel	**Key Community Contact** Municipal Climate Change Action Centre E: Ronak@abmunis.ca	• Lead and coordinate service delivery for participating community • Key point of contact for participating community • Design consultation and engagement exercises (e.g. webinars, workshops, roundtables, etc. • Conduct consultation and engagement exercises. This includes communicating with participants in advance of program services and tool delivery • Provide guidance to other project research and delivery staff and interns • Ensure reports, templates, and presentations are on-brand by using pre-developed templates and or creating new ones
Seth Leon	**Program Manager** QUEST Canada E: sleon@questcanada.org	• Ensures the project is on time and on budget • Financial management and reporting • Work plan and budget development and refinement • Team meeting coordination • Coordination logistics (e.g.: for webinars, workshops, etc.)

		• Project-related staff management • Support Program Delivery to Participating Communities
Hammad Ahmed	**Delivery Support** Municipal Climate Change Action Centre E: hammad@abmunis.ca	• Assist Key Community Contact and/or Program Manager with planning service delivery for participating community
Melissa Schweyer	**Key Communications and Marketing Contact** E: mschweyer@questcanada.org	• Lead Powered by Communities efforts to share community success stories. • General communications to QUEST and partner network about the program. • Coordinate and disseminate external communications and marketing materials. • Ensure reports, templates, and presentations are on-brand. • Develop communication and engagement strategies and plans. • Coordinating work with communications and marketing-related subcontractors (ex: translators, web developers, copy editors, graphic designers, etc.)
Ericka Wicks	**Program Oversight** QUEST Canada E: ewicks@questcanada.org	• Primary contact for the project oversight and administration • Reviews contracts, work plans, supporting plans, and budgets for approval • Program oversight and growth • Holds monthly meetings with the Program Manager to ensure the project is on time and on budget • Strategize about risks and issue resolution with Program Manager and Partners • Partner management

5. Cost

Participating communities will confirm their participation in the program by paying a small fee based on population. Indigenous communities are exempt from paying a fee.

Community Population	Fee
Less than 2,000	$2,000
2,000 - 5,000	$3,000
5,000 - 10,000	**$4,000**
10,000 - 25,000	$5,000
25,000 - 50,000	$6,000
Greater than 50,000 and clusters	Customized

If you are participating as a cluster of communities or organizations, a customized fee will be created.

6. Confidentiality

To the extent that, in connection with the Net-Zero Communities Accelerator Program, each Party comes into possession of any proprietary and/or confidential information of the other Party ("Confidential Information"), such Confidential Information is the exclusive property of the original Party.

The receiving Party agrees to use such Confidential Information solely for the purposes of the NCA Program, and the receiving Party will not disclose Confidential Information to any third party without the original Party's consent or in accordance with this agreement.

Each Party shall maintain and protect Confidential Information using at least the same degree of care as it employs in maintaining and protecting its own proprietary and/or confidential information, which cannot be less than a reasonable degree of care.

Confidential Information shall not include information which becomes otherwise publicly available; the original Party consents in writing to be disclosed on a non-confidential basis; and, is developed by the receiving Party independently of, or was known by the receiving Party prior to, any disclosure of such information made by the disclosing Party.

7. Signatories

Signed, on behalf of QUEST Canada

_____ _____

Name, Title **Date**

Signed, on behalf of Town of Pincher Creek

_____ _____

Name, Title **Date**

Signed, on behalf of the MD of Pincher Creek

_____ _____

Name, Title **Date**

Recommendation to Council

TITLE: Southern Alberta Land Trust Society (SALTS) Conservation Easement – Blum SW 16-4-28 W4 & SE 17-4-28 W4 & Lot 1, Block 2, Plan 0810973 & Lot 1, Block 1, Plan 0810973	
PREPARED BY: Laura McKinnon	**DATE: June 8, 2023**
DEPARTMENT: Planning and Development	
2023/06/08 — **Department Supervisor** / **Date**	**ATTACHMENTS:** 1. Letter from SALTS – Blum 2. GIS Aerial

APPROVALS:

		2023/06/08	
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:
That Council acknowledge the receipt of the notice of the Conservation Easements for Southern Alberta Land Trust Society's Blum project, and further;

That Council waive the 60-day notice period prior to registration for the Conservation Easement.

BACKGROUND:
On May 26, 2023, the MD received the attached letter ***(Attachment No. 1)*** from the Southern Alberta Land Trust Society.

The letter is the Form 1, Notice Prior to Registration of a Conservation Easement for the following projects:

BLUM
SW 16-4-28 W4 & SE 17-4-28 W4 & Lot 1, Block 2, Plan 0810973 & Lot 1, Block 1, Plan 0810973, containing 134.60 hectares (332.60 acres) more or less.

Section 33(2)(a)(iii) of the Alberta Land Stewardship Act, states that the Council of the municipality must be given prior notice to the registration of a conservation easement.

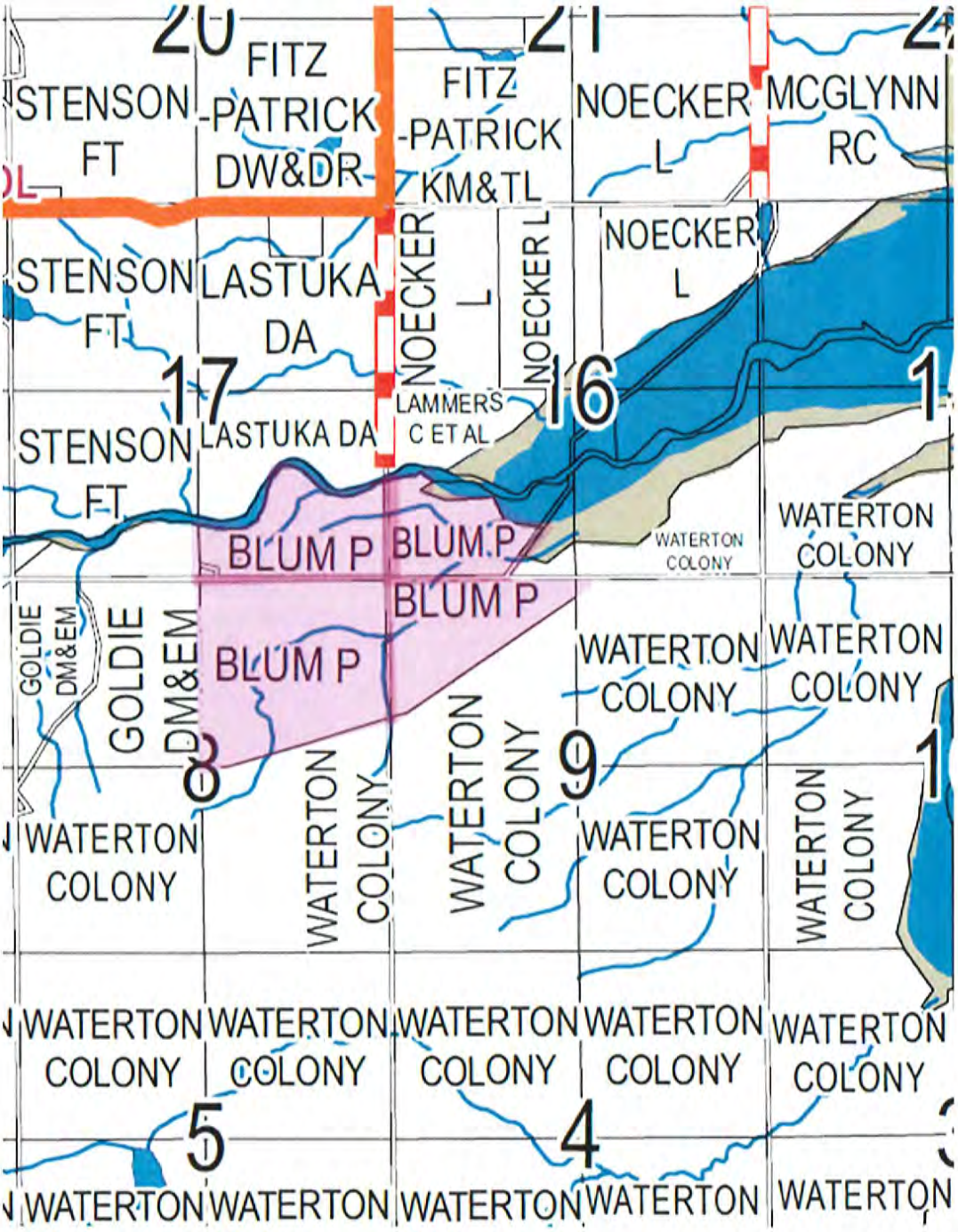
SALTS is requesting that the Council of the MD acknowledge the receipt of Form 1 and agree to waive the 60-day notice period and that they may register the Conservation Easements immediately.
While the MD can register an objection to the registering of the conservation easement, the easement may still be registered.

However, the request for acknowledgement of the receipt of Form 1, acts as the notification process for the municipality that the Conservation Easement is going to be placed on certain properties.

FINANCIAL IMPLICATIONS:

None.

Location Map



SALTS southern alberta land trust society
PO Box 45016 High River, AB T1V 1R7 | 403.652.9998

May 25, 2023

Municipal District of Pincher Creek No. 9
C/o Mr. Roland Milligan, CAO
Box 279 1037 Herron Avenue
Pincher Creek, AB T0K 1W0

Re: **Conservation Easement Form 1 –Blum Property, Municipal District of Pincher Creek No. 9**

Dear Mr. Milligan,

Please find attached a Form 1 document in accordance with Section 33 of the Alberta Land Stewardship Act. I would appreciate your completing the following and returning to SALTS to the address above with your response to the Form 1, at your earliest convenience.

Yours sincerely,

Justin Thompson
Executive Director

We acknowledge the receipt of Form 1 for the referenced proposed Conservation Easement and:

- ☐ We agree to waive the 60-day notice period and you may register the Conservation Easement immediately.
- ☐ We do not agree to waive the 60-day notice period.

Signed: _____

Dated this _____ day of _____, 2023

Form 1
Notice Prior to Registration

Notice to: Municipal District of Pincher Creek No. 9
C/o Mr. Roland Milligan, CAO
Box 279 1037 Herron Avenue
Pincher Creek, AB T0K 1W0

This Notice is to advise you that:

1. We, the Southern Alberta land Trust Society, P.O. Box 45016, High River, Alberta, T1V 1R7, 403-652-9998, intend to register an agreement under Section 33 of the *Alberta Land Stewardship Act* creating a conservation easement, not sooner than 60-days after the date that you receive this notice, or sooner if you agree to our request to waive the 60-day notice period in accordance with section 2(3) of the Act.
2. The conservation easement will affect the land described as:

MERIDIAN 4 RANGE 28 TOWNSHIP 4
SECTION 16
THAT PORTION OF THE SOUTH WEST QUARTER
WHICH LIES TO THE SOUTH OF THE DRYWOOD RIVER AS SHOWN ON THE TOWNSHIP PLAN DATED 09 APRIL 1896, AND TO THE SOUTH OF THE WATERTON RIVER RESERVOIR AS SHOWN ON PLAN 2303IX
CONTAINING 22.478 HECTARES (55.44 ACRES) MORE OR LESS
EXCEPTING THEREOUT THE ROADWAY ON PLAN 1391Q,
CONTAINING 0.53 OF AN ACRE MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

And

MERIDIAN 4 RANGE 28 TOWNSHIP 4
SECTION 17
THAT PORTION OF THE SOUTH EAST QUARTER
WHICH LIES TO THE SOUTH OF THE DRYWOOD RIVER AS SHOWN ON THE TOWNSHIP PLAN DATED 9 APRIL 1896
CONTAINING 26.10 HECTARES (64.5 ACRES) MORE OR LESS
EXCEPTING THEREOUT THE ROAD DIVERSION ON PLAN 1467O
CONTAINING 0.54 OF AN ACRE MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

And

PLAN 0810973
BLOCK 2

LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 28.03 HECTARES (69.26 ACRES) MORE OR LESS
ATS REFERENCE: 4;28;4;9;W

And

PLAN 0810973
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 58 HECTARES (143.32 ACRES) MORE OR LESS
ATS REFERENCE: 4;28;4;8;E

3. The name and phone number of the registered owners of the affected land are **Pia Blum**, telephone: (403) 630-0049.
4. The purpose of the conservation easement is to: *protect, conserve and enhance the environment, including without limitation, the biological diversity, the natural, scenic, aesthetic, and ranching values of the Property, and other similar purposes.*
5. A summary of the terms of the agreement creating the conservation easement relating to the use of the land includes: (please see attached Restrictions).

Dated this 25th day of May, 2023

Justin Thompson
Executive Director

Part 1 - Restrictions

To maintain and conserve the Conservation Values of the Property, the Landowner agrees to the following Restrictions. Accordingly, the Landowner shall not conduct, pursue or permit any of the following.

1. **Subdivision** –The division, partition or subdivision of the Property, or any action which creates an actual or de facto subdivision of the Property.

2. **Construction** – The construction of buildings, structures, Roads, Trails, facilities, and/or the advertent or inadvertent creation of Trails, except for those identified in Part 2 of these Restrictions. The existing buildings, structures, Roads, Trails and facilities, described and located in the Baseline Report, may be replaced and repaired in their same size and location. New structures required for Ranching purposes such as calving shelters or wind breaks are permitted, with the prior written approval of SALTS. "**Ranching**" specifically means the practice of breeding and raising cattle, horses, sheep, and goats subject to Restriction 3. "**Roads**" mean any path designed, built and intended for the passage of vehicles that is developed with either gravel or pavement and built-up in such a fashion to permit drainage off of the surface through ditches and culverts. "**Trails**" means any path designed, created and intended for the passage of vehicles, horses or foot traffic but has not been developed with gravel, pavement or built-up in a fashion to permit drainage off the surface.

3. **Fencing** –Any fencing that does not conform to the following fence designs:

   (a) fencing that consists exclusively of up to four strands of non-electrified barbed or other wire or rails horizontally installed;

   (b) fencing that consists exclusively of up to four strands of barbed or other wire horizontally installed only one of such wires electrified; or

   (c) fencing that consists exclusively of up to two electrified wires.

   Notwithstanding the foregoing, the above fencing restrictions shall not apply:

   (i) where some other fencing design is required by provincial or municipal highway standards for fences on the Property that borders provincial Highways or municipal roads;

   (ii) to fencing required for the purposes of excluding livestock at stream crossings, ravines or wash-out areas;

   (iii) to corrals for Ranching purposes,

   (iv) to bear proof fencing around a farmstead. Bear proof fencing around attractants in other areas is possible with the permission of SALTS,

   (v) to fencing around existing stack yards identified in the Baseline Report to protect livestock feed, and;

   (vi) to small areas of temporary fencing adequate to contain sheep and goats provided fencing is not detrimental to wildlife movement and the Conservation Values of the Property.

4. **Cultivation** –The cultivation, breaking, or re-cultivation of any part of the Property, except within the Forage Management Area, if identified on map 3 of Schedule C and the Baseline Report. "**Forage Management Areas**" means the areas that may be cultivated periodically to rejuvenate lands for hay production.

5. **Waterbodies** –The draining or alteration of naturally occurring lakes, ponds, streams or wetlands or the alteration in any way of the topography of the surface of the ground on the Property. The development of natural springs and/or dugouts for the purpose of livestock watering is permitted, provided that the spring and any proximate riparian zones are protected from livestock damage. Dugouts will also be protected from livestock damage while allowing for access to a portion of the dugout for cattle watering. The drilling of wells for the purpose of livestock watering or domestic use is also permitted as is the construction of pump sheds located on top of the well casing.

   Habitat enhancements to riparian or in-stream areas may be permitted with the prior written permission of SALTS, if these enhancements are being done in conjunction with a government or non-government agency specializing in this work and if all necessary approvals have been granted.

6. **Non-native Plants** –The intentional introduction of Non-native Species of plants including all those listed and designated in the Alberta Weed Control Act. The Landowner may practice livestock winter feeding on the Property but will endeavour to do so in the Forage Management Areas, tame grass areas, or areas already highly modified by invasive agronomic species so as not to introduce non-native plants into predominantly native areas. Further, the Landowner agrees to use reasonable efforts to avoid using winter feed that is contaminated with plants or seeds listed as Prohibitive Noxious or Noxious or any similar future designation under the Alberta Weed Control Act. "**Non-native Species**" means plants and animals that have been introduced to Alberta and are in direct competition with native species.

7. **Non-native Animals** –The intentional introduction of Non-native Species of animals except for those species associated with Ranching and those species that could be used as approved biological control agents for Non-native Species.

8. **Dumping and Contamination** –The dumping, release, disposing, or stockpiling of toxic and/or hazardous materials anywhere on the Property including non-compostable garbage or material or any garbage or material that threatens the Property's Conservation Values. This includes the spreading of fertilizer or manure on native grasslands and/or riparian areas.

9. **Motor Vehicles** –Use of motor vehicles, including without limitation off-highway vehicles of any sort, off of existing roads and travel-ways in a manner which may result in:

   (d) erosion or compaction of the soil;

   (e) impact on the natural appearance of the Property;

   (f) interference with native vegetation or the natural habitats of those animal species occurring on the Property; or

   (g) disturbance to riparian zones.

Responsible use of off-highway vehicles such as tractors, trucks, or ATV's for normal Ranching operations is allowed.

10. **Permanent or Seasonal Recreational Vehicles** –the parking of recreational vehicles or trailers on a permanent or seasonal basis anywhere on the Property. Occasional camping with a tent or RV is permitted subject to Restriction 2 regarding no construction of Trails.

11. **Confined Feeding Operations** –The establishment or maintenance of Confined Feeding Operations, except if identified as existing in the Baseline Report. "**Confined Feeding Operations**" means fenced or enclosed land or buildings where animals are confined for the purposes of growing, finishing or sustaining by means other than grazing and any other buildings or structures relating to that purpose, but does not include winter feeding. Confined Feeding Operations include, but are not limited to, beef or lamb feedlots, cattle backgrounding lots, dairy, farrow to finish hog operations and poultry operations.

12. **Surface Materials** –Excavation or exploration for, or extraction of Surface Materials. "**Surface Materials**" means any loam, clay, sand, gravel, rock, or other minerals or materials located on or near the surface of the Property that can be extracted for domestic or commercial purposes.

13. **Herbicides and Pesticides** –The broad use of chemical herbicides and/or pesticides except in the Forage Management Area, if any. Targeted spot spraying is permitted of individual plants or localized invasive weed or insect infestations to a maximum of eight acres of any one quarter section in any given year. For parcels smaller than a quarter section, the Landowner can spray up to five percent (5%) of the parcel area in any given year. Should the Landowner feel that they need to spray a larger area than described above it requires prior written permission of SALTS unless required by the local municipal district government operating in accordance with the *Weed Control Act* of Alberta. The Landowner agrees to take extra precaution when spraying near waterbodies or riparian areas and to follow provincial guidelines in this respect.

14. **Tree Removal** –The removal of trees except for: (a) the cutting of trees to ensure the protection of fence lines or along existing Roads and Trails, (b) cutting of dead trees for the Landowners personal firewood, (c) limited selective tree harvesting with prior written permission from SALTS.

    Brushing to control the encroachment of woody species into grasslands is permitted, provided it is not detrimental to the Conservation Values of the Property in the opinion of SALTS acting reasonably. "**Brushing**" means the removal of willow brush or other tree species including young aspen that are encroaching on grasslands or fencing through the use of a mower, mulcher, or other appropriate equipment or chemicals, subject to Restrictions 5 and 13.

15. **Commercial Facilities** – Commercial or industrial facilities or activities on the Property. On a case by case basis, certain low-impact activities may be permitted by SALTS. By way of example, low-impact activities directly related to eco-tourism, scientific research, arts and crafts, may be permitted by SALTS provided they are not in conflict with the Restrictions and are not detrimental to the Conservation Values of the Property in the opinion of SALTS acting reasonably. No such activities will be undertaken until SALTS has given its prior written permission in respect thereof.

16. **Game Farms** – Constructing, conducting, or operating of a Game Farm, or the raising or holding of Game Farm Animals on the Property. "**Game Farm**" means land used for the business of domesticating, raising, keeping, herding or otherwise enclosing Game Farm Animals. "**Game Farm**

Animal" means any large mammal indigenous to Alberta, including but not limited to, whitetail deer, mule deer, moose, elk, bison, caribou, black bear, grizzly bear, mountain lion, wolf, cougar, antelope, bighorn sheep and mountain goat.

17. **Aircraft Facilities** –Constructing, conducting, or operating aircraft facilities or aircraft landing facilities on the Property.

18. **Communication and Renewable Energy Structures** –The creation, construction or operation of Communication Structures and Renewable Energy Structures, as well as any associated buildings or access Roads or Trails. Small-scale Renewable Energy Structures, and their associated Trails, that are intended to create power that will be used on the Property are permitted with the prior written approval of SALTS. "**Communication Structures**" means any communication facilities, structures and equipment including, but not limited to, any radio, cellular or other communication towers or structures whether or not supporting antennas or aerials for telecommunication and/or broadcasting that are intended for primarily off-site usage. "**Renewable Energy Structures**" means instrumentation, equipment, machinery, facilities and structures, that are designed and built to capture and convert the energy of the wind, water or sun into other forms of energy or power, including but not limited to, electrical energy and mechanical power. Renewable Energy Structures include, but are not limited to, items commonly known as windmills, wind turbines, wind or water pumps, solar panels, solar modules or solar arrays.

19. **Signs and Billboards** – Constructing, maintaining or erecting any notices or commercial signs or billboards on the Property, including those attached to a trailer or vehicle parked on the Property. Notwithstanding this restriction, limited signage of 2 square meters or less may be used for:

    (h) stating the name of the owner of the Property;

    (i) advising that the Property is protected by this Agreement;

    (j) deterring any unauthorized entry or use; or

    (k) advertisement for the sale of the Property.

20. **Utility Structures** –The installation of Utility Structures except:

    (l) as required by law;

    (m) as may be required by the Landowner for Ranching and domestic purposes.

    "**Utility Structures**" means any item constructed, erected, or built that transmit electricity, oil, gas or water for commercial sale, including but not limited to transmission lines, gas lines, pipelines and/or water lines.

Part 2 – Exemptions to the Restrictions

Notwithstanding the above Restrictions, the Landowner is expressly permitted to:

1. Retain the 7-acre farmstead area in the NW9-4-28-4, and in the specific location shown on Map 2 of Schedule C. It is further agreed that:

    (n) only two dwellings may be located within the farmstead;

(o) one or more buildings, structures or activities associated with the dwellings, and which are consistent with residential or Ranching use, may be located within the farmstead;

(p) any permitted dwelling, building or structure within the farmstead may be reduced, enlarged, improved or replaced from time to time; and

(q) commercial activities conducted specifically by the Landowner and/or their family residing in the farmstead, and exclusively within the farmstead area, and which do not require structures in addition to those built for residential or Ranching use are allowed, except those creating noise, activities, or emissions that may impact the Conservation Values of the Property in the sole opinion of SALTS.

2. If bison are to be raised on the property fencing design can be altered to include:

(a) A five-strand fence with no more than 2 wires electrified. The top wire shall not exceed 60" high and a bottom wire no lower than 16" off the ground. No fencing configuration shall allow a wire spacing of less than 10". This applies to both perimeter and interior fences.

(b) In areas identified as high priority wildlife areas and/or riparian areas the five-strand fencing will have 'gaps' of 4 strand fencing as described in Restriction #3, no shorter than 12 linear meters in length.

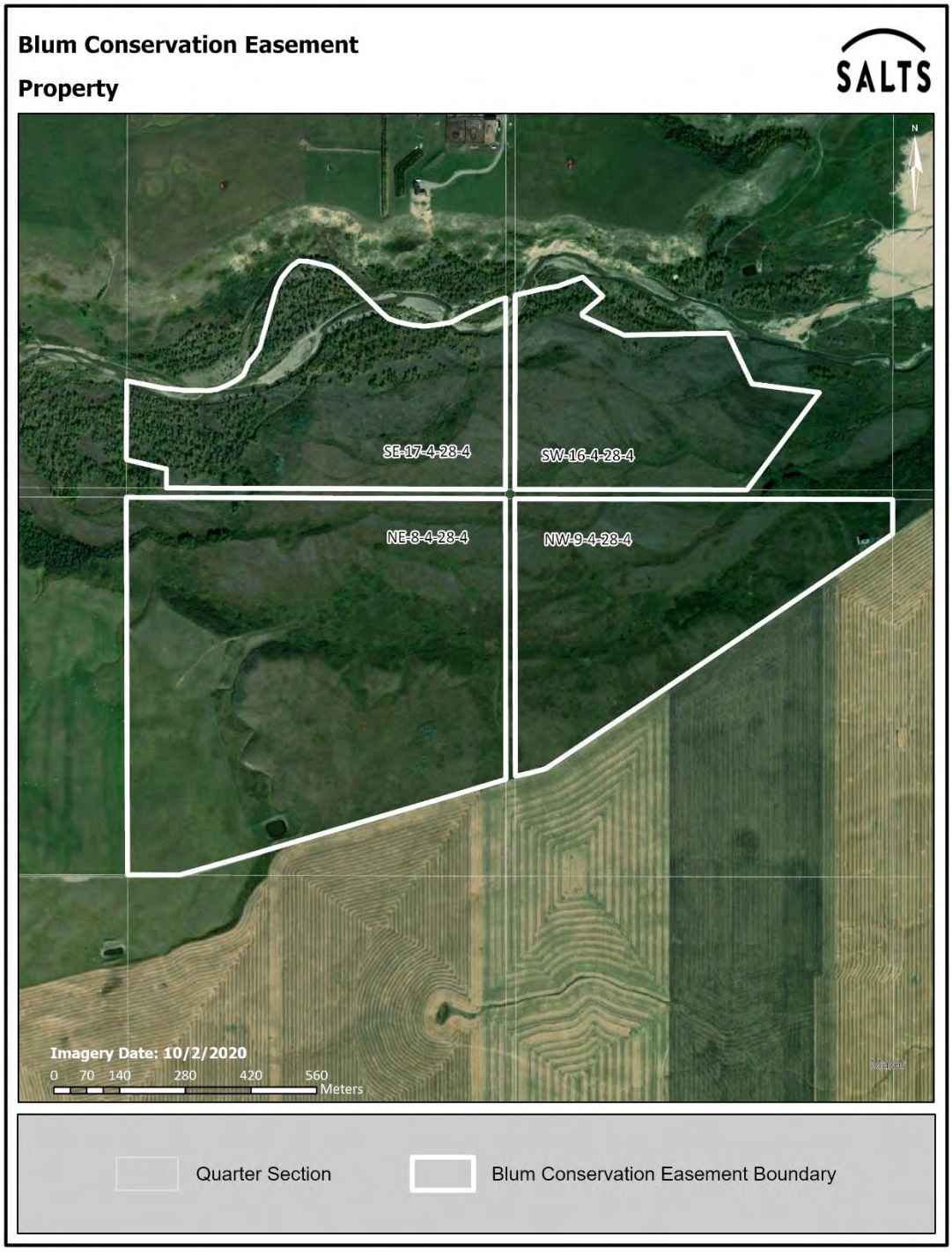
(c) When bison are not present in a pasture, electrified wires must be turned off.

(d) In the areas identified as high priority wildlife areas and/or riparian areas, all efforts shall be made to modify fencing to conform to wildlife friendly fencing standards as laid out in the Alberta Conservation Association "Wildlife Friendly Fencing Guide", especially while bison are not in these pastures.

Any permits or approvals required for the activities described above will be the sole responsibility of the Landowner. The Landowner further agrees that, notwithstanding SALTS has permitted any of the forgoing to be exceptions to the Restrictions and notwithstanding anything to the contrary, SALTS shall have no responsibility or liability in connection with the Landowner undertaking any of the activities listed under Part 2 above. For greater certainty, the indemnity provisions of Section 15.1 shall be applicable to all such activities of the Landowner without exception.

SCHEDULE "C"

Map One (Property)



Recommendation to Council

TITLE:	**Draft Letter to Evolugen – Re Sunrise Solar Project**		
PREPARED BY: Laura McKinnon		**DATE: June 8, 2023**	
DEPARTMENT: Planning and Development			
	2023/06/08	**ATTACHMENTS:** 1. **IMDP Committee Notes** 2. **Draft Letter to Evolugen**	
Department Supervisor	**Date**		
APPROVALS:			
		2023/06/08	
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:
That Council approve a joint letter of opposition with The Town of Pincher Creek to Evolugen regarding the Sunrise Solar Project.

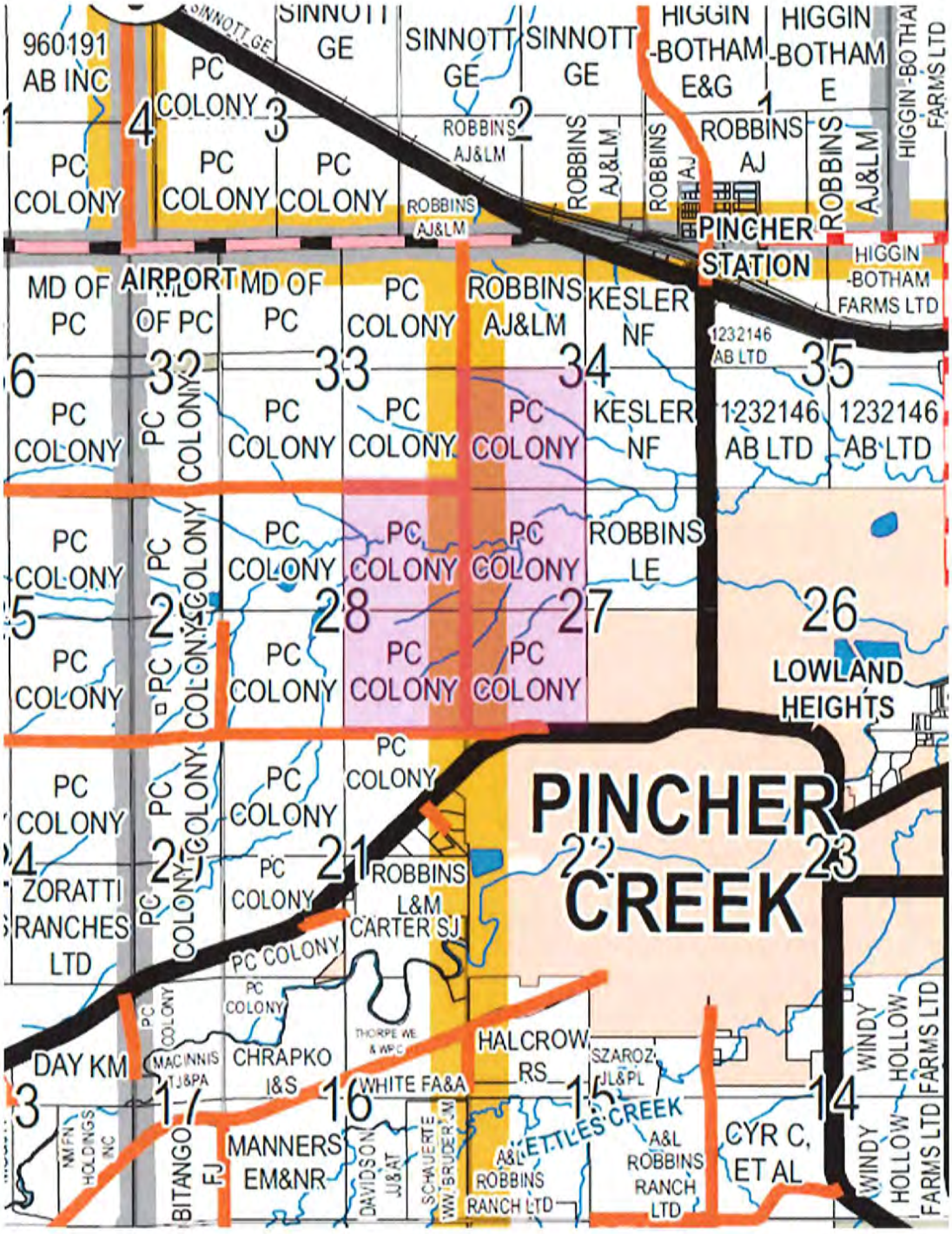
BACKGROUND:
On May 16, 2023, the MD held an Inter-Municipal Development Plan Committee meeting regarding the Sunrise Solar Project proposed by Evolugen within the Urban Fringe Land Use District ***(Attachment No. 1)***. At this time, there has been no formal application made to the MD of Pincher Creek by Evolugen.

At the IMDP Meeting, it was recommended to administration to have ORRSC draft a letter of opposition on the Sunrise Solar Project ***(Attachment No. 2).***

FINANCIAL IMPLICATIONS:

None.

Recommendation to Council
Location Map



NOTES
Municipal District of Pincher Creek No. 9
and
Town of Pincher Creek
Intermunicipal Development Plan Committee Meeting
Council Chambers – MD Administration Office
Tuesday, May 16, 2023
1:00 pm

Attendance:

Gary Cleland	Councillor, Town of Pincher Creek
Mark Barber	Councillor, Town of Pincher Creek
Rick Lemire	Reeve, MD of Pincher Creek
Tony Bruder	Councillor, MD of Pincher Creek
Roland Milligan	Chief Administrative Officer, MD of Pincher Creek
Laura McKinnon	Development Officer, MD of Pincher Creek
Gavin Scott	Senior Planner, ORRSC
Steve Harty	Senior Planner, ORRSC
Lisa Goss	Legislative Services Manager

Reeve Rick Lemire called the meeting to order, the time being 1:00 pm.

1. Adoption of Agenda

Councillor Gary Cleland

Moved that the May 16, 2023 IMDP Agenda, be approved as presented.

Carried

2. Evolugen – Sunrise Solar Project

Gavin Scott, Senior Planner for the MD of Pincher Creek in tandem with Steve Harty, Senior Planner for The Town of Pincher Creek gave overview of the Intermunicipal Development Plan and correlation to the proposed Sunrise Solar Project.

Steve Harty gave overview of the draft Area Structure Plan for North West Town of Pincher Creek. Being that it is a conflicting use in that area for the solar and residential. Setbacks would be required to comply.

There was general discussion held at this time.

Councillor Gary Cleland

Recommended that direct be given to ORRSC to formulate a letter of opposition in joint with the Town of Pincher Creek and the MD of Pincher Creek, to take back to Council for approval.
Carried

3. Adjournment

Councillor Tony Bruder

Moved that the meeting be adjourned, the time being 1:38 pm.

Carried

Municipal District of Pincher Creek No. 9
PO Box 279
1037 Herron Ave
Pincher Creek, AB
T0K 1W0

Town of Pincher Creek
PO Box 159
962 St. John Ave
Pincher Creek, AB
T0K 1W0

Evolugen
41 Victoria Street
Gatineau, Quebec
J8X 2A1

RE: Sunrise Solar Project, Evolugen by Brookfield Renewables
Solar Power Plant Proposal (75MWac/~98MWdc) in the Municipal District of Pincher Creek

Dear Sir or Madam:

As the project proponent, Evolugen, having made inquiry regarding a proposed solar power plant located within the Urban Fringe land use zone of the Municipal District of Pincher Creek (see Appendix A), your questions and open house discussion with the public generated the need for an Intermunicipal Development Plan (IMDP) committee meeting between the Municipal District of Pincher Creek and Town of Pincher Creek to discuss and determine the affected municipalities' next steps for the proposal. This meeting was held May 16, 2023, at the Municipal District of Pincher Creek offices. Council Representatives of both the Town and Municipal District were in attendance with support staff from both municipalities also in attendance.

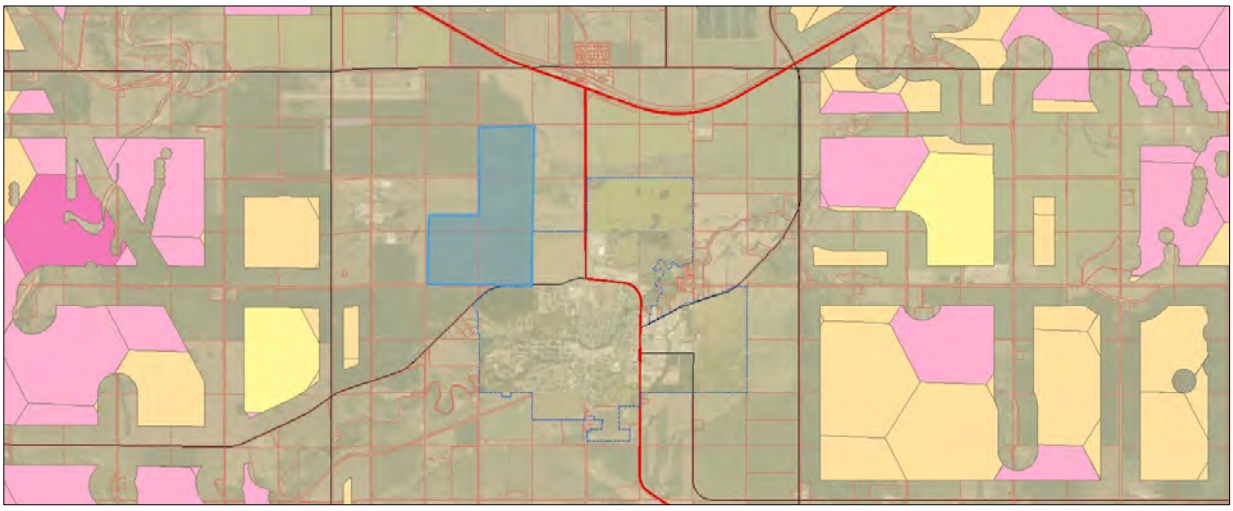
The result of the meeting was that both municipalities agreed to object to the location of the proposal in the Urban Fringe given the existing planning documents that are in place and the content therein. The documents of importance here are the **Intermunicipal Development Plan** (Town of Pincher Creek Bylaw 2010-11 and Municipal District of Pincher Creek Bylaw 1200-10), the **Town of Pincher Creek Municipal Development Plan** Bylaw 1518-13, **Municipal District of Pincher Creek Municipal Development Plan** Bylaw 1330-21, **Municipal District of Pincher Creek Land Use Bylaw** 1289-18 (LUB), and a completed draft **Town of Pincher Creek Area Structure Plan** for the SE 27-6-30 W4M.

The creation of the IMDP for land use came with many hours of challenging and arduous negotiation between the two municipalities. As will be demonstrated through policy excerpt, the current document's basic premise is to protect agricultural land prior to the transition to urban style development. The document is, as all planning documents are, to be interpreted as inclusive. Meaning that if the use is not contemplated then it is prohibited. In the case of wind and solar power plants the use is not included in the document.

A prior attempt was made to develop a wind farm within the Urban Fringe and that process ended in a local appeal where the proposal was denied for a lack of landowner signature on the development application (the same landowner involved in this proposal). Within the appeal finding of facts, it is noteworthy that the landowner opposed the development citing its detriment to the Urban Fringe. See attached Subdivision and Development Appeal Board decision Finding of Fact #14 (Appendix B). It is not clear how the landowner can see any less detriment to either the potential for urban growth or the agricultural future of the land for this new proposal.

Within Part VIII Section 59.9 of the Municipal of Pincher Creek Land Use Bylaw, the proposal shall consider using the least productive lands when selecting sites. A simple check of the Canadian Land Inventory (CLI) shows the proposed lands are described as Class 2 soils. Unlike other regions of Alberta where good soils are more abundant, the Municipal District has only 0.1% of its land designated as Class 2 soils. In support of the local agricultural economy, a conversion of any soil to a non-agricultural development designated this highly cannot be accepted. The proponent during its open house with the public claimed the potential for co-benefits of grazing livestock within the panels to maintain the agricultural use as well as the commitment to ensuring the longevity of soil quality and native grass species. The reality is that the value of current field crops is not equivalent to intermittent grazing post solar farm construction. It has also been seen that when the solar farms are built considerable wind erosion during construction damages the land beyond any acceptable land management practices. This wind erosion will introduce unwanted silt into the adjacent waterways and drainage channels in the area.

As support for the desired outcome of the South Saskatchewan Regional Plan, the protection of agricultural land is provided in Section 8.21 and the Municipal District of Pincher Creek Municipal Development Plan (Municipal District MDP), Section 10. The Municipal District and Town support the proponent in choosing a site with fewer land use conflicts. In Section 9 of the Municipal District MDP plan, the Municipal District also provides a least conflict analysis for solar siting decision. The policy refers to the final report for the Municipal Land Use Suitability Tool (MLUST) (Appendix E). The mapping product based on municipal preferences shows this area is not a preferred area for solar development because of the conflicting land uses. The diagram below shows the proposed development in blue and the suitable solar development land in pinks and yellows.



In the content of the Town of Pincher Creek Municipal Development Plan (MDP), Map 1 (Appendix C) indicates the location of the future residential growth within the Town. A draft Area Structure Plan (ASP) prepared for adjacent land within the Town also illustrates the future adjacent residential growth area. The applicant has indicated in the document entitled Sunrise Solar Project: Intro and Update for IMDP May 2023 a setback from existing housing at a distance of 300m. The proponent would be expected to have the same setback from all future housing as shown in the Town MDP and draft ASP (Appendix C and D). Residential housing would be east and immediately adjacent to the shared ¼-section line. Residential dwellings can be sited a mere 7.6 m (25 feet) from the property line to the commercial solar project. Additionally, the adjacent lands immediately to the south (south of Highway 507) within the Town limits are also planned for future residential growth. As the intended life span of the solar project is 30-35 years, this would significantly impact the growth plans for the Town of Pincher Creek.

The Urban Fringe - UF district on the subject lands should not be redesignated to the Municipal District's Wind Farm Industrial – WFI designation (i.e., Municipal District land use district used to legally allow such developments) to accommodate the solar project, as the Urban Fringe land designation is applied as a special land use zone around the town and is supported through an intermunicipal agreement (the IMDP) of the two municipalities.

It must be acknowledged that the stated intent of the Municipal District's Urban Fringe - UF land use district is to continue extensive agricultural use of lands surrounding urban municipalities until the lands are needed for urban expansion; to discourage the development and the fragmentation of land which may compromise the logical, orderly and economic expansion of urban boundaries; to discourage uses and development which would conflict with those in the adjoining urban community; and to provide coordinated and mutually satisfactory management of land uses in consultation with the adjoining urban municipality.

Please be advised that we the undersigned object to the proposal on the proposed subject lands. We hereby give notice that if this application were to be made that both the Town of Pincher Creek and the Municipal District of Pincher Creek would seek Alberta Utilities Commission acknowledgement of the land planning issues previously stated.

_____	_____
Municipal District of Pincher Creek - Reeve	***Town of Pincher Creek - Mayor***
Rick Lemire	*Don Anderberg*

Cc: Alberta Utilities Commission

References

The relevant and specific policies of all planning documents are as follows:

South Saskatchewan Regional Plan:

> *"8.21 Employ appropriate planning tools to direct non-agricultural subdivision and development to areas where such development will not constrain agricultural activities, or to areas of lower-quality agricultural lands."*

Intermunicipal Development Plan (Town of Pincher Creek Bylaw 2010-11 and Municipal District of Pincher Creek Bylaw 1200-10):

GOALS

It is the intent of the councils of the Town and Municipal District of Pincher Creek that the objectives and policies of this plan be governed by the goals stated below:

- *To facilitate orderly and efficient development in the designated Urban Fringe district while identifying each municipality's opportunities and concerns.*
- *To identify the land uses each municipality envisages for the IMDP plan boundary.*
- *When practical, to harmonize both municipalities' development and subdivision standards and requirements.*
- *To identify possible joint ventures, such as the provision of municipal services.*
- *To provide for a continuous and transparent planning process that facilitates ongoing consultation and cooperation among the two municipalities and affected ratepayers.*
- *To provide methods to implement and amend the various policies of the plan which are mutually agreed to by both municipalities.*

OBJECTIVES

The following objectives shall be used as a framework for the policies of this plan and its implementation:

- *To identify the growth strategies of the Town of Pincher Creek and ensure that these growth strategies are compatible with the development and land use policies of the Municipal District of Pincher Creek.*
- *To discourage the fragmentation of agricultural land and to prevent the premature conversion of agricultural lands in the IMDP plan boundary or area adjacent to it to non-agricultural uses.*
- *To recognize the continued viability of both communities by providing development in the urban fringe that:*
  - *(a) fosters a healthy environment, and*
  - *(b) seeks to minimize conflict when expansion becomes necessary.*
- *To direct country residential and other non-agricultural development to locations which are least disruptive to the agricultural community and to orderly urban expansion.*
- *To assist appropriate approval authorities to exercise control over confined feeding operations and industrial or other development which may have a potentially adverse impact on existing and / or future land use.*

- *To discourage development on flood-prone areas, potentially unstable slopes, undermined areas and other hazard lands and to ensure that public health and safety issues are given adequate consideration when land use and related decisions are being made.*
- *To maintain and promote a safe and efficient roadway network.*
- *To ensure development is serviced to standards appropriate to the location and type of development.*

1.4 Extensive agriculture will be the primary land use of the lands designated on the Land Use Guide Map, until these lands are redesignated in a land use bylaw in accordance with this plan. Land uses will be allowed in accordance with the Urban Fringe District contained in the Municipal District of Pincher Creek Land Use Bylaw.

4.1 The Municipal District will encourage commercial and industrial development proposed in the urban fringe district to areas designated for such uses in their Land Use Bylaw, or the Town's Municipal Development Plan.

Municipal District of Pincher Creek Municipal Development Plan 1330-21:

9.10 The municipality may support the integration of wind and solar energy conversion systems with other land uses in the municipal district where the area has been deemed suitable by the zoning and development processes.

9.17 When municipal governments consider industrial scale solar or wind energy development, it immediately becomes clear that not everywhere is suitable for those activities, and not everywhere is unsuitable. For some areas it is a clear-cut 'yes' or 'no', but most areas sit somewhere on a continuum between those two extremes. To understand this fact better the MD went through an analysis process called the Municipal Land Use Suitability Tool (MLUST). This process asked council to value various land use concerns across the MD.

As it stands, the results are not meant to hinder development proposals, but are too be used by developers, who may be new to the area, to understand perceptions of conflicting land use within the municipality and to understand local values. Proponents for industrial scale wind and solar development shall consult the Municipal Land Use Suitability Tool (MLUST) for Municipal District of Pincher Creek, Tracy Lee, Ken Sanderson, Guy Greenaway, and Holly Kinas, April 2020 as part of their preparation for a development application to the MD. The MD shall amend the land use bylaw to include details for this submittal requirement and provide a mapping product that can be utilized for analysis.

10.1 Extensive agriculture shall remain the predominant and prevailing land use in the municipality.

10.3 The MD shall protect prime agricultural lands from development that would eliminate the viability of these lands from crop production. These lands shall be identified by using the Canadian Land Inventory. The MD shall ensure that provisions in the land use bylaw protect agricultural land from non-agricultural development.

Municipal District of Pincher LUB 1289-18 Part VIII Section 59:

59.9 In the "Agriculture – A", "Wind Farm Industrial – WFI" and "Urban Fringe – UF" land use districts, applicants shall consider the following when selecting sites:

(a) use of the lowest productive land, dry corners, and poor agricultural land with Canada Land Inventory (CLI) soil classification of 4 through 7, is preferred;

Municipal District of Pincher LUB 1289-18 Urban Fringe - UF district

The intent of the Urban Fringe - UF district is to:

(a) continue extensive agricultural use of lands surrounding urban municipalities and designated hamlets until the lands are needed for urban expansion; and

(b) discourage the development and the fragmentation of land which may compromise the logical, orderly and economic expansion of urban boundaries; and

(c) discourage uses and development which would conflict with those in the adjoining urban community; and

(d) provide coordinated and mutually satisfactory management of land uses in consultation with the adjoining urban municipality;

(e) implement the Intermunicipal Development Plan surrounding the Town of Pincher Creek.

Under the Urban Fringe - UF district section 2, Uses, a commercial Solar Power Plant (defined and categorized in land use bylaw as a 'Solar energy system, commercial/industrial') is not prescribed as a permitted or discretionary use in the district and is therefore prohibited.

Subdivision and Development Appeal Board Decision No. 2006-96 finding of Fact #14:

14. A letter dated February 26, 2009 (SDAB exhibit item J1.11), was sent to the Municipal District of Pincher Creek from the landowner of the SE¼ 35-6-30-W4M, stating that "as the registered owners we the Hutterian Brethren of Pincher Creek as a Colony, the registered owners of S ½ of Sec. 35 *Twp 6 Range 30 W4th Meridian, and the N ½ of Sec. 26 Twp 6 Range 30 W4th Meridian oppose the application on the grounds that it will prohibit development of the N½ of Section 26 TWP 6 Range 30 W4th Meridian which is currently in the urban fringe area and is part of an annexation application of the town; and there will be excessive noise from the windmills which will affect the use of our lands."*

Town of Pincher Creek MDP Bylaw No. 1518-13

Section 2.0 Residential Growth - Overall, residential development will continue to be directed to areas west of Highway 6 so as not to conflict with commercial and industrial uses to the east of the highway. A mix of conventional residential and higher density residential development will generally be directed to areas in the northwest portion of the community as sewer and water services can be more easily accommodated in this portion of the community.

Policy 4.1 Future urban growth and development in the Town should be directed to the areas identified in the Future Land Use and Growth Directions Map (Map 1) as

future growth areas if they are determined to be suitable for development and can be serviced with municipal infrastructure.

Town of Pincher Creek – Hasegawa Area Structure Plan (ASP) SE 27-6-30-W4 (draft)

Section 3.1 Development Objectives

The overall goal of the subdivision is to establish a framework for merging a desirable residential area, attractive commercial enterprise lots and community-minded development. The residential area is a mix of affordable multi-family housing, condominium units and single residential lots coupled with green space that also serves to store and improve storm runoff.

APPENDIXES

A – Municipal District of Pincher Creek Land Use Bylaw 1289-18 Map 9 Urban Fringe

B - Subdivision and Development Appeal Board decision 2006-96-2009

C – Town of Pincher Creek MDP Map 1 excerpt

D – Town of Pincher Creek Area Structure Plan SE 27-6-30 W4 Concept Land Use Map

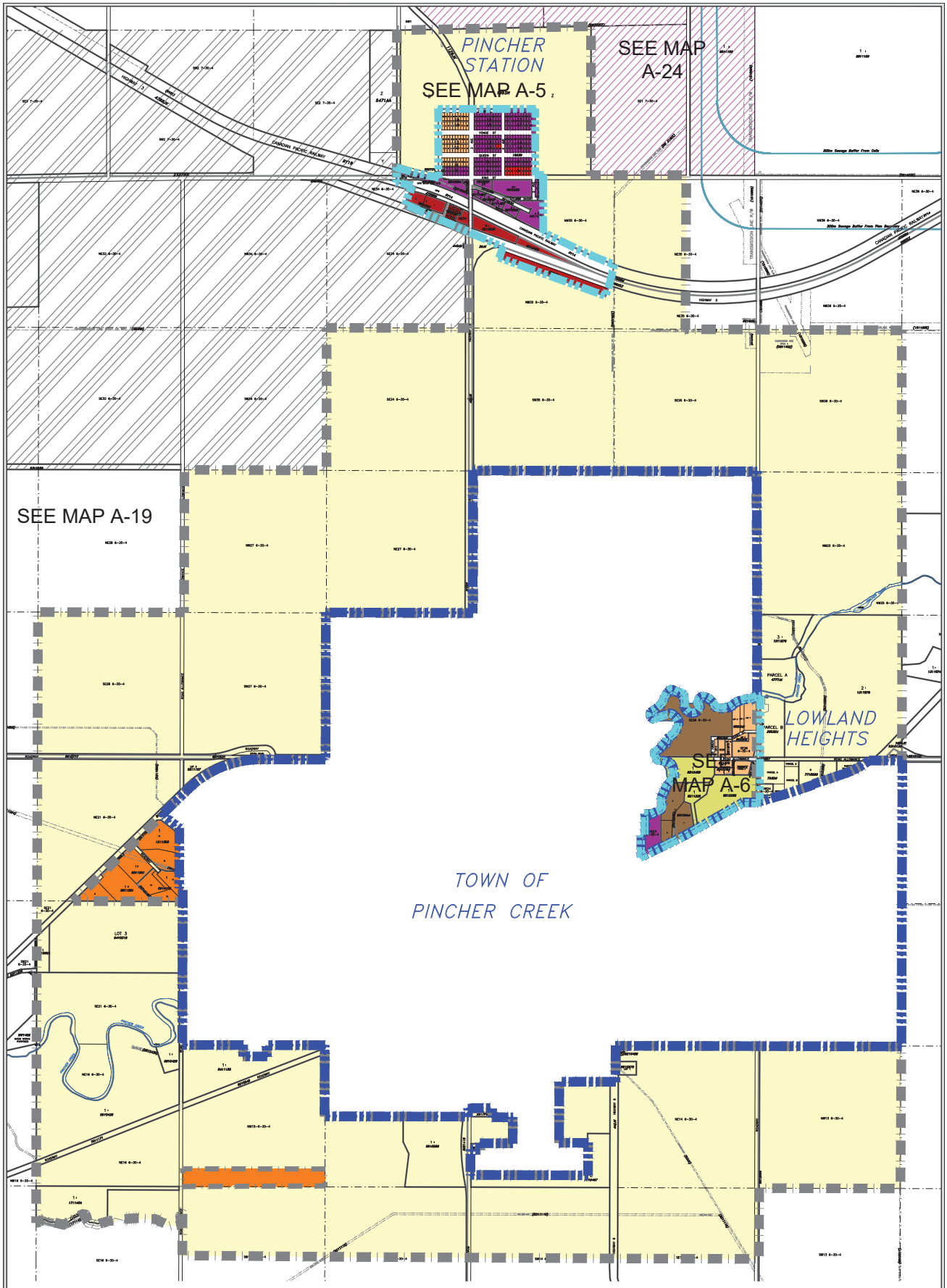
E - Municipal Land Use Suitability Tool (MLUST)

APPENDIX A

Municipal District of Pincher Creek

Land Use Bylaw 1289-18

Map 9 Urban Fringe



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

MAP A-9

TOWN OF PINCHER CREEK - URBAN FRINGE

Agriculture	'A'
Grouped Country Residential	'GCR'
Urban Fringe	'UF'
Airport Vicinity Protection	'AVP'
Urban Fringe Boundary And Intermunicipal Development Plan Boundary	
Hamlet Boundary	
Town Of Pincher Creek Boundary	

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 04, 2018 C:\Users\mkristic\appdata\local\temp\AcPublish_5960\
MD of Pincher Creek LUB 1289-18 - November 13 2018.dwg

APPENDIX B

Subdivision and Development Appeal Board Decision

2006-96-2009

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING 2006-96-2009

Development Application: 2006-96

BEFORE: THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9 SUBDIVISION AND DEVELOPMENT APPEAL BOARD (Board)

Members:

Jim Lynch-Staunton **Wade Mitchell** **Dallis McGlynn**

In the matter of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended (MGA);

and in the matter of the Municipal District of Pincher Creek No. 9 Land Use Bylaw No. 1140-08 and amendments thereto (LUB No. 1140-08) and the Municipal District of Pincher Creek No. 9 Municipal Development Plan No. 1062-02 (MDP No. 1062-02);

and in the matter of an appeal by: Four Corners Wind Farm Project
ABKO Holdings Ltd. &
70 Holdings International Ltd.
c/o Gowling Lafleur Henderson LLP
Calgary, AB

by which the applicant has deemed the permit refused by the development authority in accordance with Section 684 of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, whereby **a revised application to install six (6) wind energy conversion systems on the Southeast Quarter Section of 35, Township 6, Range 30, West of the 4th Meridian** in the Municipal District of Pincher Creek, was found to be **incomplete** by the Municipal Planning Commission at the Municipal Planning Commission Meeting on March 3, 2009.

THE INFORMATION PART OF THE HEARING WAS DOCUMENTED

UPON PROVIDING THE appellant with a copy of the exhibits referred to on a List in Appendix A attached hereto and there being no objections to the said exhibits.

UPON WRITTEN NOTICE of the Hearing of the appeal being given in accordance with section 686 of the MGA.

UPON HEARING at the said Hearing, held in the Town of Pincher Creek on **March 30, 2009**, the evidence adduced from and submissions made by the person(s) shown in Appendix B attached hereto.

UPON HEARING the oral presentations of said representatives and having regard to LUB No. 1140-08 and MDP No. 1062-02 and amendments thereto; and under the authority vested in the Subdivision and Development Appeal Board pursuant to the MGA, this Board finds that the application under appeal is **INCOMPLETE and therefore does not have the jurisdiction to render a decision on the appeal.**

PURSUANT TO section 680(3) of the MGA, written reasons for this decision have been furnished in this decision.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

_____ _____

Date **Board Chairman**

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING 2006-96-2009

Development Application: 2006-96

UPON HAVING HEARD what was alleged by the appellant, and **upon having heard** what was alleged by the Development Authority and **upon hearing** others listed in Appendix B of this decision and **upon having read** exhibits noted in Appendix A of this decision, the Subdivision and Development Appeal Board finds the facts to be as follows:

1. On July 11, 2006 the Development Authority of the Municipal District of Pincher Creek No. 9 received an application from ABKO Holding Ltd. and 70 Holding International Ltd. to install 6, 1.8 MW Vesta V80 on lands legally described as SE¼ 35-6-30-W4M, SW¼ 35-6-30-W4M, NE¼ 26-6-30-W4M, and NW¼ 26-6-30-W4M. On September 6, 2007 the MPC refused the application.
2. On September 28, 2007 the applicant appealed the refused application to the Subdivision and Development Appeal Board on the grounds that the appellants requested the Board to require the MPC to table the application pending the submission of additional application information, rather than refuse it.
3. The Board denied the appeal on the basis that the Board did not have the jurisdiction to hear the appeal given the grounds of appeal set out in the Notice of Appeal filed by the Appellants.
4. On September 19, 2008 Court of Queen's Bench issued an order (Action No. 0801-01256) which indicated

   *"The decision of the Respondent the Municipal Planning Commission of the Municipal District of Pincher Creek No. 9 made on or about September 6, 2007 by which it refused to "table", or adjourn, consideration of Development Permit Application No. 2006-96 (the "**Development Permit Application**") and denied the Development Permit Application is herby quashed and set aside, and the said Municipal Planning commission is directed to consider and hear the Development Permit Application when it is complete"*
5. On January 16, 2009, a revised application was submitted to the Municipal District of Pincher Creek No. 9 application by ABKO Holding Ltd. and 70 Holding International Ltd. to install 6, wind energy conversion systems on land legally described as SE¼ 35-6-30-W4M and an accessory building.
6. On March 3, 2009 the Municipal Planning Commission reviewed the application and determined the application to be incomplete.
7. On March 6, 2009 the Secretary of the Board received a notice of appeal ABKO Holding Ltd. and 70 Holding International Ltd. regarding "*the refusal by the Municipal Planning Commission to hear Application 2006-96 pursuant to section 684, 685(2) and 686(1) of the Municipal Government Act and Section 26 of the Land Use Bylaw 1140-08.*"
8. Prior to presentations of the merits of the application itself, the initial task for the Board was to determine its jurisdiction in regards to the filing of the appeal. The Board Chairman stated at the start of the hearing that based on the submissions, the Board was of the opinion that preliminary issues existed regarding the completeness of the application, and asked for presentations and information pertaining to this matter on the application.
9. Mr. Ron Hansford, legal counsel for the appellant stated that the application, as submitted, was complete in all respects. He referred the Board to the May 2007 letter from the landowner as evidence of the landowner's signature.
10. Mr. Roland Milligan, Development Officer, stated that section 15.1 (a) of LUB No. 1140-08 requires the landowner's signature on the application. Mr. Milligan indicated that the original application dated July11, 2006 had a letter attached signed by the applicant but the Municipal District had since received two letters, dated September 5, 2007 and February 26, 2009, in which the landowner voiced opposition to the development. He stated that in accordance with Section 15.1 (a) there was no consent by the landowner for the revised application.
11. Ms. Joanne Klauer, legal counsel for the Municipal District of Pincher Creek No. 9, stated that section 53.11 of the Land Use Bylaw required that reports and approvals from the agencies listed were a mandatory precondition of the application and a response from Alberta Environment was not submitted as part of the application.
12. Mr. Hansford was of the opinion that the bylaw doesn't ask for the approvals and reports, but that the application information had been submitted to Alberta Environment which they are currently

reviewing, and acknowledged that he couldn't say whether or not the MD had received any response from Alberta Environment in this regard. Mr. Hansford reiterated that he was of the view that the application, as submitted, was complete in all respects.

13. A letter dated September 5, 2007 (SDAB exhibit item H17.1), was sent to the Municipal District of Pincher Creek from the landowner of the SE¼ 35-6-30-W4M, stating they "*object to the application for the installation of the wind farm. At the time that we were requested to sign the lease we were not aware and were not advised that WECS were not allowed in the North ½ of Sec 26 and North ½ of Sec 35-6-30-W4th. These lands are in Town Urban Fringe lands and the Hamlet of Pincher Station Urban Fringe lands. Due to the fact of the Transmission line in the South ½ of Sec. 35 and due to proposed realignment of Highway No. 3 it would be impractical to place wind towers in the South ½ of Sec. 35. We oppose the application for the reasons stated."*
14. A letter dated February 26, 2009 (SDAB exhibit item J1.11), was sent to the Municipal District of Pincher Creek from the landowner of the SE¼ 35-6-30-W4M, stating that *"as the registered owners we the Hutterian Brethren of Pincher Creek as a Colony, the registered owners of S ½ of Sec. 35 Twp 6 Range 30 W4th Meridian, and the N ½ of Sec. 26 Twp 6 Range 30 W4th Meridian oppose the application on the grounds that it will prohibit development of the N½ of Section 26 TWP 6 Range 30 W4th Meridian which is currently in the urban fringe area and is part of an annexation application of the town; and there will be excessive noise from the windmills which will affect the use of our lands."*
15. Mr. Craig Simmons, agent representing the landowner of the SE¼ 35-6-30-W4M, stated that the letters of opposition from the landowner act as a withdrawal of support of the application.
16. LUB No. 1140-08 section 53.11 states, "Prior to making a decision on a development application for a WECS, the developer shall provide the appropriate reports and/or approvals from the following: Alberta Energy and Utilities Board, Transport Canada, Navigation Canada, Alberta Community Development, Alberta Environment."

HAVING REGARD TO THE FINDINGS OF FACT; and having regard for statutory plans, Land Use Policies and Land Use Bylaw No. 1140-08 and the Subdivision and Development Regulation, the Subdivision and Development Appeal Board makes the following decision:

The Subdivision and Development Appeal Board finds that Development Permit Application No. 2006-96 is incomplete for the following reasons:

1. Section 15.1 (a) of Land Use Bylaw No. 1140-08 requires a landowner signature on an application for a development permit. The Board finds that this signature is required to indicate consent for the development. While the landowner did provide consent by way of the May 2007 letter, that consent has been withdrawn by the subsequent letters. The Board finds that the evidence does not provide the level of certainty for the Board to conclude that the owner had signed the application or provided other acceptable evidence of landowner support, as the landowner consent is in question on this matter.
2. Section 53.11 of Land Use Bylaw No. 1140-08 states that reports and/or approvals are required <u>from</u> Alberta Environment (*underline added for emphasis*). This report and/or approval are absent.

For these reasons the Board finds this development permit application is incomplete and should be considered and heard by the Municipal Planning Commission of the Municipal District of Pincher Creek No. 9 upon its completion. The Board concludes it does not have jurisdiction to hear this appeal as s. 684 of the *Municipal Government Act* allows an applicant to deem an application refused if the development authority does not make a decision within 40 days of receipt of the application. The Board interprets this to mean 40 days from receipt of a complete application.

INFORMATIVE:

On April 2, 2009 the solicitor for the Board received a letter from Gowlings, solicitors for the applicant, requesting the board reconvene to receive further information. On April 3, 2009, the Board Solicitor was contacted by Gowlings (confirmed by letter April 6, 2009), withdrawing the request of April 2, 2009. In reaching its decision, the Board has not considered nor taken into account the content of the April 2, 2009 letter from Gowlings.

APPENDIX A

Exhibits presented at Hearing:

A. Notice of Hearing
B. Area Map
C. List of Persons Notified
D. Letter of Appeal received by fax March 6, 2009 & by mail March 9, 2009
E. March 3, 2009 Municipal Planning Commission Meeting Minutes
F. Digital recording of the March 3, 2009 Municipal Planning Commission Meeting
G. Court of Queen's Bench Order No. 0801-01256
H. Revised Development Permit Application dated January 15, 2009
I. Notification of revised application
J. Responses to notification of revised application
K. Applicant's response to the circulation responses by persons notified
L. Correspondence from the Development Officer to the applicant dated February 19, 2009
M. Response from the Applicant's Council to the Development Officer dated February 23, 2009
N. Email from Applicant with attached NavCanada letter dated March 3, 2009
O. Development Officer Municipal Planning Commission Meeting Report
P. Letter from the Applicant's Council to the Development Officer dated March 6, 2009
Q. Letter from Development Officer to Applicant Dated March 16, 2009
R. Submission for the Hearing from the Appellants received March 26, 2009

APPENDIX B

Persons who gave evidence or made submissions at the Hearing:

CAPACITY	NAME
Appellant/Applicant(s):	Mr. H. Ron Hansford – Legal Counsel Mr. Paul Edwards – Legal Counsel Mr. Allan Kettles – Appellant
MD of Pincher Creek Representative(s):	Mr. Roland Milligan – Development Officer Ms. Joanne Klauer – Legal Counsel Mr. Gavin Scott – Planning Advisor (ORRSC)
Affected Person(s):	Mr. Doug Evans – Legal Counsel for the Town of Pincher Creek Mr. Craig Simmons – agent for the landowner

APPENDIX C

Town of Pincher Creek

Municipal Development Plan

Map 1

TOWN OF PINCHER CREEK
MDP 2013

GENERAL GROWTH DIRECTION AND FUTURE LAND USES

MAP 1

BYLAW NO. 1518-13
OCTOBER 15, 2013

- Pincher Creek Boundary
- Highway
- Highway 3 Bypass - Proposed
- General Growth Direction
- Potential Separation*

Future Land Use

- Commercial
- Commercial & Industrial
- Country Residential
- Golf Course Expansion
- Industrial
- Recreation Area
- Residential

* Pending Approval of Highway 3 Bypass

TOWN OF PINCHER CREEK ALBERTA

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 0.25 0.5 1
Kilometers

N

APPENDIX D

Town of Pincher Creek

Area Structure Plan

(SE 27-6-30-W4) Concept

Land Use Map

SE-27-6-30
TOWN OF PINCHER CREEK

CONCEPTUAL SITE PLAN
SCALE:1:4000

TOTAL AREA: 148.4 ACRES (60.1 ha)

RESIDENTIAL AREA: 50.5 ACRES (20.4 ha)

- R1 RESIDENTIAL: 40.2 ACRES (16.3 ha)
  231 SINGLE FAMILY
  27 DUPLEXES
- R4 RESIDENTIAL: 10.3 ACRES (4.2 ha)
  20 FOURPLEXES
  CONDOMINIUM COMPLEX
- COMMERCIAL C2/C4: 58.1 ACRES (23.8 ha)
- PARKS/OPEN SPACE: 10.5 ACRES (4.2 ha)
- URBAN RESERVE: 2.1 ACRES (0.86 ha)

ROADS/RIGHT-OF-WAYS: 27.2 ACRES (11 ha)

0 100 200

NOTES

Contractor to check and verify all dimensions befo construction, any errors and ommisions shall be reported to the engineer immediately

Drawing shall not be used for construction until approved

Do not scale the drawing

All construction shall be in accordance with the latest codes, may it be construction, mechanical, etc

#	REVISION	DATE

Hasegawa Engineering
Consulting Professional Engineer
1220 - 31 Street North
Lethbridge, Alberta T1H 5J8
Ph: 403-328-2656
Fax: 403-328-2728
email: hasgm@telusplanet.net

PINCHME CORP

PINCHER CREEK SUBDIVISION

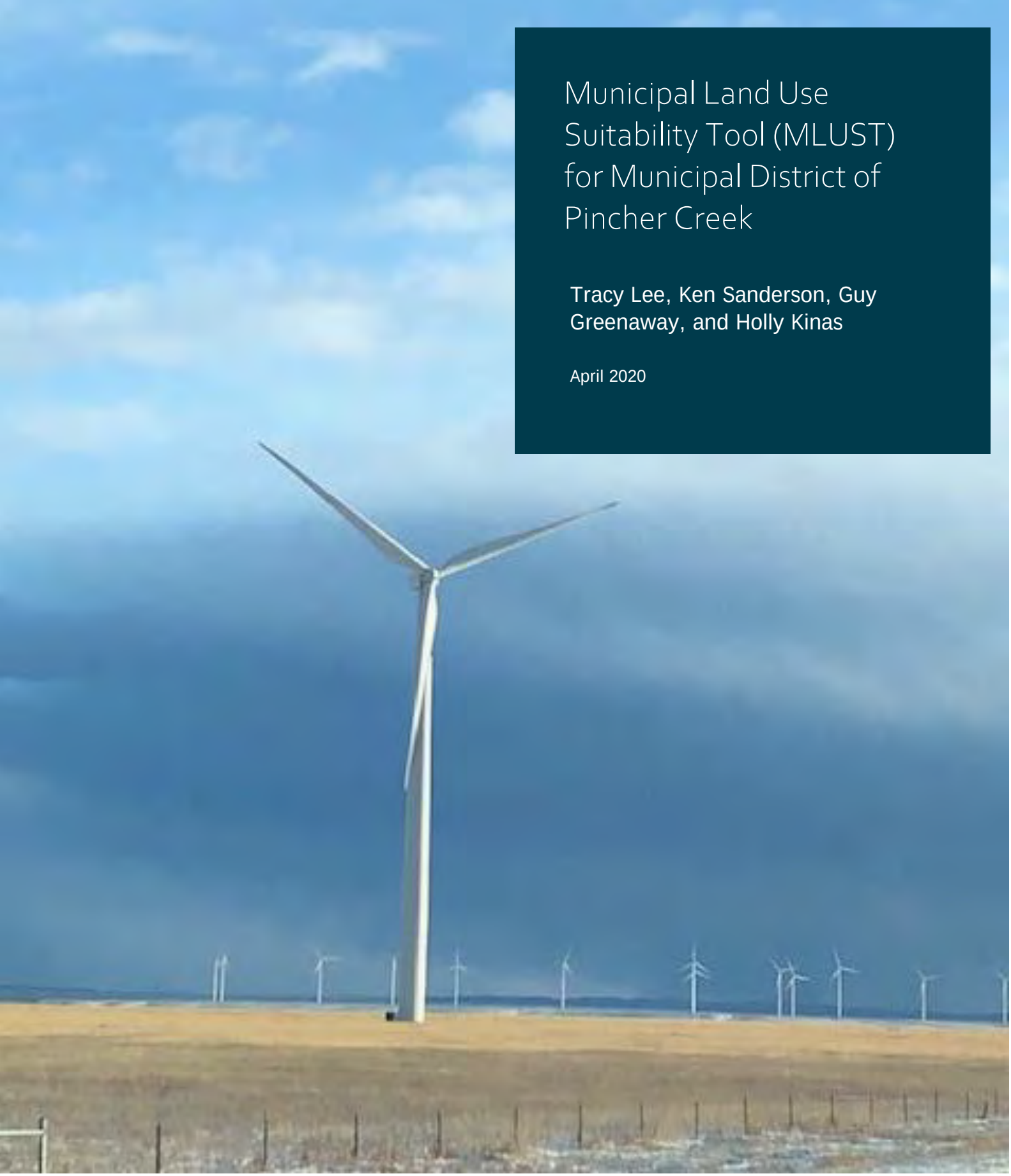
PROPOSED LANDUSE

HE	07241
DC	
HE	1:4000
HE	
MAY 2, 2008	2

APPENDIX E

Municipal District of Pincher Creek

Municipal Land Use Suitability Tool



Municipal Land Use Suitability Tool (MLUST) for Municipal District of Pincher Creek

Tracy Lee, Ken Sanderson, Guy Greenaway, and Holly Kinas

April 2020

Miistakis Institute

OLDMAN RIVER REGIONAL SERVICES COMMISSION

M.D. of PINCHER CREEK

This report was made possible through a grant from Energy Efficiency Alberta

Municipal Land Use Suitability Tool (MLUST) for Municipal District of Pincher Creek

Tracy Lee, Ken Sanderson, Guy Greenaway, and Holly Kinas

April 2020

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Email: admin@orrsc.com
Web: www.orrsc.com/

Acknowledgments

The Municipal Land Use Suitability Tool was developed for Municipality of Pincher Creek with funds from Alberta Energy Efficiency.

For the Oldman River Regional Services Commission (ORRSC) we would like to acknowledge staff that contributed:
Gavin Scott
Diane Horvath
Max Kelly
Erin Graham
Jamie Thomas
Hailey Winder

Thank you to the Municipal District of Pincher Creek and the following representatives:
Brian Hammond, Reeve
Rick Lemire, Deputy Reeve
Bev Everts, Councillor
Quentin Stevick, Councillor
Terry Yagos, Councillor
Troy MacCulloch, CAO
Roland Milligan, Director of Development and Community Services
Lindsey Davidson, Environmental Services Technician
Martin Puch, Agricultural Service Board Member

Contents

Executive Summary

When municipal governments consider industrial scale solar or wind energy development, it immediately becomes clear that not everywhere is suitable for those activities, and not everywhere is unsuitable. For some areas it is a clear-cut 'yes' or 'no', but most areas sit somewhere on a continuum between those two extremes.

The Miistakis Institute and the Oldman River Regional Services Commission (ORRSC) developed the Municipal Land Use Suitability Tool (MLUST) to assist the Municipal District of Pincher Creek in identifying where renewable energy development is most suitable in consideration of high valued agricultural, ecological and cultural lands.

The MLUST process took six months to complete, engaged municipal stakeholders, made use of existing spatial datasets, and produced a series of map products to inform planning at the municipal scale.

MLUST engaged the municipal council and staff to identify features they valued on the landscape. Each feature was scored by stakeholders to determine each features conflict with wind and solar energy development. The most suitable areas for renewable energy development coincided with low probable conflict rating of other land uses. Renewable energy development suitability areas were also informed by removing No-Go Areas based on provincial, municipal and organizational regulations and Non-Development Areas based on existing settlement and Infrastructure.

The MLUST process identified 7.7% of the Municipal District of Pincher Creek, or 66,719 acres (270 km^2) as most suitable areas for wind energy development. MLUST identified 5.6% of the Municipal District of Pincher Creek, or 48,680 acres (197 km^2) as most suitable areas for solar energy development.

Here, we summarize the MLUST process that resulted in the identification of wind and solar energy development suitability areas in the Municipal District of Pincher Creek.

Where can renewable energy be developed?

To determine where wind and solar energy developments are suitable we considered resource availability, No-Go Areas as per regulations and Non-Development Areas due to existing settlement and infrastructure. The resources (wind speed and solar radiation) were deemed sufficient throughout the municipality in all calculations, although there are likely areas where wind speed and solar radiation are not optimal.

Removal of No-Go Areas and Settlement and Infrastructure from the land base resulted in 34% (wind) and 28% (solar) of the landscape identified as suitable for renewable

energy development. As a next step we considered the land base suitable for wind and solar energy development in consideration of other land uses.

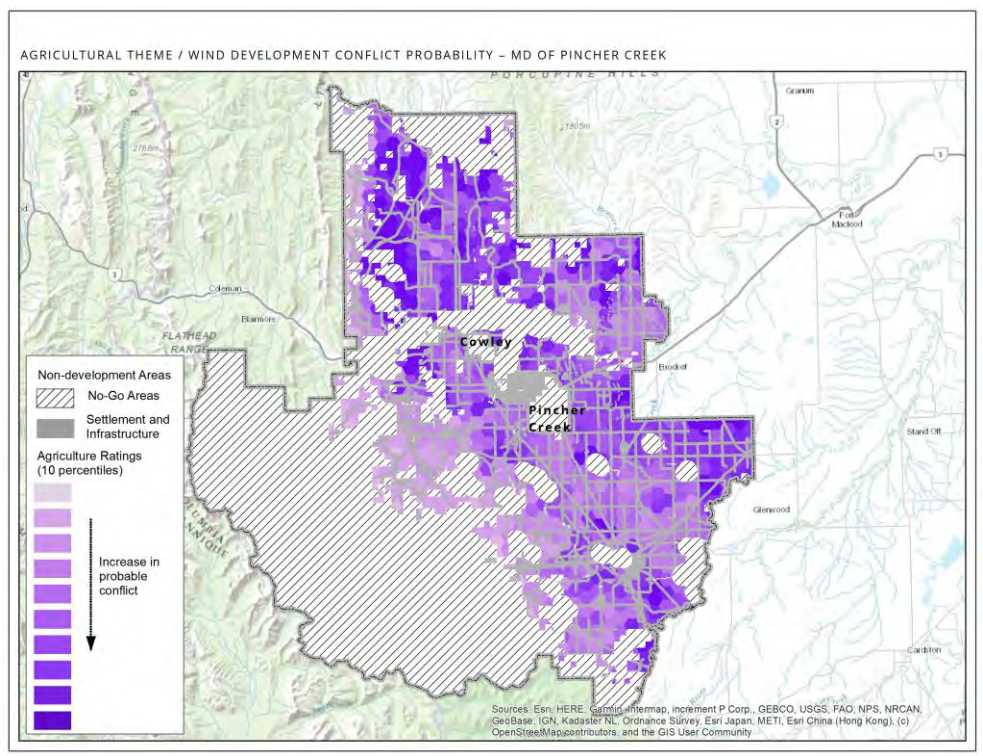
What other land uses did we value?

WE VALUED AGRICULTURE

Municipal stakeholders identified the highest valued lands from an agricultural perspective. They identified three agricultural features (listed in table below) and provided a Conflict Probability Rating based on values from 0 to 100; where higher values equate to a high agriculture value. Once agricultural features were assigned a Conflict Probability Rating, all 3 features were converted into a grid roughly the size of a section, then overlaid and the maximum value was assigned to produce an Agricultural Conflict Probability Rating Map for both wind and solar.

Agricultural Feature	Conflict Probability Rating (Wind)	Conflict Probability Rating (Solar)
1. Grazing Lands		
Native prairie	83	85
Tame pasture	60	70
2. Land Suitability Rating System (alfalfa, canola, spring grains and brome)		
LSRS Class 1: slight limitations to growth	68	78
LSRS Class 2: moderate limitations to growth	58	68
LSRS Class 3: severe limitations to growth	44	45
LSRS Class 4: very severe limitations to growth	38	33
3. Agricultural support		
Agri-business *	73	68
Agri-community *	68	65

*represent data gaps, features not represented on the map



Agricultural Conflict Probability Rating Map for wind energy development (as the purple colour darkens there is an increasing conflict with agricultural values). Maps to represent the Agricultural Conflict Probability Rating for solar can be found in full report.

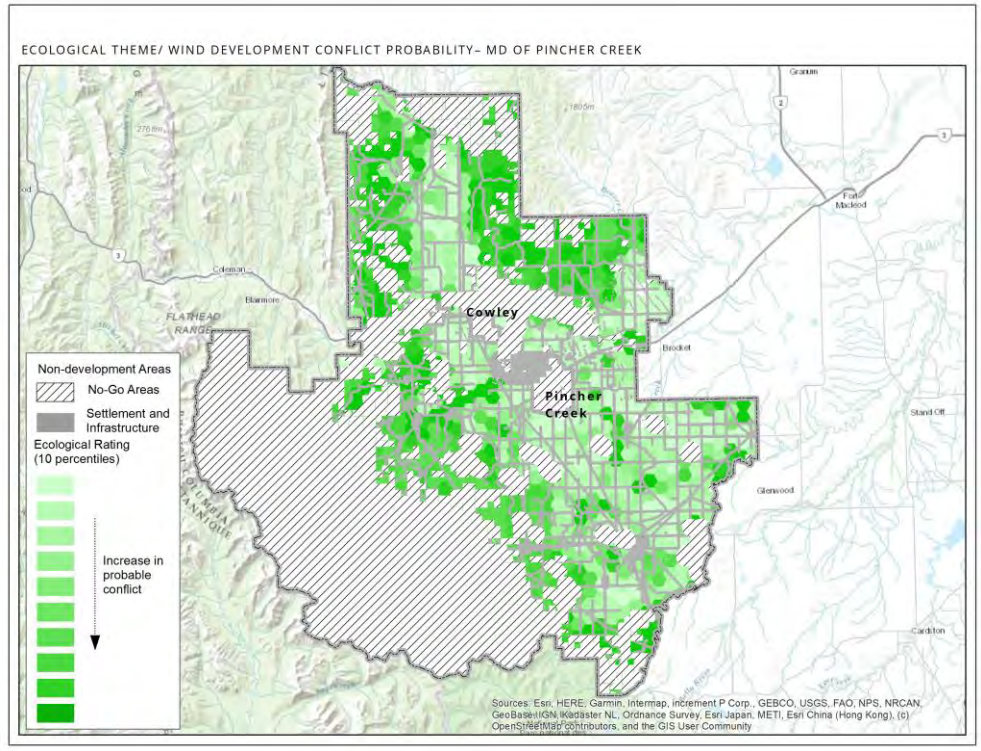
WE VALUED ECOSYSTEMS

Municipal stakeholders identified the highest valued lands from an ecological perspective. They identified five ecological features (listed in table below) and provided a Conflict Probability Rating based on values from 0 to 100; where higher values equate to a high ecological value. Once ecological features were assigned a Conflict Probability Rating, all 5 features were converted into a grid roughly the size of a section, then overlaid and the maximum value was assigned to produce an Ecological Conflict Probability Rating Map for both wind and solar.

Ecological Theme Features	Conflict Probability Rating (Wind)	Conflict Probability Rating (Solar)
1. Protected Areas		
Conservation easement	81	80
Private land owned for conservation	81	75
2. Wildlife Habitat		
Grizzly bear zones	68	83
Key wildlife and biodiversity zone	78	73

Ecological Theme Features	Conflict Probability Rating (Wind)	Conflict Probability Rating (Solar)
Native prairie	83	85
Riparian	85	85
Escarpment and coulees	75	80
3. Waterways		
Rivers	100	100
Streams and creeks	100	100
4. Waterbodies		
Un-named lake	75	78
Ground water aquifer re-charge*	75	78
5. Wetlands		
Group 1: area of wetland in section very high	100	100
Group 2: area of wetland within section high	75	75
Group 3: area of wetland in section medium	50	50
Group 4: area of wetland in section low	25	25
Group 5: area of wetland in section very low	0	0

*represent data gaps, features not represented on the map

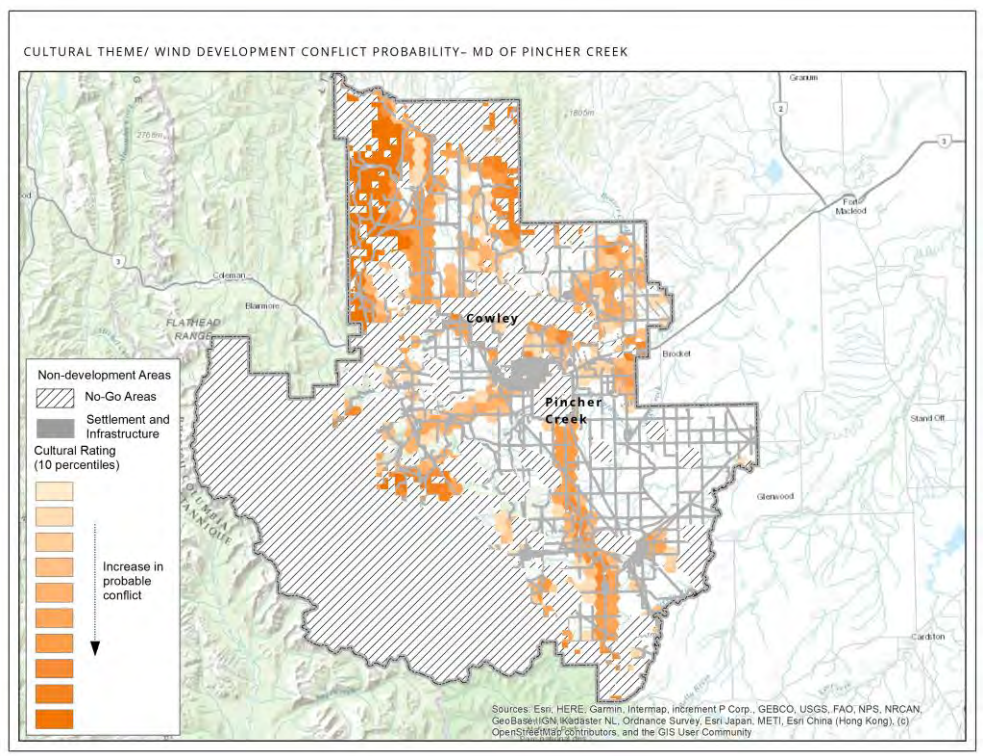


Ecological Conflict Probability Rating Map for wind energy development (as the green colour darkens there is an increasing conflict with ecological values). Maps to represent the Ecological Conflict Probability Rating for solar can be found in full report.

WE VALUED CULTURE

Municipal stakeholders identified the highest valued lands from a cultural perspective. They identified eleven scenic features and two historic resource classes (listed in table below) and provided a Conflict Probability Rating based on values from 0 to 100; where higher values equate to a high cultural value. Once cultural features were assigned a Conflict Probability Rating, all 13 features were converted into a grid roughly the size of a section, then overlaid and the maximum value was assigned to produce a Cultural Conflict Probability Rating Map for both wind and solar.

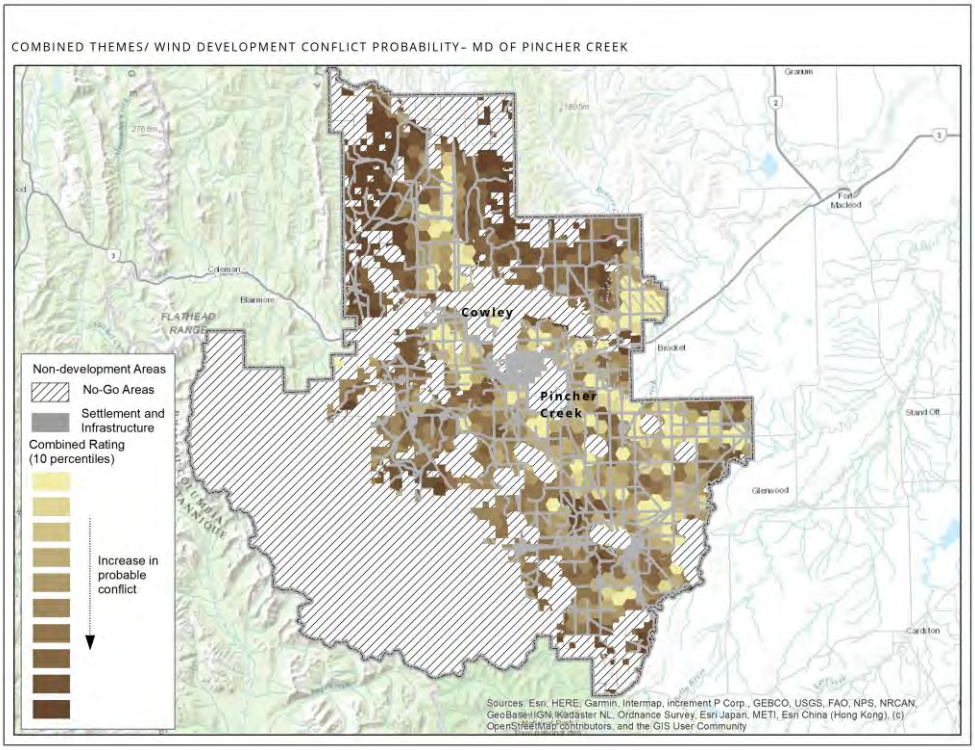
Cultural Feature	Conflict Probability Rating (Wind)	Feature Buffer (m) (Wind)	Conflict Probability Rating (Solar)	Feature Buffer (m) (Solar)
Scenic Resources				
Cowboy Trail	53	1000	60	1000
Waterton Lakes National Park	69	1500	60	1000
Hawks Nest	47	1000	50	1000
Porcupine Hills	66	1000	63	1000
DU Cabin	66	1000	60	1000
Beaver Mines Coal Mining Rail	34	500	40	500
Oldman Dam Stone House	44	500	40	500
West Castle Valley	53	1000	60	1000
Livingston Range	78	1500	63	1000
Heritage Acres	41	500	48	500
Historical Resource Value				
HRV class 3: contains a significant historic resource that will likely require avoidance	83	n/a	75	n/a
HRV class 4: contains a historic resource that may require avoidance	70	n/a	55	n/a



Cultural Conflict Probability Rating Map for wind energy development (as the orange colour darkens there is an increasing conflict with cultural value). Maps to represent the Cultural Conflict Probability Rating for solar can be found in full report.

Combining values……

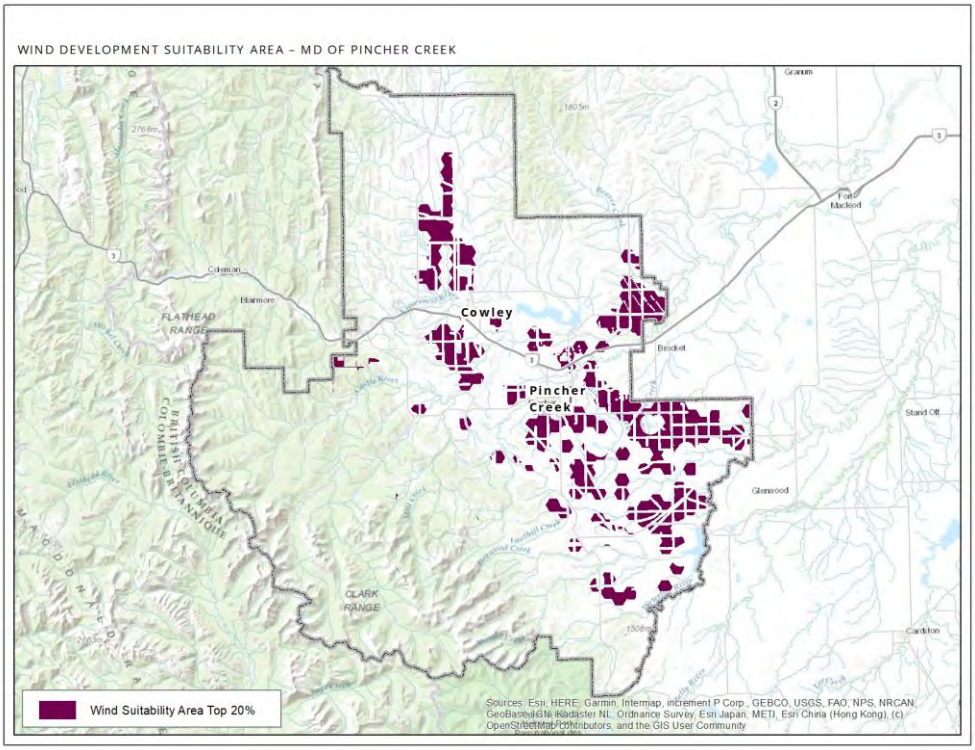
A combined map was developed by overlaying and summing the agricultural, ecological, and cultural Conflict Probability Rating maps. This approach highlighted areas of mutual high Conflict Probability Ratings and identifies on the landscape where renewable energy development may be less suitable.



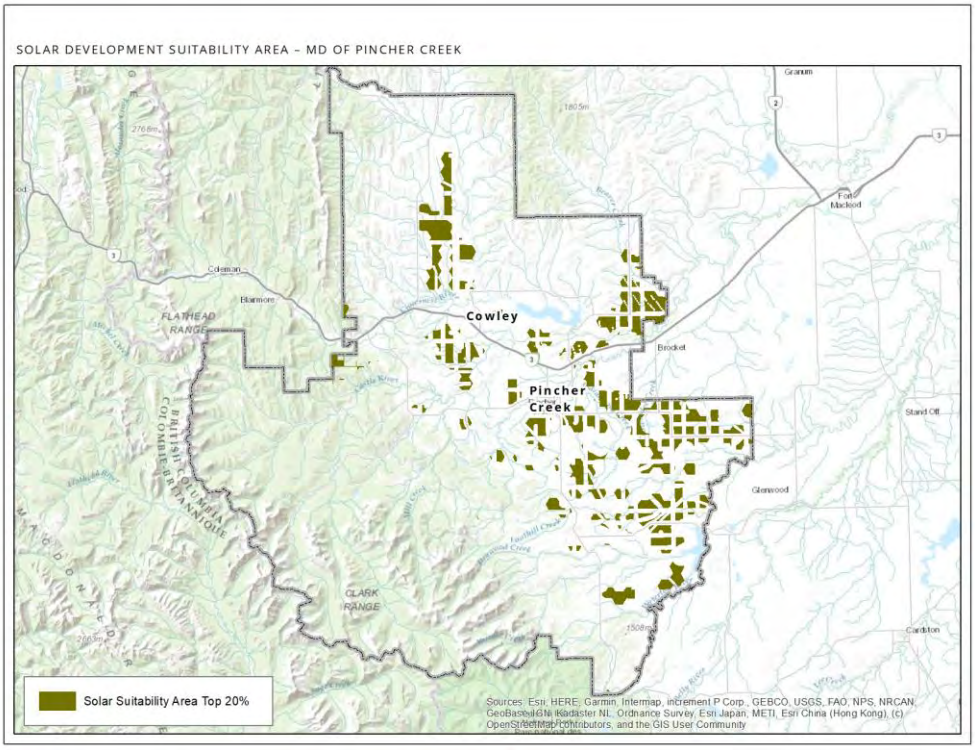
Composite Conflict Probability Rating Map for wind energy development (as the brown colour darkens there is an increasing conflict with other land uses). Map to represent the Combined Conflict Probability Rating for solar can be found in full report.

Most suitable areas for wind and solar energy development

Lastly, to identify the most suitable areas for wind and solar energy development, we used the inverse of the Combined Conflict Probability Rating Maps. On the maps below we highlight the lands that were identified as the most suitable (top 20%) for wind energy development (dark purple) and the lands most suitable (top 20%) for solar energy development (dark yellow). Municipal representatives with assistance from ORRSC can adjust the suitability level to encompass more or less land.



MLUST identified 7.7% of the M.D. of Pincher Creek, or 66,719 acres (270 km^2) as most suitable areas for wind energy development (displayed as dark purple).



MLUST identified 5.6% of the M.D. of Pincher Creek, or 48,680 acres (197 km^2) as most suitable areas for solar energy development (displayed as dark yellow).

Introduction

When municipal governments consider industrial scale solar or wind energy development, it immediately becomes clear that not everywhere is suitable for those activities, and not everywhere is unsuitable. For some areas it is a clear-cut 'yes' or 'no', but most areas sit somewhere on a continuum between those two extremes.

The Miistakis Institute and the Oldman River Regional Services Commission (ORRSC) developed the Municipal Land Use Suitability Tool (MLUST) to assist the Municipal District of Pincher Creek in identifying where renewable energy development is most suitable in consideration of high valued agricultural, ecological and cultural lands.

Background of Process

In 2018, the Miistakis Institute partnered with the County of Newell and Wheatland County, to develop a Least Conflict Lands (LCL) Decision Support Tool to inform sighting for renewable energy development. The LCL process and decision support tool was modeled after the Least Conflict Lands for Solar PV development in the San Joaquin Valley of California developed by Conservation Biology Institute, UC Berkeley School of Law, and Terrell Watt Planning Consultants[1]. The process was rapid (6 months) and resulted in a municipal scale, non-regulatory planning tool that could be used by municipalities facing renewable energy development interest.

In the County of Newell and Wheatland County this process aimed to identify areas for utility scale wind and solar energy developments while avoiding important agricultural, ecological, and cultural/scenic resources at a municipal scale. The process engaged 37 stakeholders including representatives from municipal staff and council, provincial government, irrigation districts and NGO's. The process resulted in a series of spatial models that identified conflict probability for the three land use themes: agricultural, ecological, and cultural/scenic resources[2]. In addition, industry identified suitability areas for wind and solar energy development. The resulting spatial models[3] identify areas of lowest ecological, agricultural and cultural/scenic Conflict Probability Rating, showing where in the municipality wind/solar energy development would be best suited (most compatible) with existing land use values.

[1] https://consbio.org/products/projects/san-joaquin-valley-planning
[2] (https://www.rockies.ca/project_info/MIR_LCL_Report_FINAL.pdf).
[3] https://databasin.org/galleries/56f3b57fa8e74f61b884e5f8c9943102

Upon completion of the LCL process, Miistakis partnered with ORRSC to identify improvements to the process and expansion of the tool to other rural municipalities in Alberta. ORRSC (municipal planning specialists) is well positioned to deliver MLUST as planners in southern Alberta. Improvements included expansion of the tool to consider other development types, clarity on function of feature within each theme, addition of a new settlement and infrastructure theme, adjustment of the engagement process to reduce time and focus on municipal council and staff and rebranding of the LCL decision support process and tool to MLUST.

Project Constraints

Decision Support

It is important to remember that the Municipal Land Use Suitability Tool (MLUST) is a decision-*support* tool, not a decision-*making* tool. The tool shows decision makers the relative suitability of various parts of the municipality for utility scale wind and/or solar energy development, but it is not appropriate for parcel level decisions.

The local government's final decision has two other critical mechanisms.

First, municipal councilors must incorporate numerous other factors (economic development priorities, landowner attitudes, costs to the municipality, etc.) when they make their decision. The MLUST tool aids this by identifying which areas might be more or less appropriate for this type of development.

Second, MLUST is a planning tool, but actual decisions about a specific wind or solar installation have many other considerations. Not the least of these is the specific development and building permits that would be needed, based on site-specific analyses, assessments, and approvals. The MLUST tool should never be construed as providing this site-specific direction.

Scale of Use

The 'scale' of the MLUST's applicability illustrates this well. The outputs of the MLUST process can be used to support development of statutory plans at two scales:

- the Municipal Development Plan (giving high-level indications of priorities, municipality-wide maps), or
- the Area Structure Plan (supporting board intentions for the type and general location of different types of development).

Spatial modeling

MLUST results in map products that represent low conflict areas for agriculture, ecological and cultural themes based on scoring of many different landscape features.

The process is dependent on the availability and accuracy of spatial data used to represent each feature. Sometimes features cannot be easily represented spatially and are therefore not included in the modeling.

Process Overview

The lead organizations, Miistakis Institute and ORRSC provided, managed and facilitated the MLUST process for the Municipal District of Pincher Creek. This included providing support and guidance to the Municipal District of Pincher Creek as they move through the steps of the process. Miistakis ran the GIS modelling.

Municipal stakeholders included all council representatives, and municipal staff members including CAO, Manager of planning, Environment and Agriculture Reps.; they participated in the engagement portions of the process, including two webinars, one survey per development type and a workshop.

A seven step process is used to create the Municipal Land Use Suitability Tool (Figure 1). There are many terms used during the MLUST process, to help you navigate the language and process, terms are defined below:

Conflict Probability Rating – A derived score indicating an estimated likelihood that the proposed development (wind or solar) will come into conflict with an identified land use value.

Quantification – The process of converting the qualitative scores (very low, low, medium, high, very high) to quantitative scores (0-100), such that they can be incorporated into the modelling.

Land Use Theme – The three high-level categories of land use incorporated into the MLUST process and modelling: Agricultural, Ecological, and Cultural/Scenic. Each theme is broken down further into 'Features.'

Feature – A subset of any of the three overarching land use Themes, used to break each Theme down into manageable, measurable land use values, and created to allow users to score different facets of a land use Theme.

No-Go Area – An area with a prohibition or restriction for wind and/or solar energy development due to an existing policy or regulatory constraint.

Scoring – The participant exercise of indicating if a given Feature was of value (very low, low, medium, high, very high) relative to the development type, indicating an inverse likelihood of compatibility.

Suitability Map – The ultimate product of the MLUST process, and the inverse of the Conflict Probability maps, showing where in the municipality wind/solar energy development would be best suited (most compatible) with existing land use values.

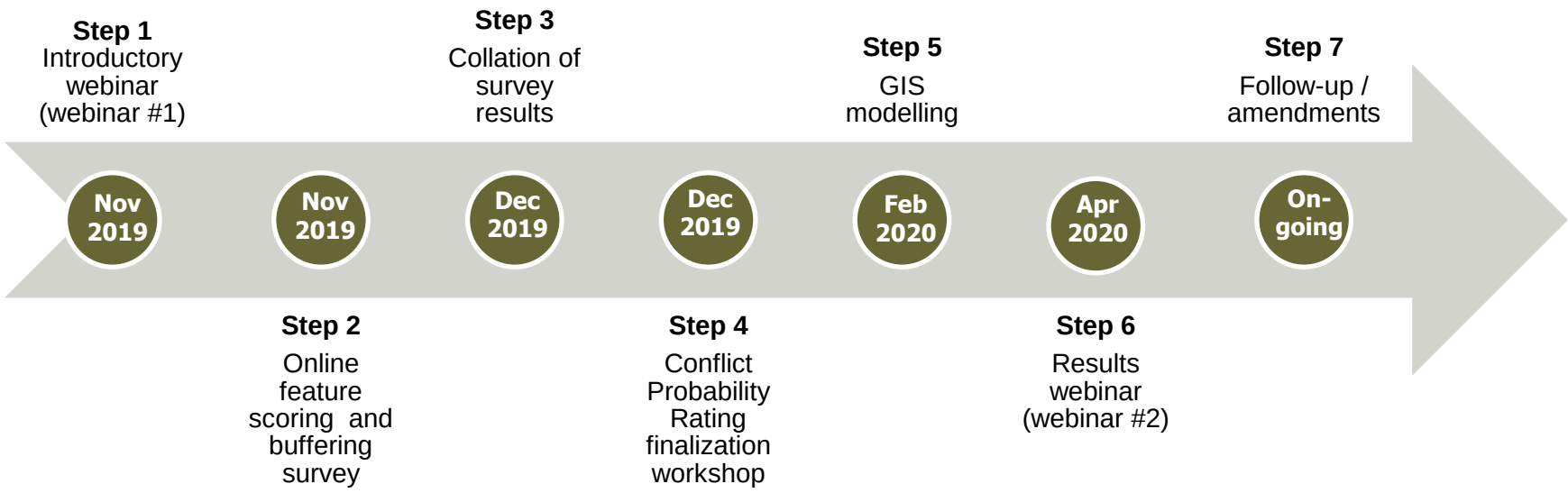


Figure 1: Process Timeline

The following outlines activities within each step:

Step 1: Introductory webinar (webinar #1) (START of process)

- Overview of the tool
- Walk-thru of the steps
- Theme/feature introduction

Step 2: Online feature scoring and buffering exercise

- Individual exercise completed by municipal participants 'Survey-style' exercise completed online
- Feature scoring and buffering of appropriate features for each land use theme

Step 3: Collation of survey results

- Completed by lead organization
- Integrated applicable development regulations and setbacks
- Quantified scores to create a Conflict Probability Rating for features
- Looked for areas of agreement / disagreement in survey results
- Designed in-person workshop based on survey results

Step 4: Conflict Probability Rating finalization workshop

- In-person workshop with municipal participants, held at the Municipal District of Pincher Creek Municipal Office on December 12, 2019
- Worked through all areas of variation to come to consensus

Step 5: GIS (Geographic Information System) modeling

- Lead organization undertook modelling exercise to convert Conflict Probability Rating into maps
- One map for each theme showing Combined Conflict Probability Rating, and one overall Suitability Map, which is the inverse of the Combined Conflict Probability Rating Maps, showing where in the Municipal District of Pincher Creek wind and solar energy development would be best suited (most compatible) with existing land use values.

Step 6: Results webinar (webinar #2)

- Lead organization presented the results of the modelling
- Modelling results were provided back at the scale of an MDP and the scale of an ASP
- Modelling results were provided with several thresholds ("deciles")

Step 7: Follow up / amendments

- A copy of all underlying materials was kept by the Municipal District of Pincher Creek, ORRSC, and the lead organization

- When changes are needed in the future (new data, changes in assumptions, new types of development), ORRSC will be able to support the changes

Modeling Overview

MLUST results in a series of map products, including Conflict Probability Rating maps for agricultural, ecological and cultural theme areas. Together these maps are combined to create Combined Conflict Probability Rating Map. To create the Suitability Maps for wind and solar energy development, No-Go areas and the Settlement and Infrastructure theme were combined and extracted from the Combined Conflict Probability Rating Map. Creating the maps required several steps to be performed in sequential order; the process is outlined in Figure 2.

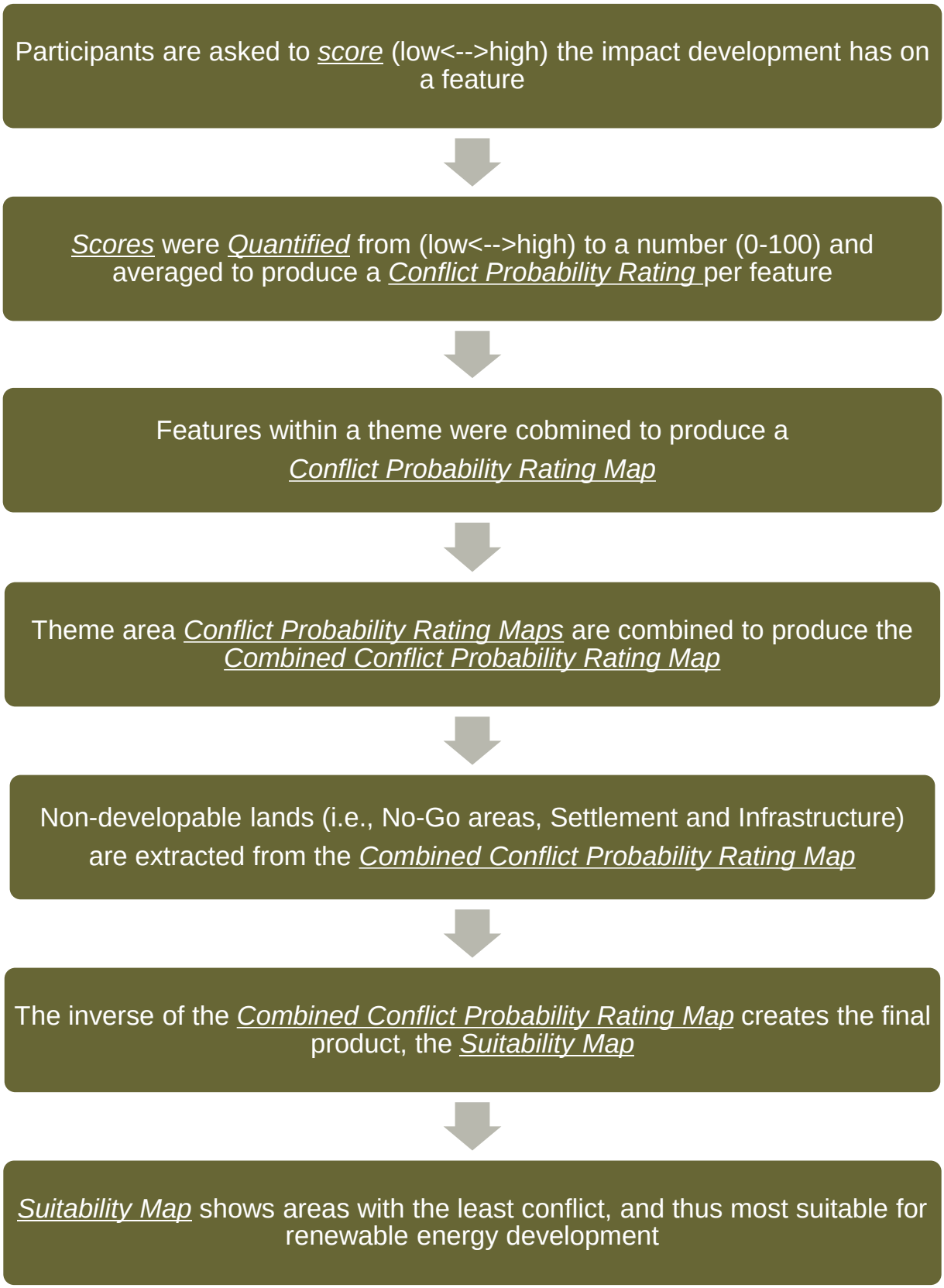


Figure 2: Conflict Probability Rating Process

Selection of Land Use Themes and Features

Themes were selected by the lead organization to represent all the land uses that may occur within the Municipal District of Pincher Creek, which may come into conflict with renewable energy development. During the first webinar participants were provided with a list of land use themes (Agricultural, Ecological, Cultural and Settlement and Infrastructure), and specific features within those theme areas. At the workshop, participants were provided with additional information for each theme and feature (Appendix A), including:

- Examples/further explanation for each feature,
- A list of available spatial layers relevant to that feature
- Renewable energy regulatory notes (if applicable)

As a first step at the workshop, all theme areas and features were confirmed with Municipal District of Pincher Creek participants with the exception of amendments made to the features included in the cultural theme area. A follow-up survey allowed for scoring and buffering of these amended features.

Feature Scoring and Buffering

Participants scored land use features within each theme through an online survey using *Survey Monkey* (https://www.surveymonkey.com/). Please see Appendix B: Solar Survey Exercise, for an example of the survey questions used. Similar questions were developed for the wind survey exercise.

Features were scored for their compatibility to wind or solar energy development, whereby very high scores represent very high conflict with wind and solar development.

No-Go areas based on provincial regulation, municipal policy, industrial or private restrictions were not scored but were included in the modeling.

In order to produce a model and results, several types of information were collected from the survey. For the cultural theme area, participants were asked to list features of cultural importance. These were then discussed at the workshop and scored in a follow-up survey.

In the settlement and Infrastructure theme participants were asked if a buffer should be applied to the footprint of the feature, and to select the size of the buffer (e.g., 50m, 100m, 1km). Buffers were selected by averaging the distances provided by participants, and then selecting the closest hundredth or thousandths place.

QUANTIFICATION OF THE SCORE

Each participant provided a qualitative score for features to indicate if a given feature was of value (very low, low, medium, high, very high) relative to the development type,

indicating an inverse likelihood of compatibility. If there was strong agreement of scores between participants (threshold of 60%), the score was quantified to a number as shown in Table 1, where 100 represent very high and the highest score

Table 1: Land use feature score and numerical quantification

Land Use Feature Score	Numerical Quantification
very high	100
high	75
medium	50
low	25
very low	0
do not include	0

If there was a less agreement between participants on scores (less than 60% threshold) scores were averaged across all participants equally to create a Conflict Probability Rating for that feature relative to wind and solar energy development. Conflict Probability Ratings at the high end would indicate a higher probability of wind / solar energy development coming into conflict with that land use, while scores at the lower end would indicate a low probability of conflict.

Bubble charts were used as a visual aid. For example Figure 3, shows a bubble chart for native prairie in the Agricultural theme, where 56% of the people scored this feature very high, 22% high and 22% medium. In the bubble charts, the **placement** of each circle (aligned with the scores from *Very Low* to *Very High*) and the **size** of the circle represents how many people chose each answer (bigger circles = more people). The **red line** represents the Conflict Probability Rating (average score) that was used for this feature in the GIS modelling in the native prairie example the average score was 83.

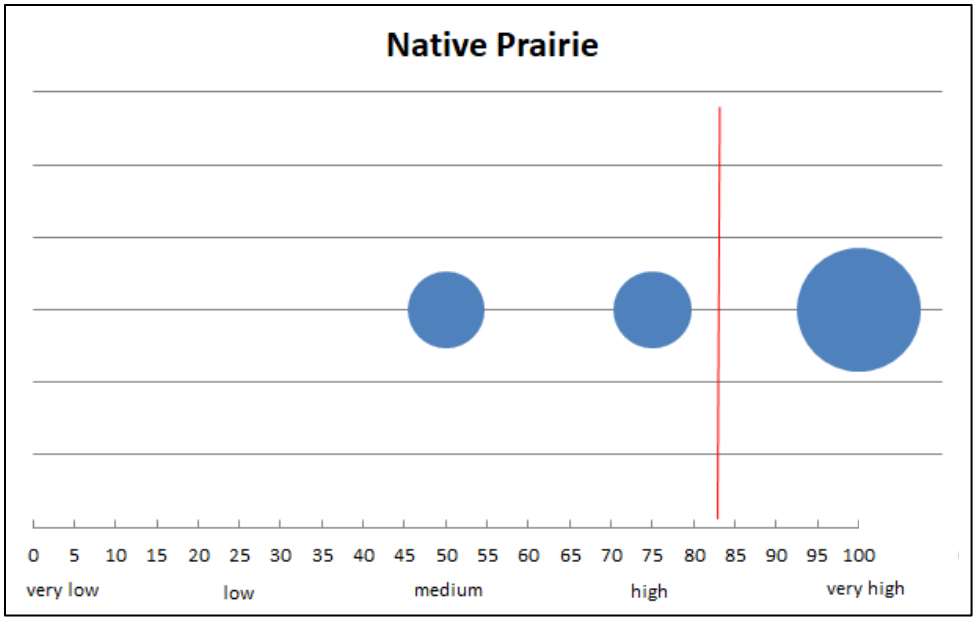


Figure 3: Native Prairie grazing value for Wind (Agricultural theme). Red line represents the Conflict Probability Rating of 83 (average score).

When discussing the features that had a low level of agreement (less than 60%) participants were asked:

- Do you have a different understanding since the survey? (of the issue or the context)
- Do you feel strongly about your answer?
- Is there something that others are not aware of?
- Do you want to change your answer

Following discussion on features with lower agreement in scores workshop participants were able to change their responses.

Modelling Process

To understand where land is suitable for wind and solar energy development, areas regulated as No-Go Areas by provincial, municipal and organizational policies and, Settlement and Infrastructure features' footprints and associated buffers were mapped. These areas are removed from the land base as they are not suitable for renewable energy development.

For the agricultural, ecological and cultural theme each feature was *scored* by participant (low <--> high potential for conflict), *quantified* (converted to '0 <--> 100'), and then *averaged* (across all participants) to create a Conflict Probability Rating for that feature relative to wind and solar energy development. A high Conflict Probability Rating indicates a higher probability of wind and solar energy development coming into

conflict with that land use, while ratings at the lower end indicate a low probability of conflict.

To map this, the Municipal District of Pincher Creek was first partitioned into equal-sized hexagons (equivalent to approximately 1 section each). Each feature was applied to the hexagon grid based on area occurring in the hexagon and its assigned wind/solar Conflict Probability Rating. To represent the entire theme for a given hexagon, the maximum value of that theme's underlying features was selected (taking the maximum value prevented double counting of features within the theme). Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

The Agricultural, Ecological, and Cultural Conflict Probability Rating Maps were combined to create a Combined Conflict Probability Rating Map. We extracted the Non-development Areas (based on No-Go Areas and Settlement and Infrastructure) from the combined Conflict Probability Ratings Map to produce wind and solar Suitability Maps. The wind and solar Suitability Maps, identify where in the Municipal District of Pincher Creek wind/solar energy development would be best suited (most compatible) with existing land use values.

Results

Here we present results of the process to identify Suitability Maps for solar and wind energy development in the Municipal District of Pincher Creek.

Where Can Renewable Energy Development Go?

To understand where there is Suitability for wind and solar energy development in the Municipal District of Pincher Creek we first assessed the resource availability as well as regulations that prohibit renewable energy development, documented as No-Go Areas. We also removed the Settlement and Infrastructure theme features as these are also Non-development Areas due to existing development.

When assessing the wind and solar resource availability for solar, it was acknowledged that solar radiation is higher in the eastern portion of Municipal District of Pincher Creek but no limits were placed on potential suitability for solar energy development. For wind, we mapped wind speeds less than 3m/sec as areas that may be less optimal for wind (Figure 4), although these areas were not removed from the potential renewable energy development areas or suitability areas in the final map products. The freely available wind speed data was developed at a national scale and may not accurately reflect conditions on the ground. The wind industry may find areas within these less

optimal wind speed areas where wind speeds can support wind energy development. In addition technological changes in wind turbines may further reduce the wind speed thresholds that are appropriate for wind energy development.

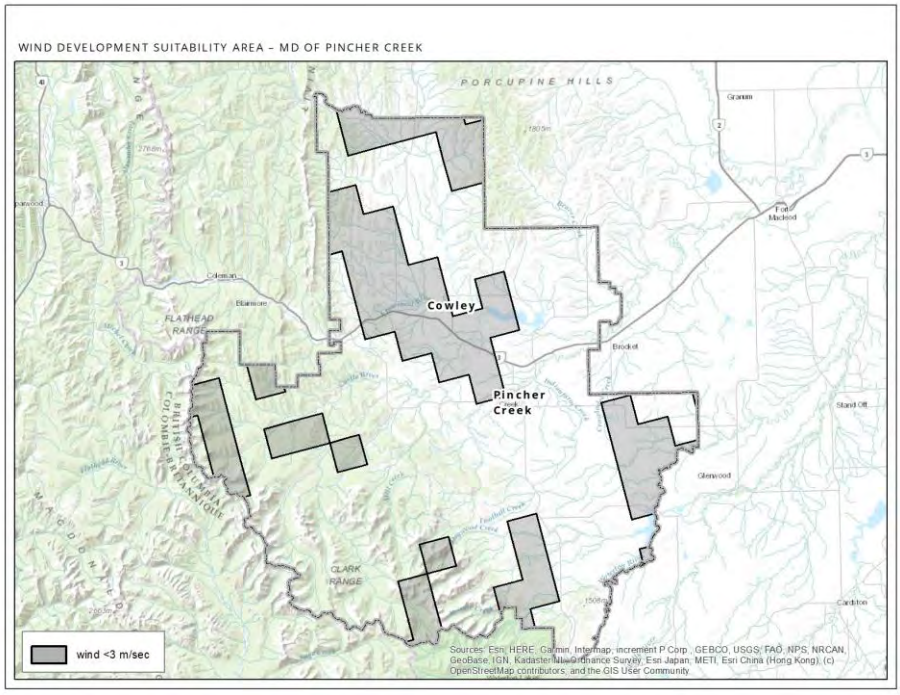


Figure 4: Areas of wind speed less than 3m/sec

Wind and Solar No-Go Areas

For wind and solar energy development the following No-Go Areas are presented in Table 2, based on regulations/policy (provincial, municipal and organizational policies). To map these areas, we merged spatial files representing each feature to develop a No-Go Area map for wind (Figure 5) and solar (Figure 6).

Table 2: No-Go Areas in Pincher Creek

No-go Feature	Regulation
Provincial Protected Areas	AEP Wind/Solar Directives
Municipal Parks and Open Space	Municipal Development Plan
Crown land	AEP Wind/Solar Directives
SALTS/NCC conservation lands	Organization Policy No Wind/Solar
Trumpeter Swans water and 800m buffer	AEP Wind/Solar Directives
Mountain Goat and Sheep Zones	AEP Wind/Solar Directives
Named Lakes and 1000m buffer	AEP Wind/Solar Directives

No-go Feature	Regulation
Historic Resource Value 1-2	Alberta Tourism and Culture
Burmis Lundbreck Corridor ASP	Municipal Statutory Plan for wind
Oldman Reservoir ASP (some parcels)	Municipal Statutory Plan for wind
Pincher Creek town with one QS boundary	Intermunicipal Development Plan (IDP) and land Use bylaw
Cowley town with one QS boundary	Intermunicipal Development Plan (IDP) and land Use bylaw

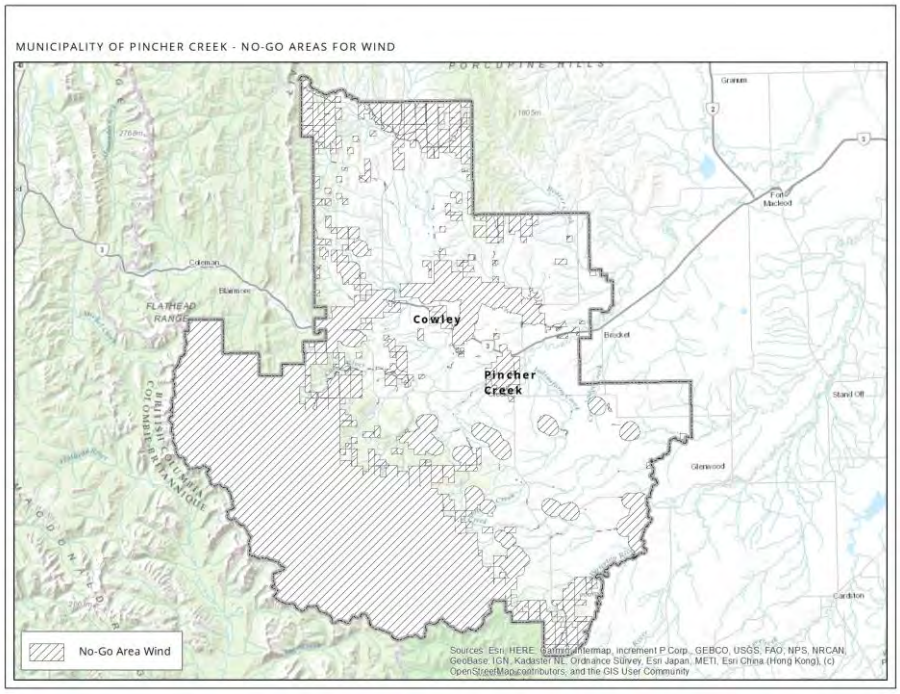


Figure 5: No-Go Areas in the Municipal District of Pincher Creek for wind energy development based on regulations/policy (provincial, municipal and organizational policies)

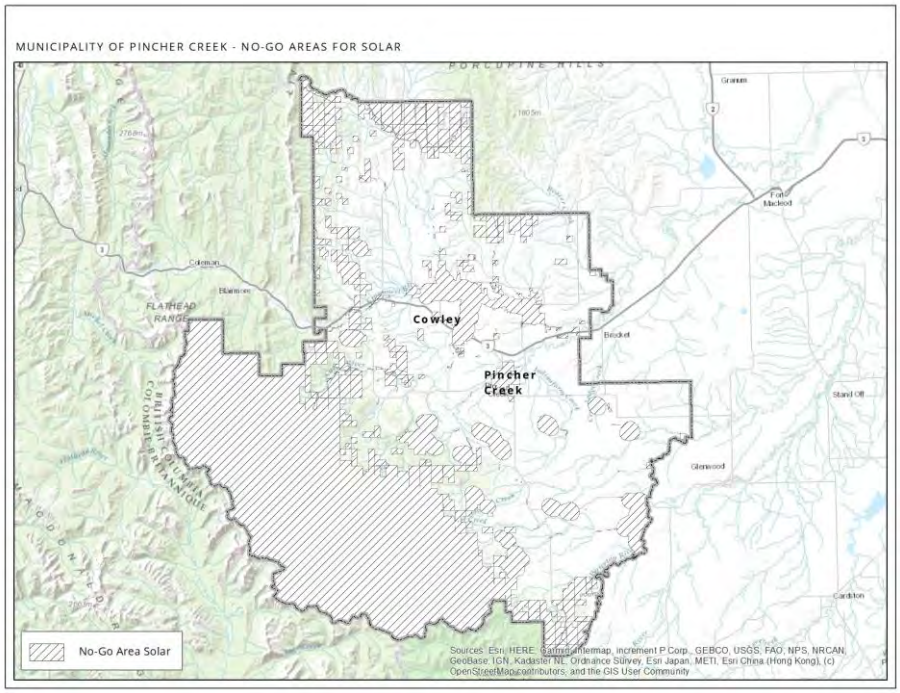


Figure 6: No-Go Areas in the Municipal District of Pincher Creek for solar energy development based on regulations/policy (provincial, municipal and organizational policies)

Settlement and Infrastructure Non-Development Areas

The Settlement and Infrastructure Theme represents Non-development Areas within the Municipal District of Pincher Creek. Each feature was given a buffer based on either a generated average from participant surveys (Table 3, survey results in Appendix C and D) or by-laws. For example for transmission lines, windmills, gravel roads, paved roads and railway lines we applied a buffer representing the tallest tower height in Municipal District of Pincher Creek (162.5m) plus 10% (179 m) for wind.

To map these features, we merged spatial files representing each feature with their appropriate buffer to develop a Settlement and Infrastructure Theme Non-development Areas map for both wind (Figure 7) and solar (Figure 8).

Table 3: Settlement and Infrastructure features, and designated buffers (m) (* represent data gaps, these features are not represented on the maps)

Settlement and Infrastructure	Feature Buffer (Wind)	Feature Buffer (Solar)
1. Rural residential		
Group Country residential	500	1000
Hamlets	500	1000
2. Rural Commercial (Non-Agricultural)		
Commercial establishment and subdivision	200	500
3. Rural industrial (non-agricultural)		

Settlement and Infrastructure	Feature Buffer (Wind)	Feature Buffer (Solar)
Solar Farm*	300	300
Wind farm (wind mills)	179	179
Transmission	179	No buffer
Oil and gas processing plant	300	300
Mineral extraction*	300	100
Processing plant*	300	300
Landfill	no buffer	300
4. Transportation		
Divided highway	300	300
Paved road	179	300
Gravel road	179	300
Airport	2000	1000
Airfields	365	1000
Railway	179	300
5. Water management		
Reservoir	no buffer	300
Treatment Plant	no buffer	no buffer

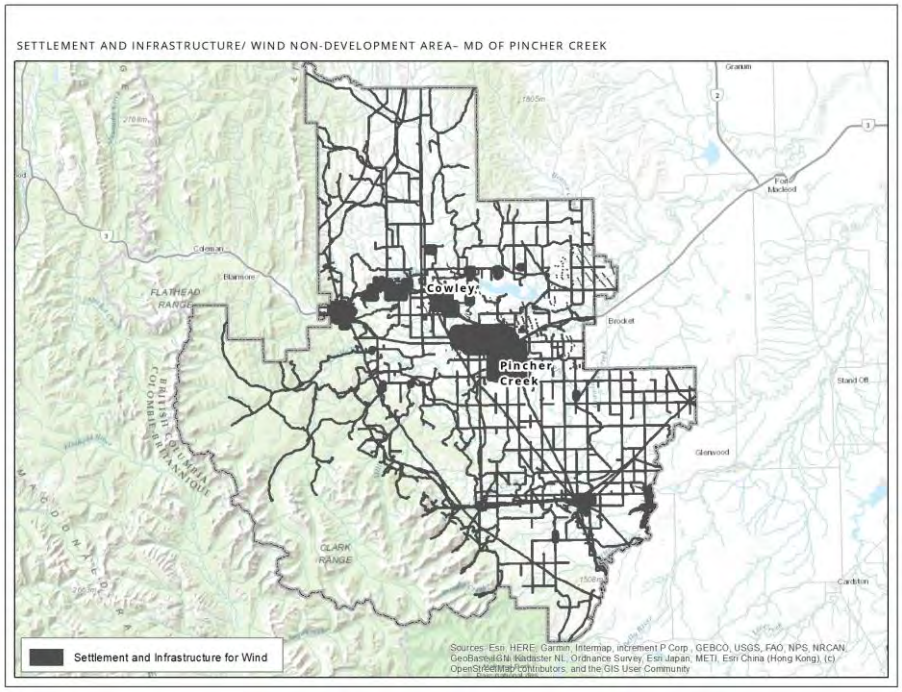


Figure 7: Settlement and Infrastructure Non-development Areas (Wind Development)

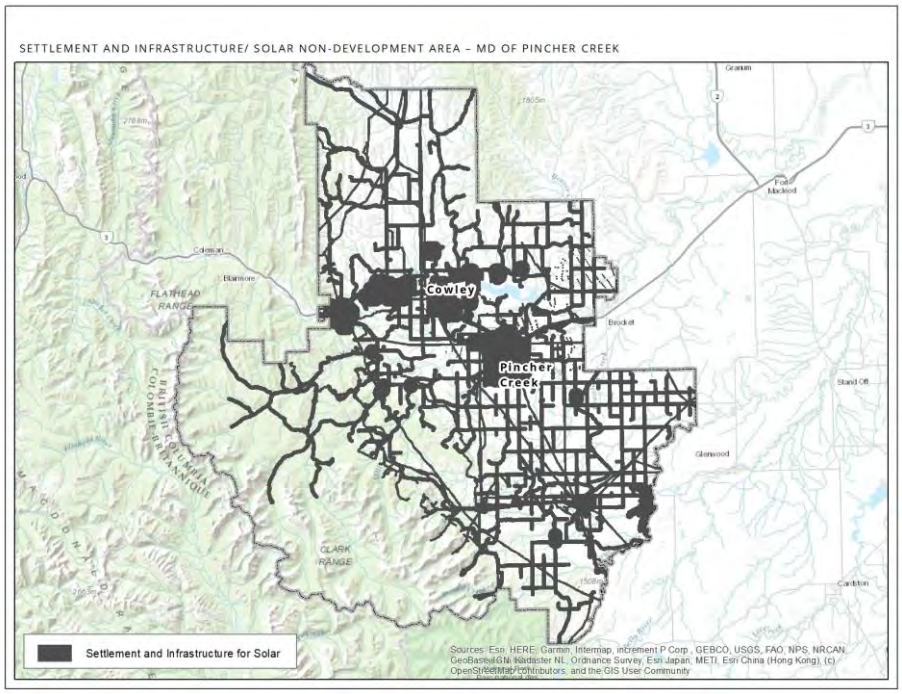


Figure 8: Settlement and Infrastructure Non-development Areas (Solar Energy Development)

Potential Areas for Renewable Energy Development

Using the No-Go Areas and Non-development Areas from Settlement and Infrastructure we determined that **34% (wind)** and **28% (solar)** of the landscape has the potential to support renewable energy development, as seen in Figure 9 and Figure 10 respectively. Although this creates a first step in understanding where renewable energy development is suitable it does not consider renewable energy development in relation to other land uses, such as agricultural, ecological and cultural values.

Based on this assessment within the Municipal District of Pincher Creek, 66%, or 571,308 acres (2312 km^2), are not suitable wind energy development and 72%, or 623,446 acres (2523 km^2), are not suitable for solar energy development.

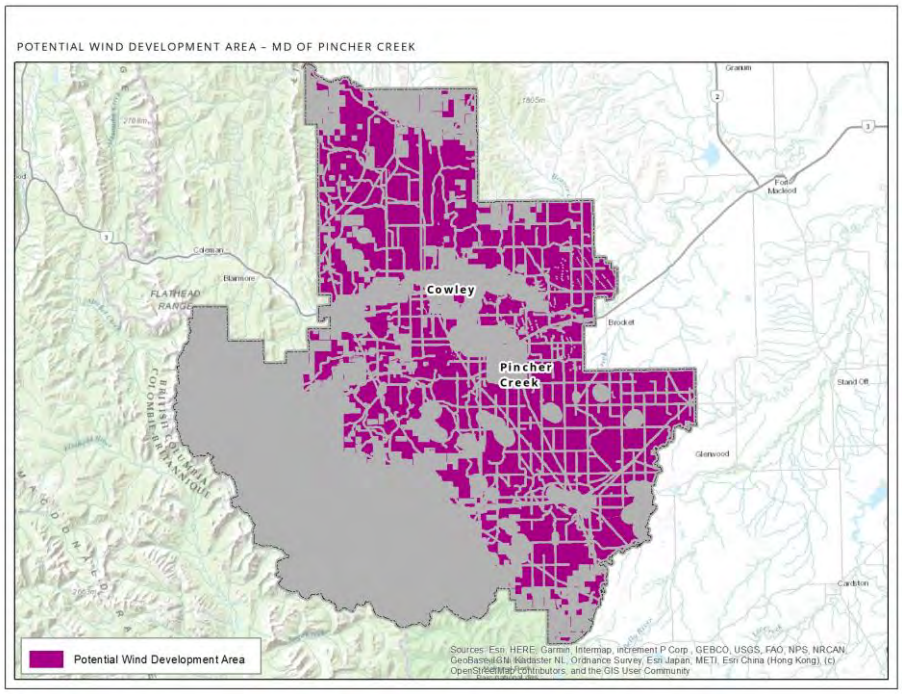


Figure 9: Potential land base for wind energy development

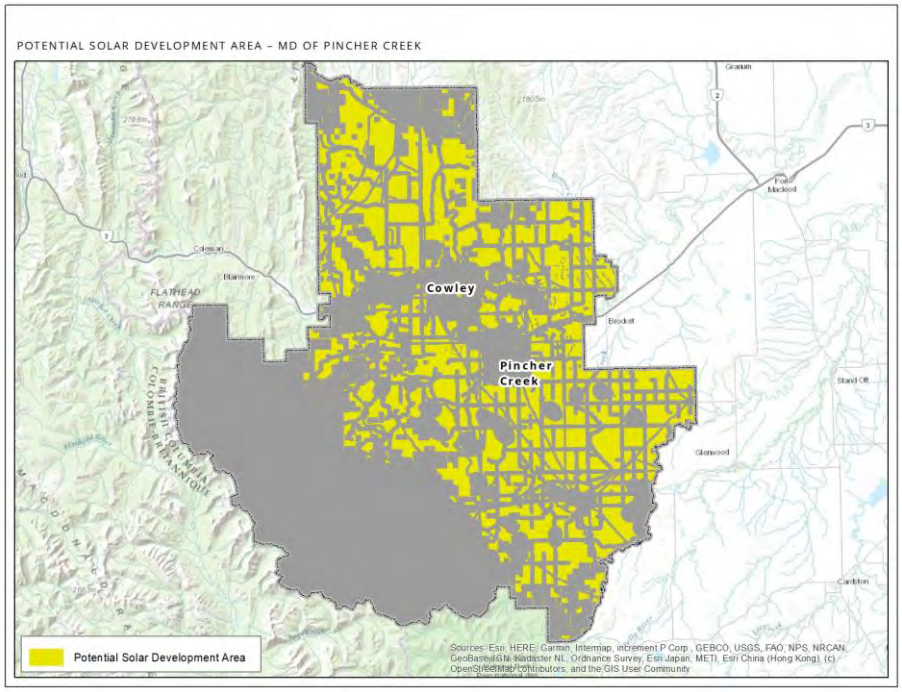


Figure 10: Potential land base for solar energy development

What Other Land Uses Did We Value?

Agricultural Theme

The features within the Agricultural Theme are listed in Table 4, with their Conflict Probability Rating relative to wind and solar energy development (survey results in Appendix C and D respectively)[4]. Features included in the modeling – Grazing Lands and Agricultural Land Suitability Rating System – are represented spatially in Appendix E.

Figure 11 and Figure 12 highlight the Agricultural Theme Conflict Probability Map for wind and solar energy development respectively with No-Go Areas removed.

Table 4: Agricultural Theme Features and Conflict Probability Ratings (*represent data gaps, features not represented on the map)

Agricultural Theme Features	Conflict Probability Rating (Wind)	Conflict Probability Rating (Solar)
1. Grazing Lands		
Native prairie	83	85
Tame pasture	60	70
2. Land Suitability Rating System (alfalfa, canola, spring grains and brome)		
LSRS Class 1: slight limitations to growth	68	78
LSRS Class 2: moderate limitations to growth	58	68
LSRS Class 3: severe limitations to growth	44	45
LSRS Class 4: very severe limitations to growth	38	33
3. Agricultural support		
Agri-business *	73	68
Agri-community *	68	65

[4] Agri-buisness and Agri-community represent a data gap for data and were not included in modeling.

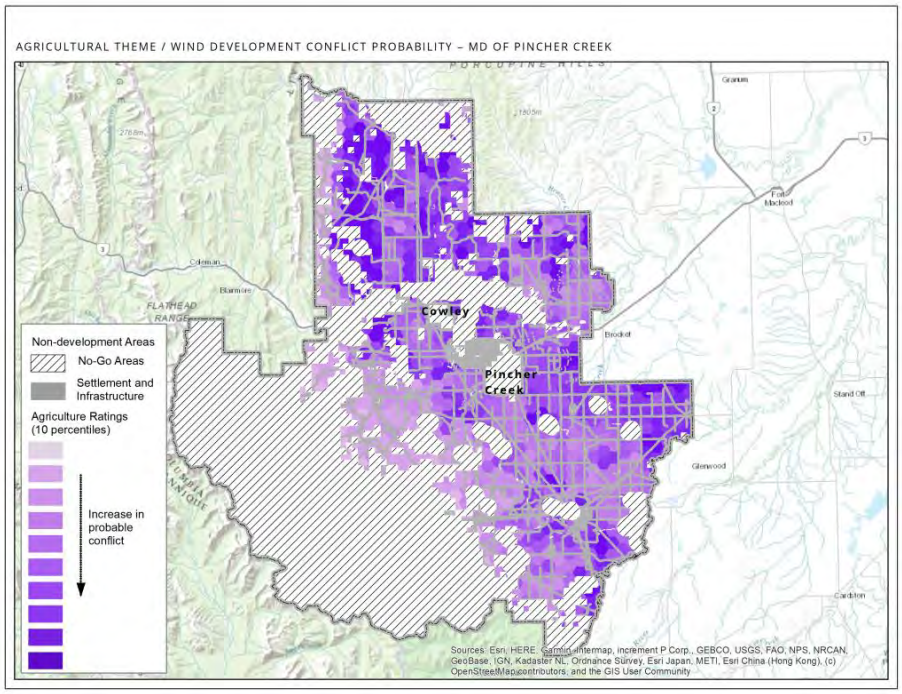


Figure 11: Agricultural Theme Conflict Probability (Wind Energy Development) with No-Go Areas displayed in white with black harsh marks. Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

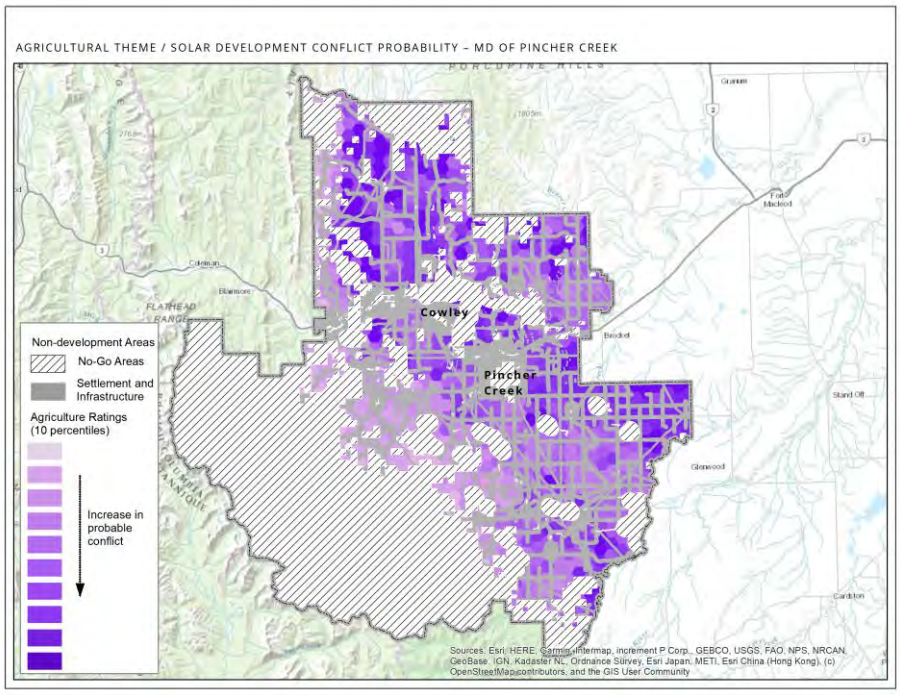


Figure 12: Agricultural Theme Conflict Probability (Solar Energy Development) with No-Go Areas displayed in white with black hash marks. Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

Ecological Theme

The features within the Ecological Theme are listed in Table 5, with their Conflict Probability Rating relative to wind and solar energy development[5]. Many Ecological Theme features represent No-Go Areas and were not included in the Ecological Theme modeling. Wildlife movement areas were removed from modeling as this function is represented within the key wildlife and biodiversity zones. Features included in the modeling – wildlife habitat (key wildlife and biodiversity zones and grizzly bear core habitat, native prairie, riparian, waterways (rivers, streams and creeks), waterbodies (unnamed lakes and wetlands (Figure 13)) (see Appendix E for visual representation).

A Wetland Subcommittee Group (consisting of a subset of Pincher Creek MLUST participants and the project team) reviewed the wetland data available and agreed on an approach for incorporating wetlands into the Ecological Theme. Figure 13 displays wetlands based on the number of hectares of wetland occurring per section separated using quantiles into five equal categories; here the dark blue sections represent top 20% of data (the highest area of wetland relative to other sections). The number of hectares in the dark blue ranges from 15-100 hectares per section. All classes of wetland (A-D) were included in the calculation. Each of the five categories was given a Conflict Probability Rating of 100(represented as dark blue), 75 (top 40% represented as blue, 50 (resented as light blue) 25 (represented as green) and 0 (represented as yellow) (Figure 13).

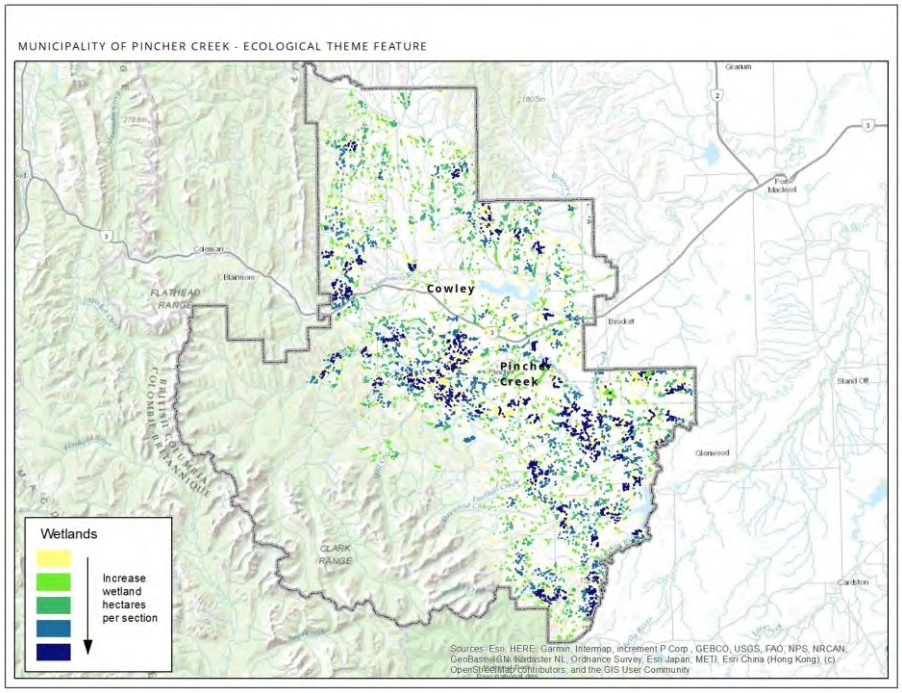


Figure 13: Waterbodies (wetlands) displayed as number of hectares per section, darker blue represents the highest number of hectares of wetland per section

[5] Ground water aquifer recharge, and coulees and escarpments represent a data gap for this theme and were not included in modeling.

Figure 14 and Figure 15 highlight the Ecological Conflict Probability Map in consideration of wind and solar.

Table 5: Ecological Theme Features and Conflict Probability Ratings, (*represent data gaps, features not represented on the map)

Ecological Theme Features	Conflict Probability Rating (Wind)	Conflict Probability Rating (Solar)
1. Protected Areas		
Conservation easement	81	80
Private land owned for conservation	81	75
2. Wildlife Habitat		
Grizzly bear zones	68	83
Key wildlife and biodiversity zone	78	73
Native prairie	83	85
Riparian	85	85
Escarpment and coulees	75	80
3. Waterways		
Rivers	100	100
Streams and creeks	100	100
4. Waterbodies		
Un-named lake	75	78
Ground water aquifer re-charge*	75	78
5. Wetlands		
Group 1: area of wetland in section very high	100	100
Group 2: area of wetland within section high	75	75
Group 3: area of wetland in section medium	50	50
Group 4: area of wetland in section low	25	25
Group 5: area of wetland in section very low	0	0

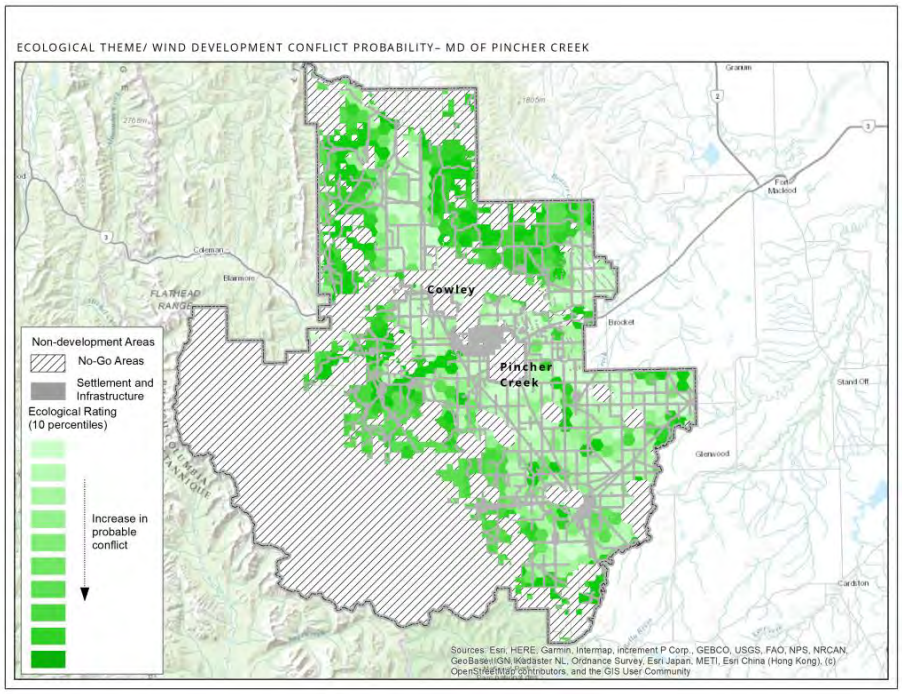


Figure 14: Ecological Theme Conflict Probability (Wind Energy Development) with No-Go Areas displayed in white with black hash marks. Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

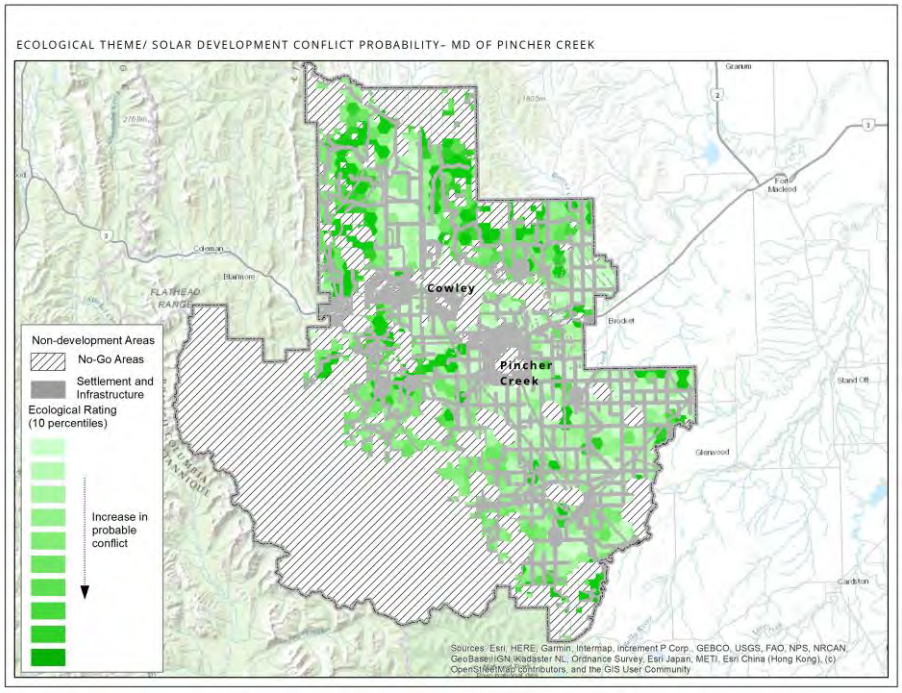


Figure 15: Ecological Theme Conflict Probability (Solar Energy Development) with No-Go Areas displayed in white with black hash marks. Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

Cultural Theme

Cultural Theme features and their Conflict Probability Ratings and buffers are listed in Table 6, relative to wind and solar energy development (see appendix C and D for survey results). Historic Resource Value (HRV) Class 1 and 2 are included in the No-Go Areas and were not included in the Cultural Theme modeling. Features included those identified by participants via on-line survey and at the workshop, and HRV class 3 and 4 (see Appendix E for visual representation). Historic Resource Value Class 5 was removed from the analysis as these represent areas of possibility but where field assessment is necessary. A Cultural Sub-committee (consisting of a subset of Pincher Creek MLUST participants and the project team) reviewed the spatial representation of cultural features and requested re-considerations of the Livingston and Porcupine Range which had been identified using Government of Alberta boundaries. To more accurately capture where the mountain ranges meet prairie an elevation cut-off of 1500m was used (see Appendix E for a visual representation).

Figure 16 and Figure 17 highlight the Cultural Conflict Probability Rating in consideration of wind and solar respectively.

Table 6: Cultural Theme Features, Conflict Probability Ratings and Buffers (m)

Cultural Feature	Conflict Probability Rating (Wind)	Feature Buffer (Wind)	Conflict Probability Rating (Solar)	Feature Buffer (Solar)
1. Scenic Resources				
Cowboy Trail	53	1000	60	1000
Waterton Lakes National Park	69	1500	60	1000
Hawks Nest	47	1000	50	1000
Porcupine Hills	66	1000	63	1000
DU Cabin	66	1000	60	1000
Beaver Mines Coal Mining Rail	34	500	40	500
Oldman Dam Stone House	44	500	40	500
West Castle Valley	53	1000	60	1000
Livingston Range	78	1500	63	1000
Heritage Acres	41	500	48	500
2. Historical Resource Value				
HRV class 3: contains a significant historic resource that will likely require avoidance	83	n/a	75	n/a
HRV class 4: contains a historic resource that may require avoidance	70	n/a	55	n/a

Cultural Feature	Conflict Probability Rating (Wind)	Feature Buffer (Wind)	Conflict Probability Rating (Solar)	Feature Buffer (Solar)
HRV class 5: believed to contain a historic resource*	58	n/a	48	n/a

*HRV class 5 was not included in the modelling

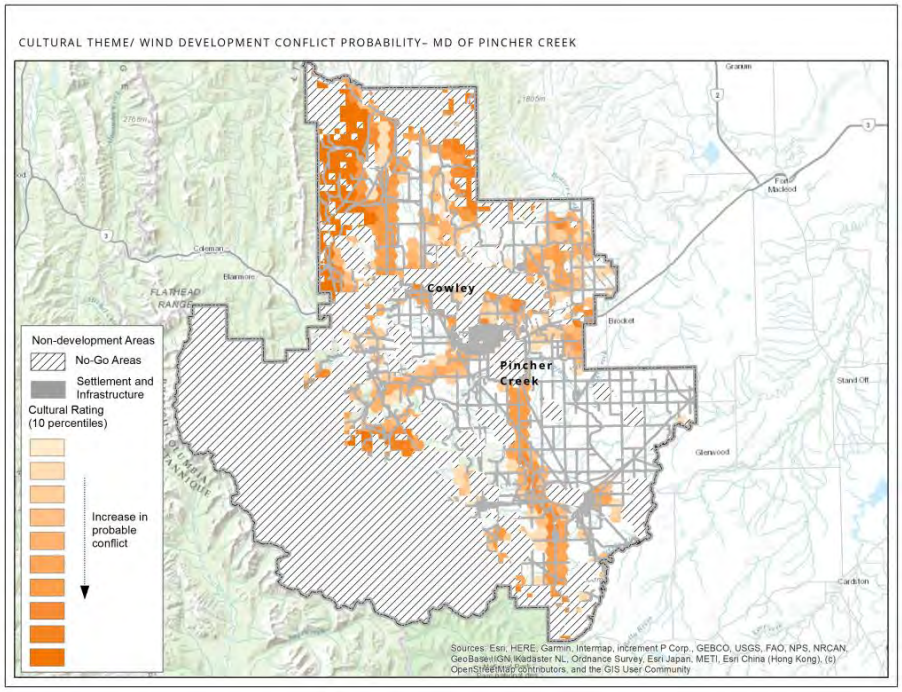


Figure 16: Cultural Theme Conflict Probability (Wind Energy Development) with No-Go Areas displayed in white with black hash marks. Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

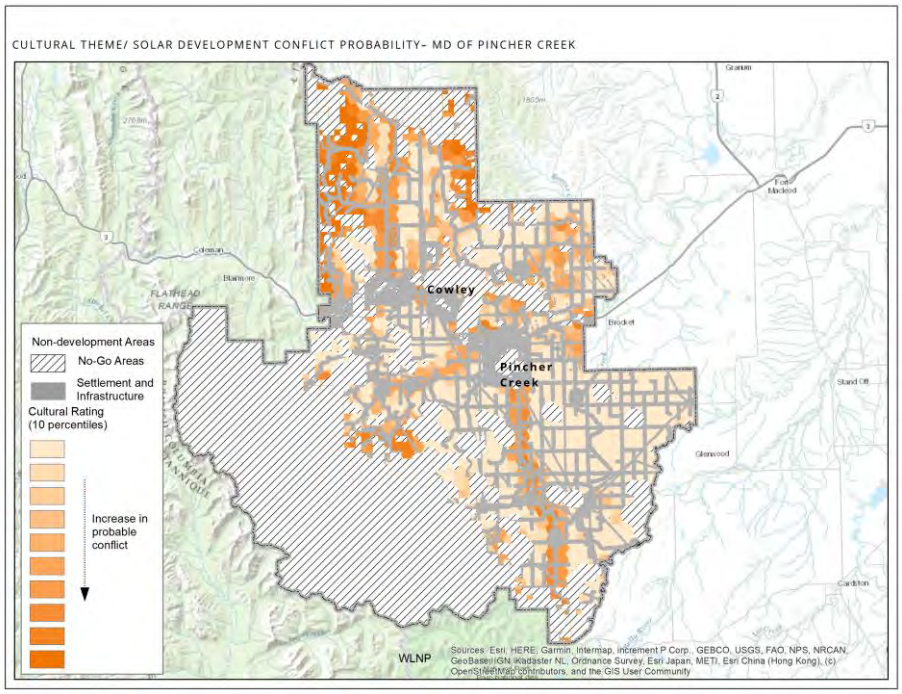


Figure 17: Cultural Theme Conflict Probability (Solar Energy Development) with No-Go Areas displayed in white with black hash marks. Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

Most Suitable Areas for Wind and Solar Energy Development

We summed the Agricultural, Ecological and Cultural Conflict Probability Rating Maps for both wind and solar to produce a Combined Conflict Probability Rating Map (Figure 18 and Figure 19). Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating the highest 10%.

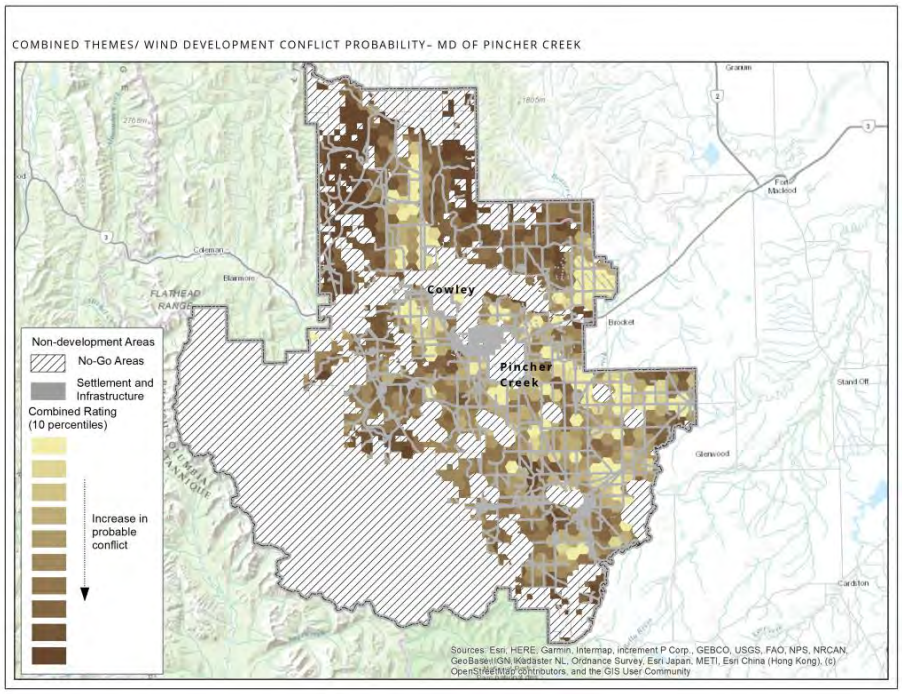


Figure 18: Combined Themes Conflict Probability (Wind Energy Development). Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

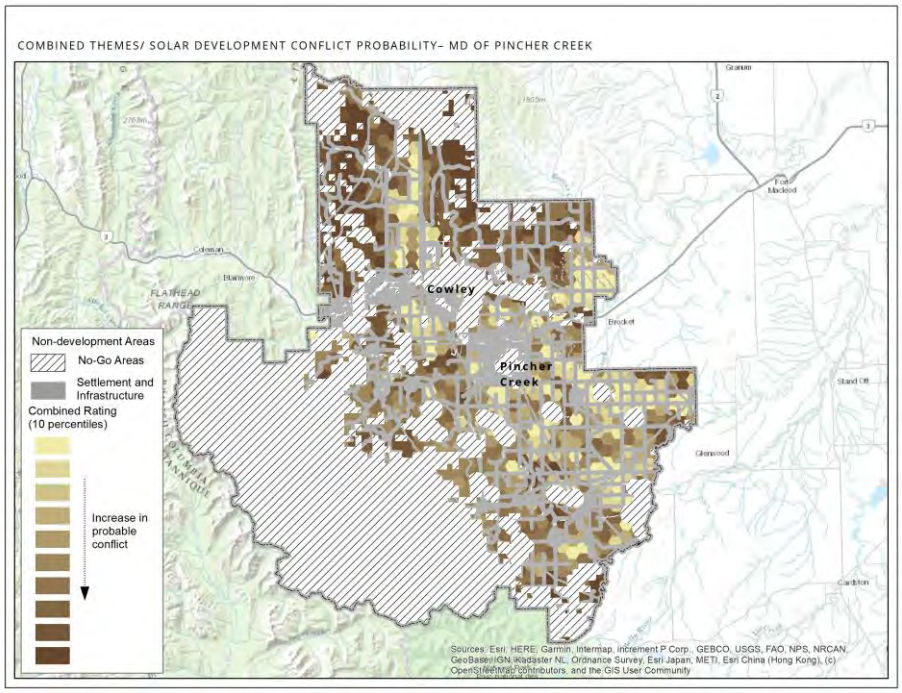


Figure 19: Combined Themes Conflict Probability (Solar Energy Development). Conflict Probability Rating values were converted into a range of 10 possible colours on a gradient, with the palest colour indicating a rating in the lowest 10%, and the darkest colour indicating a rating in the highest 10%.

To determine the Wind and Solar Energy Development Suitability Areas we used the inverse of the Combined Conflict Probability Rating Map to identify Wind and Solar Energy Development Suitability Areas (Figure 20 and Figure 24). Suitability Rating values were converted into a range of 5 possible colours on a gradient, with the palest colour indicating a rating in the lowest 20%, and the darkest colour indicates the highest 20%.

Areas representing less than 3 m/sec wind speed (National Wind Atlas[6]) are displayed in Figure 21 along with existing wind mills. Areas of low wind speed were not extracted from modeling because the wind data is from National scale and there are likely pockets within these areas where wind speed is appropriate.

Wind Energy Development Suitability Area (top 20%) is displayed in Figure 22 and represents 66,719 acres (270 km^2) or 7.7% of the Municipal District of Pincher Creek. Wind Energy Development Suitability Area (top 40%) is displayed in Figure 23 and represents 125,282 acres (507 km^2) or 14.4% of the Municipal District of Pincher Creek.

Solar Energy Development Suitability Area (top 20%) is displayed in Figure 25 and represents 48,680 acres (197 km^2) or 5.6% of the Municipal District of Pincher Creek. Solar Energy Development Suitability Area (top 40%) is displayed in Figure 26 and represents 93,406 acres (378 km^2) or 10.8% of the Municipal District of Pincher Creek.

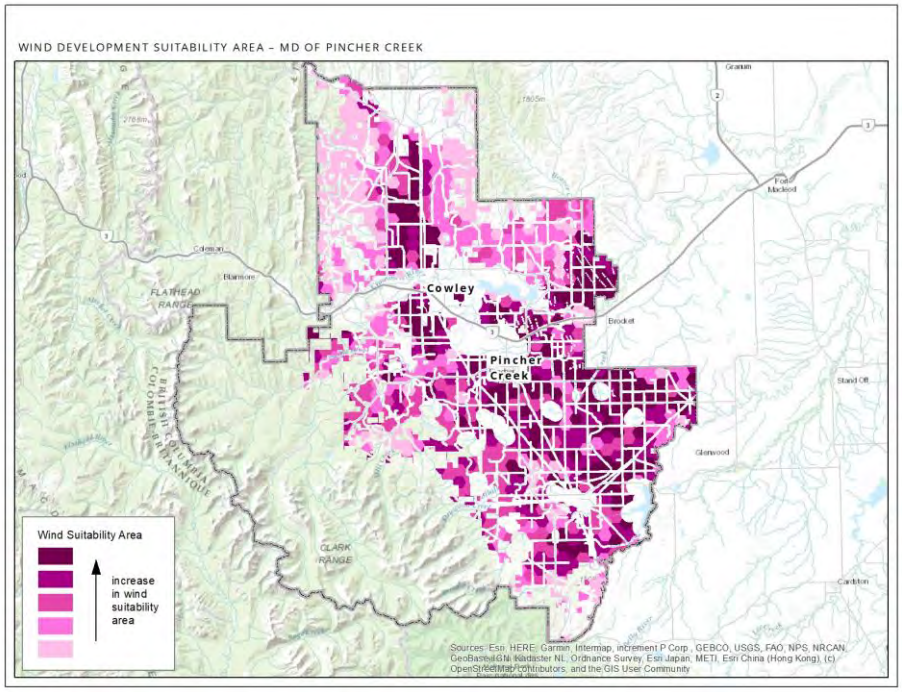


Figure 20: Wind Energy Development Suitability Area

[6] http://www.windatlas.ca/index-en.php

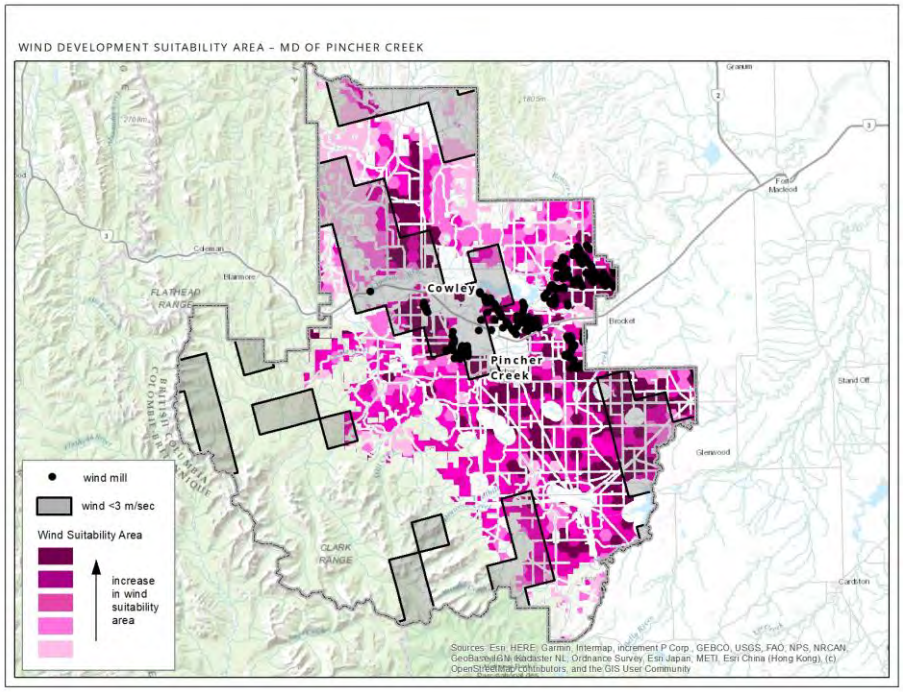


Figure 21: Wind Energy Development suitability Area with wind areas <3 m/sec

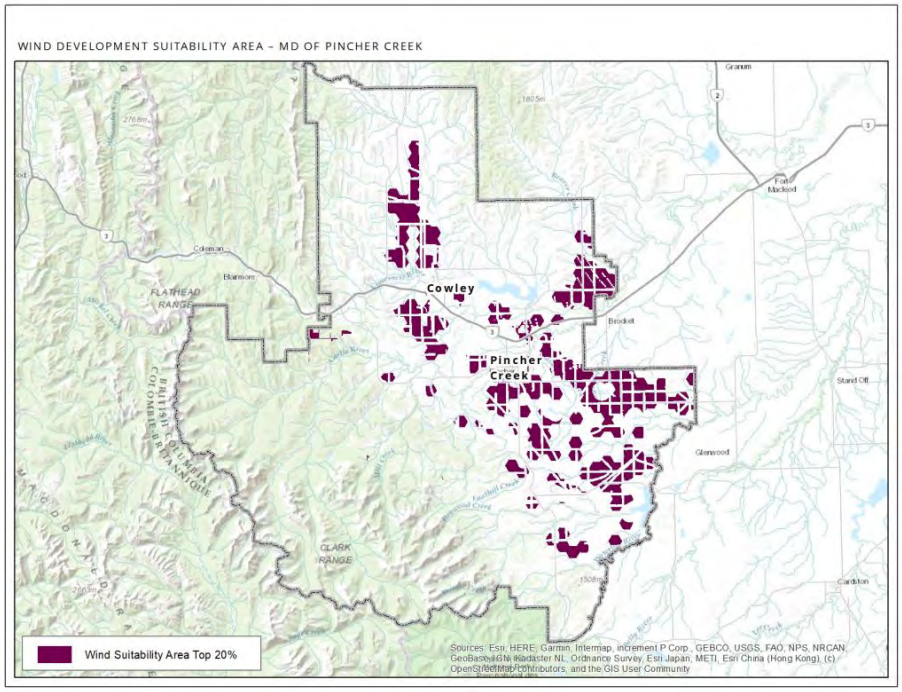


Figure 22: Wind Energy Development Suitability Area (top 20%)

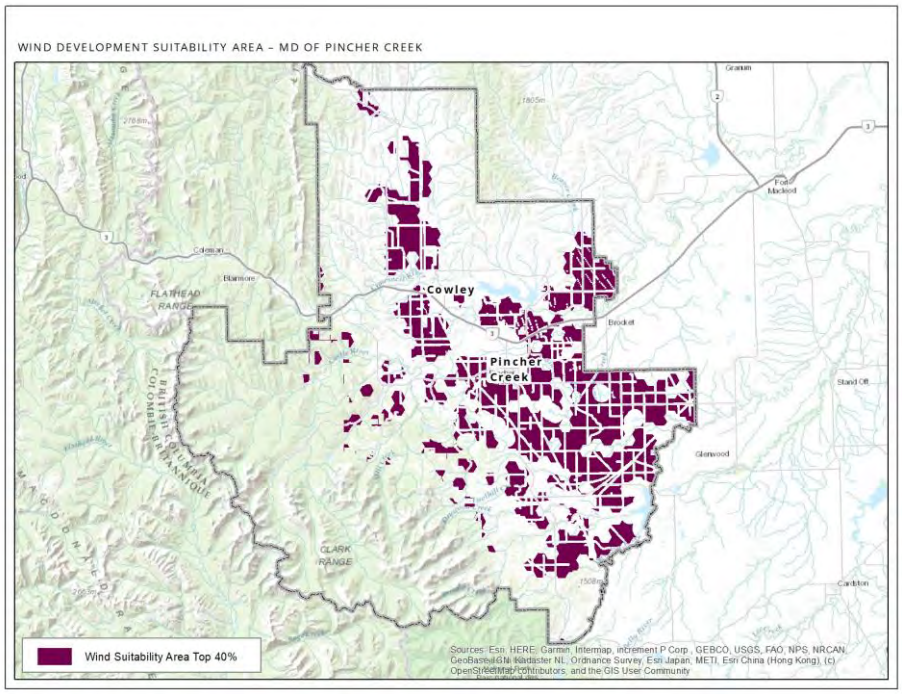


Figure 23: Wind Energy Development Suitability Area (top 40%)

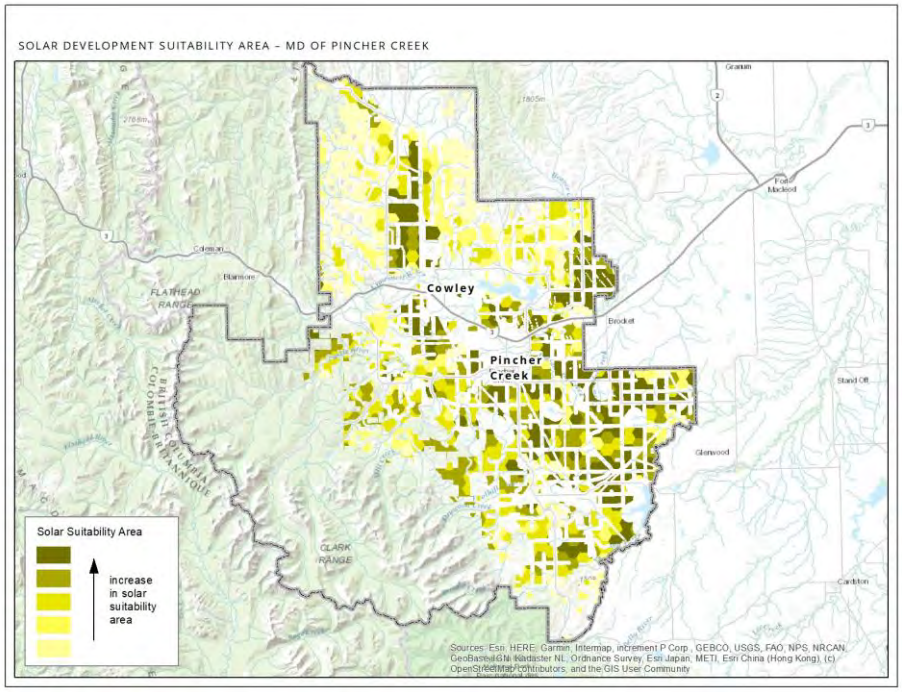


Figure 24: Solar Energy Development Suitability Area

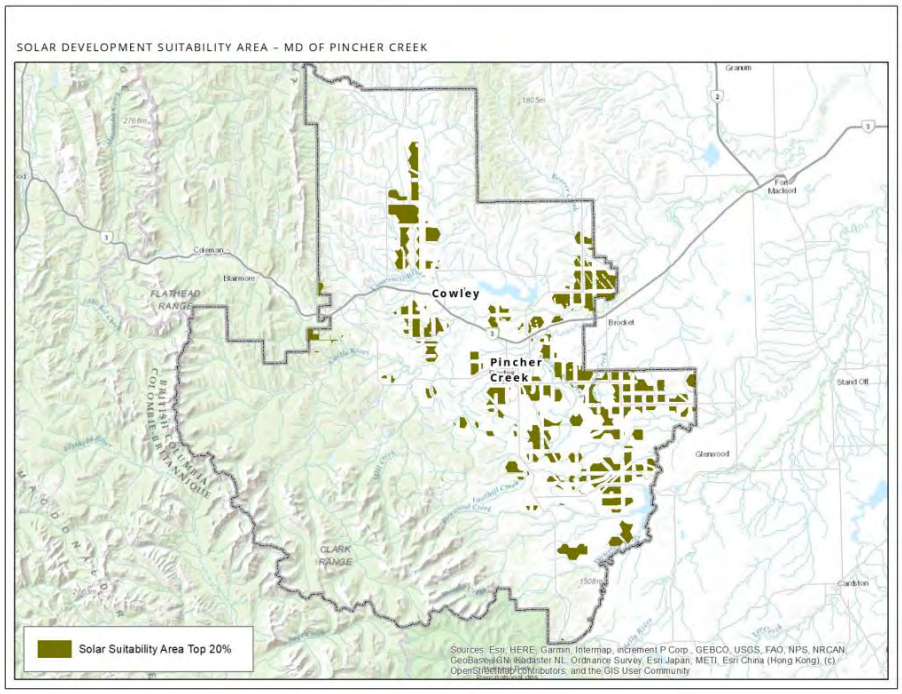


Figure 25: Solar Energy Development Suitability Area (top 20%)

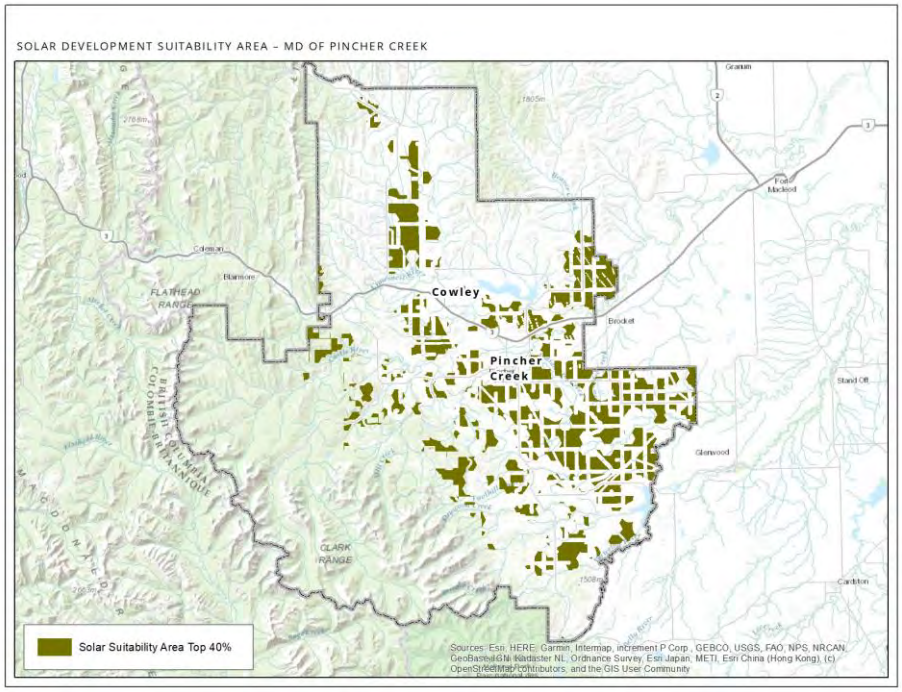


Figure 26: Solar Energy Development Suitability Area (top 40%)

Appendix A: Land Use Themes, Groups and Features

Legend:

Theme: Development, Agriculture, Settlement and Infrastructure, Cultural, and Ecological
Group: Broad groupings of the features (what goes into the model)
Feature: Elements of each group (what gets scored individually, then rolled up)
Example / explanation: Examples or explanations that can go into the user guide
Layers: The GIS layers that might be used to derive this

Settlement and Infrastructure

Group	Feature	Examples / Explanation	Layer	Renewable Energy Regulation notes
Urbanized areas	• Residential / commercial / industrial areas within cities and towns	Homes within residential subdivisions within towns, cities; Commercial or industrial areas or subdivisions within towns or cities.	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning, Government of Alberta Municipal Boundaries	**No-go - Prohibition of wind energy development in the Burmis Lundbreck Corridor ASP.** **Some prohibition in Oldman Reservoir ASP.** Urban fringe zoning precludes development of wind (approximately quarter section around PC and Cowley)
Rural residential				

	• Grouped Country residential	Rural residential subdivisions with properties). MDP only have GCR in ASPs and urban fringe of PC.	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning, Government of Alberta Municipal Boundaries	
	• Hamlet	Small unincorporated communities administered by rural or specialized municipalities	Government of Alberta Municipal Boundaries	Urban fringe around Pincher Station and Lundbreck
Rural commercial (non-agriculture)	• Commercial establishments and subdivisions	Commercial subdivision outside of settlements (e.g., highway commercial district); Commercial establishment outside of settlements (e.g., gas stations, garden centres, motels, work camps)	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning (rural highway commercial)	
Rural industrial (non-agricultural)				
	• Solar farms	Utility-scale solar photovoltaic installations over a an area of land	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning, Heads up digitize	
	• Wind farms	Utility-scale cluster of wind turbines over an area of land	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning (Wind	setbacks 7.5 m from property line, but if on road (height of tower plus 10%)

			farm industrial zone)	
	• Transmission	Rights-of-way for power lines and pipe lines	Government of Alberta Base Features, Industry Data if available	Apply Right of way/setbacks
	• Oil and gas processing plants	Petrochemical plants, refineries, gas plants. Sour gas facilities south of PC	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning (multi-lot heavy rural industrial)	
	• Mineral extraction	Mines, gravel pits and sand stone mines	Province Mapped – sand stone approvals ASP has some gravel pits mapped, Digitizing gravel pits	
	• Power plants	Coal-fired power stations, dams, and associated buildings and facilities. Sour gas plants, and Old man	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning, Government of Alberta Base Features	
	• Landfills	Areas for the commercial disposal of any waste material by any means	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning (landfill industrial)	
Transportation				
	• Divided highways		Government of Alberta Base Features	Alberta Transportation right of ways
	• Paved roads	Built and not built	Government of Alberta Base Features	Apply municipal by-law Height of wind tower plus 10%

	• Gravel roads	Built and not built	Government of Alberta Base Features	Apply Municipal by-law Height of wind tower plus 10%
	• Airports	Airstrips, runways, hangars, control towers, maintenance, exclusion zones.	Government of Alberta Base Features, Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning (airport protection zone)	PC Airport vicinity protection zone – wind prohibited, Cowley airstrip – current no vicinity protection zone Currently in discussion proposed 4000m setback.
		Airfields (Cowley, private airfields)		
	• Railways	Railways, associated rail buildings, rail yards, stations, sidings, rights-of-way	Government of Alberta Base Features, Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning	Apply Right of way/setbacks Tower height plus 10%.
Water management				
	• Reservoirs	Areas of naturally-flowing water, dammed to provide water for human use. Waterton and Oldman	Government of Alberta Base Features	
	• Treatment plants	Industrial facilities for cleaning water for human consumption.	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning	

Agricultural Theme

Group	Feature	Examples / Explanation	Layers	Renewable Energy Regulation notes
Grazing land				
	• Native prairie	Unbroken natural prairie used for grazing livestock	Alberta Ground Vegetation Inventory (GVI), Alberta Biodiversity Monitoring Institute (ABMI) Human Footprint	Avoid public land (AEP)
	• Tame pasture	Managed pasture used for grazing livestock	Alberta Ground Vegetation Inventory (GVI)	
Cropland (unirrigated)				
	• Class 2	slight limitations to growth	Agriculture Regions of Alberta Soil Inventory Database (AGRASID)	
	• Class 3	moderate limitations to growth		
	• Class 4	severe limitations to growth		
	• Class 5	very severe limitations to growth		
Agriculture support				
	• Agri-business	Auction marts, feedlots / CFOs, seed cleaning plants, Processing plants, commercial greenhouses, aquaculture, hydroponic	Agriculture Regions of Alberta Soil Inventory Database (AGRASID)	

		operations		
	• Agricultural community	Ag society buildings, race tracks, and residences associated with (and located on) a farm or ranch.	Agriculture Regions of Alberta Soil Inventory Database (AGRASID)	

Ecological Theme

Group	Feature	Examples / Explanation	Layer	Renewable Energy Regulation notes
Protected areas (public)				
	• Municipal conservation lands	Municipal areas where development is restricted in favour of ecological conservation (e.g., environmental reserves, conservation reserves, natural area parks)	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning (R, MR designations). Environmental Reserves easements are not mapped	**No-go**
	• Provincial and national protected areas (recreation-focus)	Areas intended to provide some measure of environmental protection, where facility development is allowed (e.g., provincial and national protected areas recreational, heritage rangelands,	Government of Alberta Protected Areas, Alberta Conservation Area Lands	**No-go (AEP)**

		natural areas, public land use zones)		
	• Provincial protected areas (conservation-focus)	Provincial public lands intended to provide environmental protection, where facility development is restricted (e.g., ecological reserves, wilderness areas, wildland parks)	Government of Alberta Protected Areas	**No-go (AEP)**
	• Crown Land		Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning	**No-go (AEP)**
Protected areas (private)				
	• Conservation easement lands (ecological)	Private lands with title-attached restrictions in favour of conservation	Easement holder datasets.	SALTS and NCC no wind and solar policy
	• Private conservation lands owned	Private lands owned by land trusts and conservancies	Land trust and conservancy datasets.	SALTS and NCC no wind or solar policy
Wildlife habitat				
	• Species management areas or designations	E.g., complication of critical habitat for endangered species, ranges for Species of Concern (non-species at Risk), Key Wildlife and	Trumpeter Swans	SAR: AEP 101.1.2 trumpeter swans (**800m setback**)
			Mountain Goat and Sheep Zones	SAR: AEP 101.1.2

		Biodiversity Zones, Ramsar sites), Important Bird Areas.	Grizzly bear zone	AEP 101.1.3 Avoid unless threshold for linear density is exceeded then no-go
			Key wildlife and biodiversity zone	Avoid
	• Important wildlife habitat and vegetation areas	E.g., Compilation of riparian areas, native grasslands, wildlife movement zones, and important aquatic habitats	Native prairie (Grassland vegetation index and ABMI human footprint layer)	AUC Rule 007 Native Grassland is ranked a high sensitivity layer by AEP, and the Wildlife *Directive for Solar Energy Projects* and *Wildlife Directive for Alberta Wind Energy Projects* outline that native grasslands should be avoided
			Wildlife movement areas	Represented by key wildlife and biodiversity zones
			Riparian	
			Escarpment and coulees	Not included –data gap
Waterways (moving, lotic)		Includes all orders of streams, headwaters streams		
	• Rivers		Government of Alberta Base Features, Government of Canada CanVec	Avoid large permanent water courses – represented with 100m buffer
	• Streams and creeks		Government of Alberta Base Features, Government of Canada	Avoid small permanent water courses - represented with 45 m

			CanVec	buffer
	• Drainage ways	ephemeral waterways	Government of Alberta Base Features, Government of Alberta Digital Elevation Model	Not included –data gap
Waterbodies (standing, lentic)				
	• Lakes	Technically a class of wetland, includes all named lakes	Government of Alberta Base Features, Government of Canada CanVec	AUC Rule 007 AEP wind and solar directives have setback **no-go area of 1000m** on named lakes
	• Un-named lakes			
	• Classed wetlands	Includes all wetlands that under the Water Act would have to be replaced if lost	Alberta Merged Wetland Inventory, Alberta Biodiversity Monitoring Institute Wetland Inventory (for green zone)	AUC Rule 007 Water Act, Wetland Policy, SSRP, and Wildlife Directive for Solar Energy Projects and Wildlife Directive for Alberta Wind Energy Projects: no-**go with100m buffer** around wetlands classes as bog, fen, marsh, shallow open water and swamp.
	• Groundwater aquifer recharge areas	Infiltration zones, beaver ponds		Not included – data gap

Cultural Theme

Group	Feature	Examples / Explanation	Layer	Renewable Energy Regulation notes
Religious / cultural				
	• Religious facilities	Churches, church campuses, cemeteries, convents, mosques, temples	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning	Just include footprint
			St. Henry Church	
	• Sacred sites	Areas with demonstrated spiritual or religious significance	Alberta Historic Resources, Heads up digitize (in HRV?)	Not included -assumed covered in the HRV
	• First Nations Reserves		Government of Alberta Municipal Boundaries	Not included in analysis
Recreation				
	• Recreation facilities	Picnic areas, day use areas, boating access to reservoirs, golf courses, provincial recreation areas, ski hills, arenas, curling rinks, swimming pools, multi-rec buildings, amusement parks, campgrounds outside of urbanized areas	Municipal District of Pincher Creek Parcel Mapping or Landuse/Zoning	Just include footprint
	• Recreational rivers, lakes, reservoirs, and	Used for fishing, boating, swimming	Government of Alberta Base Features	Just include footprint

	streams			
Scenic				
	• Viewscapes	Composite landscapes of locally-valuable beauty visible from specific viewpoints	Cowboy Trail	
	• Scenic natural areas	Areas locally known for their natural beauty (e.g., forests, rivers, streams, lakes, riparian areas, open fields).	Waterton Lakes National Park	
			Hawks Nest	
			Porcupine Hills	
			DU Cabin	DU cabin bylaw
			Beaver Mines Coal Mining Rail	
			Oldman Dam Stone House	
			West Castle Valley	
			Livingston Range	
			Heritage Acres	
Historic resources				
	• Recognized historic resources	Heritage landscapes, Archeological sites, identified and classed by the provincial or municipal government	Government of Alberta Historic Resources (HRV 1-2)	AB Culture and Tourism: **HRV 1 and 2: no-go All other HRV classes are avoid.**
			HRV 3	
			HRV 4	
			HRV 5	

Wind and Solar Energy Development

Group	Feature	Examples / Explanation	Layer	Renewable Energy Regulation notes
Renewable Energy				
	• Wind	Suitability area for wind based on speed (Wind resource < 3m/sec is sub-optimal.	Government of Alberta Municipal Boundaries, Derived no-go areas	
	• Solar	Suitability area for solar based on solar radiation value	Government of Alberta Annual Solar Radiation 1971-2000, Government of Alberta Municipal Boundaries, Derived no-go areas	

Appendix B: Solar Survey Exercise

Municipal Development Suitability Tool for Solar Development

Hello... thank you for helping score and determine the features we should include in the MD of Pincher Creek's *Municipal Landuse Suitability Tool for Solar Energy Development.*

The features are gathered under four themes:

1. Agriculture;
2. Ecological;
3. Cultural; and
4. Settlements and Infrastructure.

You will be asked to provide a score to represent how you value each feature in relation to the theme area and in consideration of solar development.

The feature scores will be integrated into a model to help identify the high-value landscapes for each theme, and the most appropriate places for renewable energy development.

1

Municipal Development Suitability Tool for Solar Development

Agriculture Theme

The agriculture features you will be asked to score include:

- Grazing lands/pasture on native prairie and tame pasture;
- Lands of high value to support crops;
- lands of high value to support irrigated crops; and
- Agricultural community infrastructure.

The scores will help us identify high value agriculture lands in MD of Pincher Creek that are impacted by solar development.

1. Please score **grazing lands** in terms of their value to the agriculture theme:

	very high	high	medium	low	very low	do not include
Grazing land on native prairie	○	○	○	○	○	○
Grazing land on tame pasture	○	○	○	○	○	○

Comments:

2

2. Please score Land Suitability Rating Classes (LSRC) in terms of their value to the agriculture theme *(LSRC will be used to identify high value for growing crops).*

	very high	high	medium	low	very low	do not include
Land Suitability with slight limitations to growth	○	○	○	○	○	○
Land Suitability with moderate limitations to growth	○	○	○	○	○	○
Land Suitability with severe limitations to growth	○	○	○	○	○	○
Land Suitability with very severe limitations to growth	○	○	○	○	○	○

Other (please specify)

3. Please score Agri-business (auction marts, feedlots, seed cleaning plants, etc.) and Agricultural Community (ag society buildings, race tracks, etc.) in terms of their value to the agriculture theme.

	very high	high	medium	low	very low	do not include
Agri-business	○	○	○	○	○	○
Agricultural Community	○	○	○	○	○	○

Other (please specify)

3

4. Are there any features missing from the Agriculture Theme?

- ○ Yes
- ○ No

If yes, please list any missing features:

4

Municipal Development Suitability Tool for Solar Development

Ecological Theme

The ecological features you will be asked to score include:

- Municipal conservation lands
- Private conservation lands
- Species management designations
- Important wildlife habitat or vegetation areas
- Coulees and escarpments
- Groundwater aquifer recharge areas

The scores will help us identify high value ecological lands in the MD of Pincher Creek that are impacted by solar development.

The following features are listed as "no-go" based on regulations, they will be included in modelling but you will not be ask to score them:

- Crown Land
- Protected Areas
- Wetlands (with 100 m buffer)
- Large permanent rivers (with 100 m buffer)
- Smaller permanent watercourses (with 45 m buffer)
- Intermittent watercourses and springs (with 45 m buffer)
- Species at risk restricted areas (e.g., trumpeter swan and 800 m buffer)

5. Please score **conservation lands** in terms of their value to the ecological theme:

	very high	high	medium	low	very low	do not include
municipal conservation lands	○	○	○	○	○	○
private conservation lands	○	○	○	○	○	○

Comments:

5

6. Please score the following **species management areas or designations** in terms of their value to the ecological theme:

	very high	high	medium	low	very low	do not include
Key Wildlife and Biodiversity Zones	○	○	○	○	○	○
Grizzly Bear Zones	○	○	○	○	○	○

Comments:

7. Please score the following important **wildlife habitat or vegetation areas** in terms of their value to the ecological theme:

	very high	high	medium	low	very low	do not include
native grasslands	○	○	○	○	○	○
wildlife movement areas	○	○	○	○	○	○
riparian areas	○	○	○	○	○	○
escarpments and coulees	○	○	○	○	○	○

Comments:

8. Please score the following **waterways and water-bodies** in terms of their value to ecological theme:

	very high	high	medium	low	very low	do not include
lakes (unnamed)	○	○	○	○	○	○
groundwater aquifer recharge areas	○	○	○	○	○	○

Comments:

6

9. Are there any features missing from the Ecological Theme?

- ○ Yes
- ○ No

If yes, please list any missing features:

7

Municipal Development Suitability Tool for Solar Development

Cultural Theme

10. The following features were identified as important cultural features by MD Pincher Creek Municipal Land Use Suitability Tool participants. Please score each feature in terms of value to cultural theme and impacts from solar development.

	very high	high	medium	low	very low	do not include
Cowboy Tail	○	○	○	○	○	○
Livingston Range	○	○	○	○	○	○
Waterton Lakes National Park	○	○	○	○	○	○
Hawks Nest	○	○	○	○	○	○
Porcupine Hills	○	○	○	○	○	○
West Castle Valley	○	○	○	○	○	○
St. Henry's Church	○	○	○	○	○	○
Beaver Mines (coal mining rail)	○	○	○	○	○	○
Oldman Dam Stone House	○	○	○	○	○	○
Heritage Acres	○	○	○	○	○	○
DU Ranchland Cabins	○	○	○	○	○	○

8

Visual Aid: St. Henry's church and buffers within MD Pincher Creek

9

Visual Aid: St. Henry's church with buffers of different sizes

10

11. The following features were identified as important cultural features. Please select a buffer to apply when considering solar development (the scores provided above will be applied to selected buffer).

	0 m	300 m	500 m	1000 m	2000 m
Cowboy Tail	○	○	○	○	○
Livingston Range	○	○	○	○	○
Waterton Lakes National Park	○	○	○	○	○
Hawks Nest	○	○	○	○	○
Porcupine Hills	○	○	○	○	○
West Castle Valley	○	○	○	○	○
St. Henry's Church	○	○	○	○	○
Beaver Mines (coal mining rail)	○	○	○	○	○
Oldman Dam Stone House	○	○	○	○	○
Heritage Acres	○	○	○	○	○
DU Ranchland Cabins	○	○	○	○	○

Other:

11

12. Historic Resource Values (HRV) layer is provided by GOA to help developers, industry representatives, and regulators determine if a proposed development might affect historic resources. There are five classes, HRV class 1 and 2 are regulated as no-go and you are not asked to score them. Please score HRV class 3 to 5 based on their level of importance to the Cultural theme.

	very high	high	medium	low	very low	do not include
HRV class 3: contains a significant historic resource that will likely require avoidance	○	○	○	○	○	○
HRV class 2: contains a historic resource that may require avoidance	○	○	○	○	○	○
HRV class 5: high potential to contain a historic resource	○	○	○	○	○	○

Comments

12

Settlement and Infrastructure Theme

The following features are included in the survey even though they have specific rights-of-ways/setbacks that will be included in the modeling.

- divided highway
- paved road
- gravel road
- railway
- airport
- transmission line

Here we provide you with an opportunity to identify buffers that may be incorporated if larger than established setbacks (if a linear feature please gauge the distance from the features center-line) when considering solar development.

In addition many of the features listed below have municipal by-laws (please refer back to the attachment) which will be considered in the modeling.

13. please provide a buffer for the following urbanized areas, rural residential and rural commercial non-agriculture features (0 m = no buffer).

	0 m	100 m	300 m	500 m	1000 m	2000 m
Urbanized areas (residential/commercial areas in cities/towns)	○	○	○	○	○	○
Grouped County Residential	○	○	○	○	○	○
Hamlets	○	○	○	○	○	○
Commercial Establishments and Subdivisions	○	○	○	○	○	○

Comments

13

14. Please provide a buffer for the following rural industrial features non-agriculture (0 m = no buffer).

	0 m	100 m	300 m	500 m	1000 m	2000 m
Solar farms	○	○	○	○	○	○
Wind farms	○	○	○	○	○	○
Transmission	○	○	○	○	○	○
Oil and Gas Processing	○	○	○	○	○	○
Mineral Extraction	○	○	○	○	○	○
Power plants	○	○	○	○	○	○
Landfills	○	○	○	○	○	○

Comments

15. Please provide a buffer for the following transportation features (0 m = no buffer).

	0 m	100 m	300 m	500 m	1000 m	2000 m
divided highways	○	○	○	○	○	○
paved roads	○	○	○	○	○	○
gravel roads	○	○	○	○	○	○
airports	○	○	○	○	○	○
airfields	○	○	○	○	○	○
railways	○	○	○	○	○	○

Comments

14

16. Please provide a buffer for the following water management features (0 m = no buffer).

	0 m	100 m	300 m	500 m	1000 m	2000 m
Reservoirs	○	○	○	○	○	○
Treatment Plants	○	○	○	○	○	○

Comments

15

Appendix C: Wind Survey Results Summary

Here we present collated results of each survey question participants were asked to *score* from very low to very high for the three themes areas: agriculture, ecological and cultural.

In each table, the percent represents the participants who selected that *score*. *Scores* were *Quantified* from (low<-->high) to a number (0-100) and averaged to produce a *Conflict Probability Rating* per feature, which can be seen in the second table.

Bubble charts were used as a visual aid for the process. In the bubble charts, the **placement** of each circle (aligned with the scores from *Very Low* to *Very High*) and the **size** of the circle represents how many people chose each answer (bigger circles = more people).

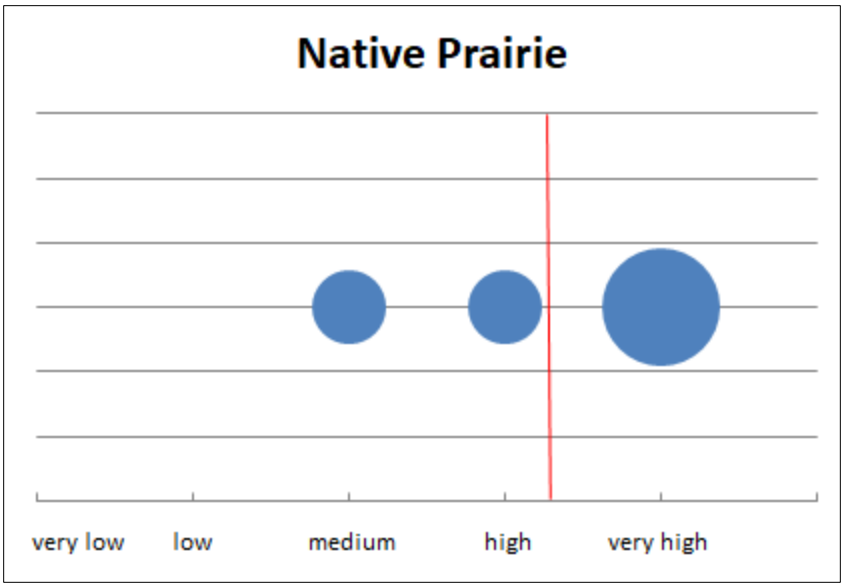
The **red line** represents the *Conflict Probability Rating* (average score) that was used in the GIS modelling.

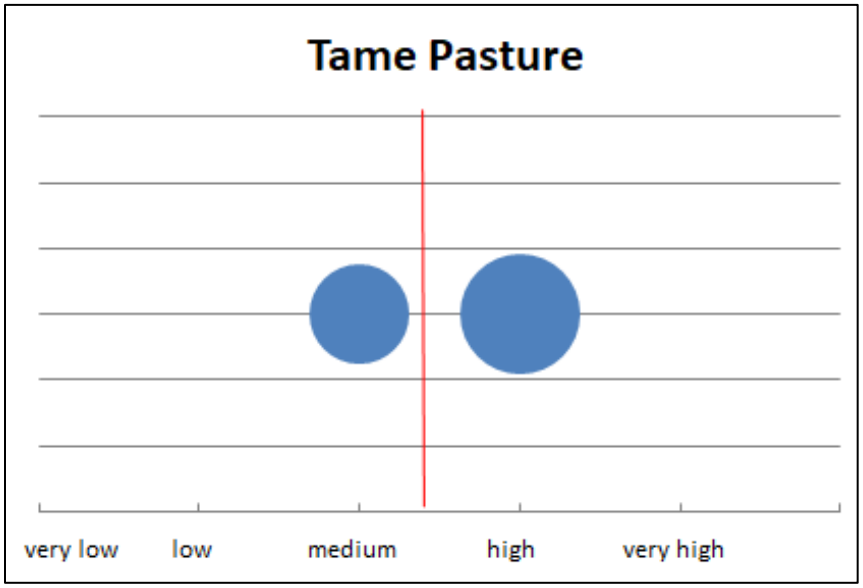
Agriculture Theme

1. *Grazing lands*

Grazing Land	very high	high	medium	low	very low
native prairie	56%	22%	22%	0%	0%
tame pasture	0%	60%	40%	0%	0%

Grazing Land	Conflict Probability Rating
Native Prairie	83
Tame Pasture	60

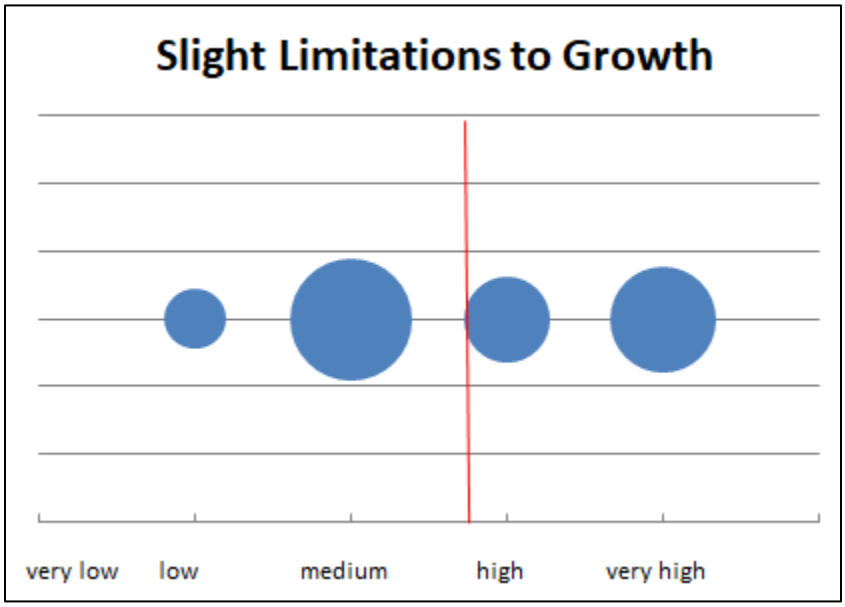


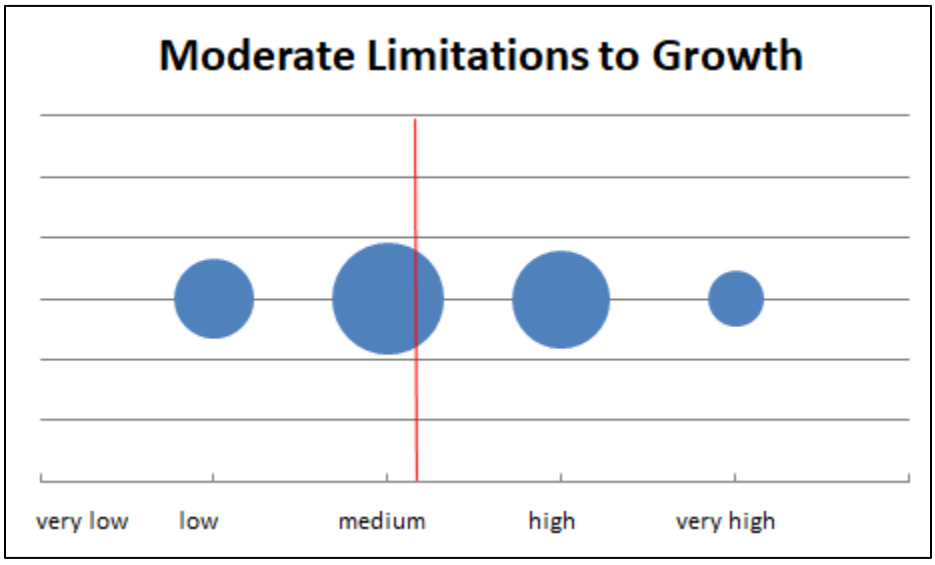


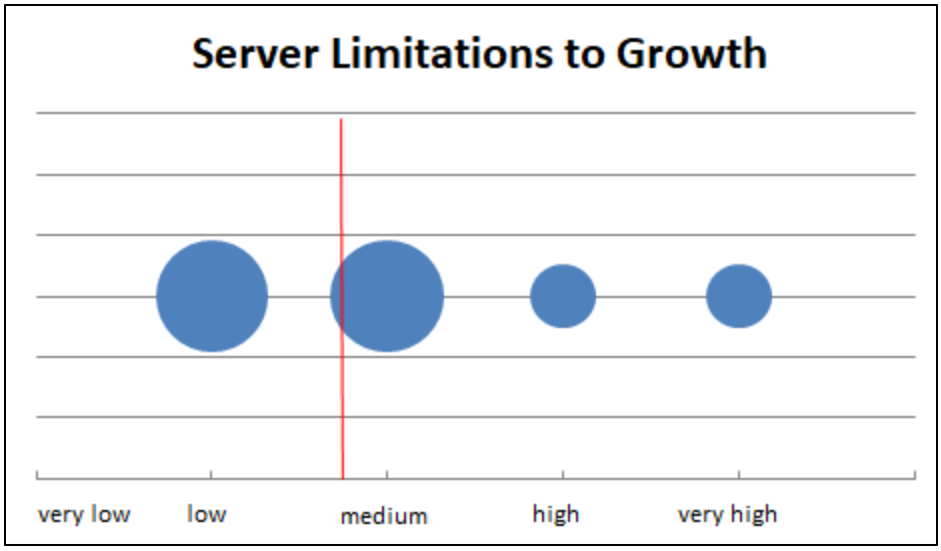
2. Land Suitability Rating Classes (LSRC)

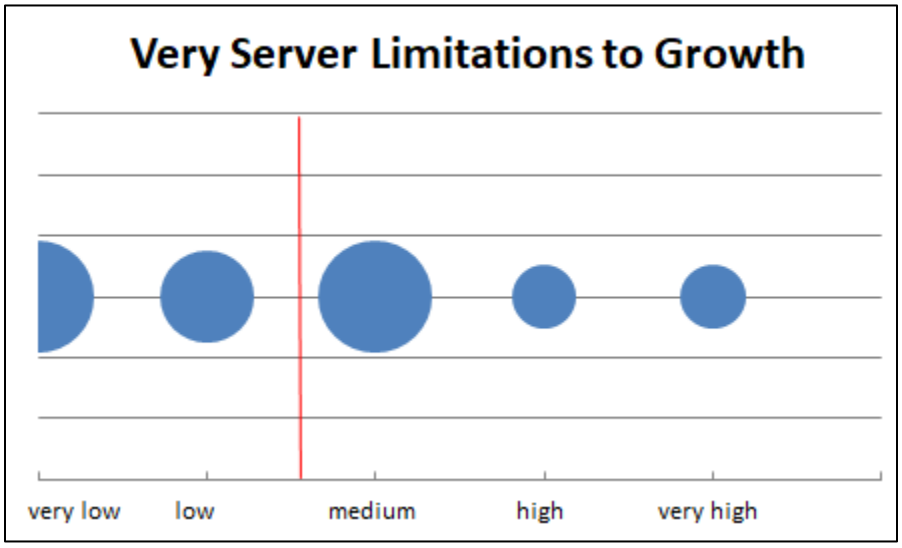
Land Suitability Rating Classes	very high	high	medium	low	very low
slight limitations to growth	30%	20%	40%	10%	0%
moderate limitations to growth	10%	30%	40%	20%	0%
severe limitations to growth	11%	11%	33%	33%	11%
very severe limitations to growth	10%	10%	30%	20%	30%

Land Suitability Rating Classes	Conflict Probability Rating
Land Suitability with slight limitations to growth	68
Land Suitability with moderate limitations to growth	58
Land Suitability with severe limitations to growth	44
Land Suitability with very severe limitations to growth	38





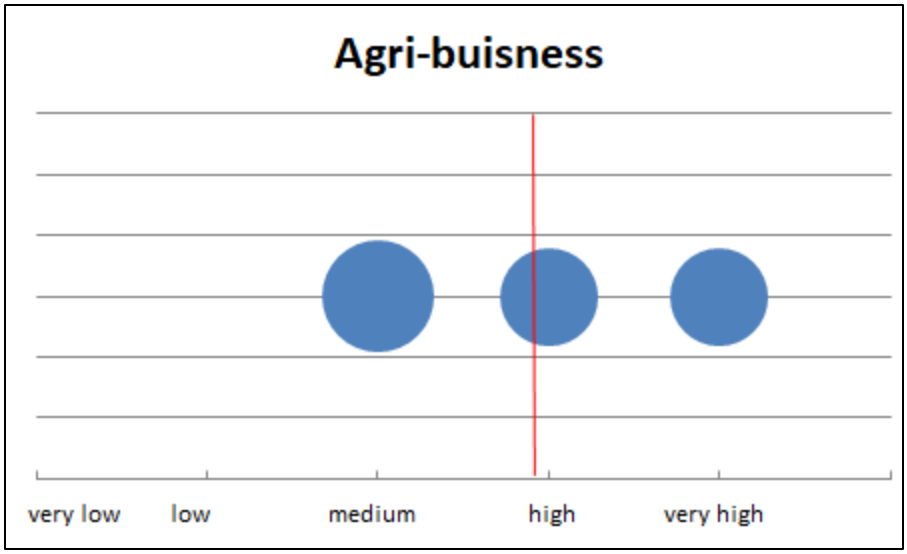


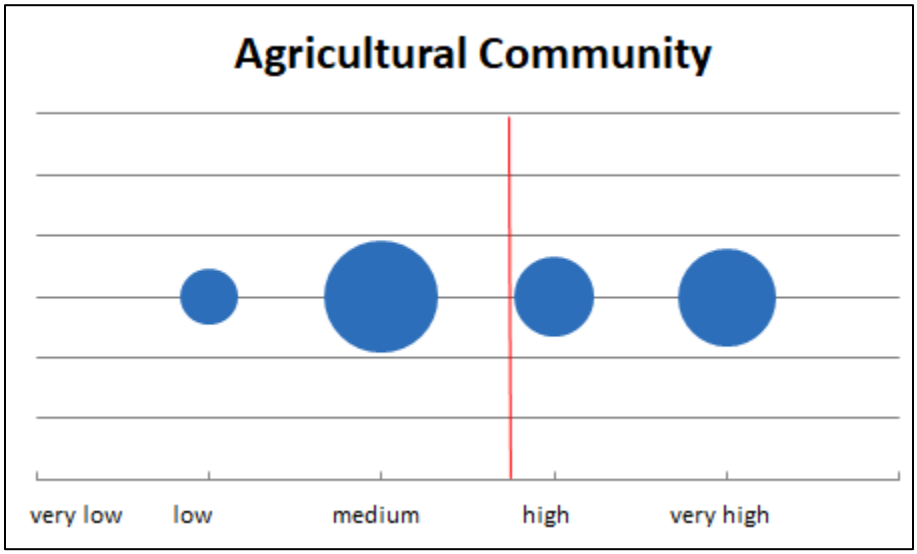


3. Agricultural Support

Agricultural Support	very high	high	medium	low	very low
Agri-business	30%	30%	40%	0%	0%
Agricultural Community	30%	20%	40%	10%	0%

Agricultural Support	Conflict Probability Rating
Agri-business	73
Agricultural Community	68


Agri-buisness
very low
low
medium
high
very high

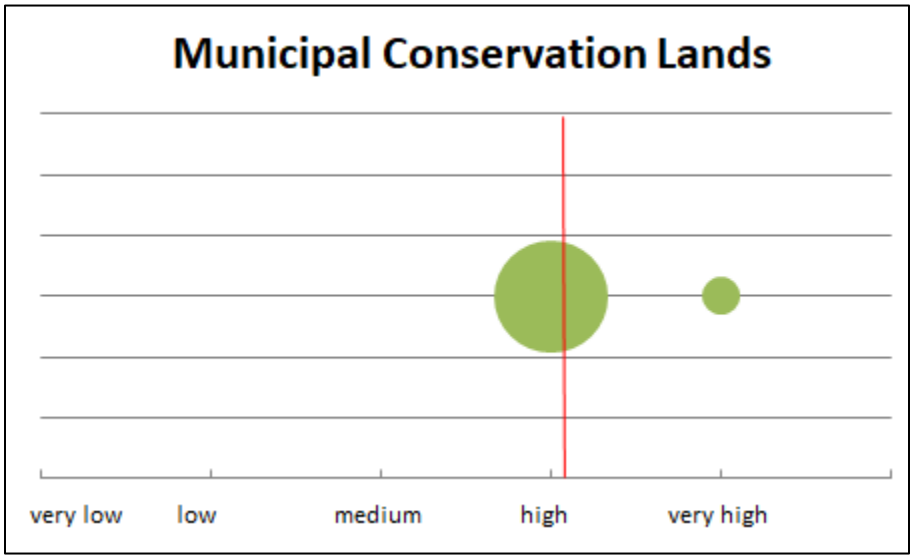

Agricultural Community
very low
low
medium
high
very high

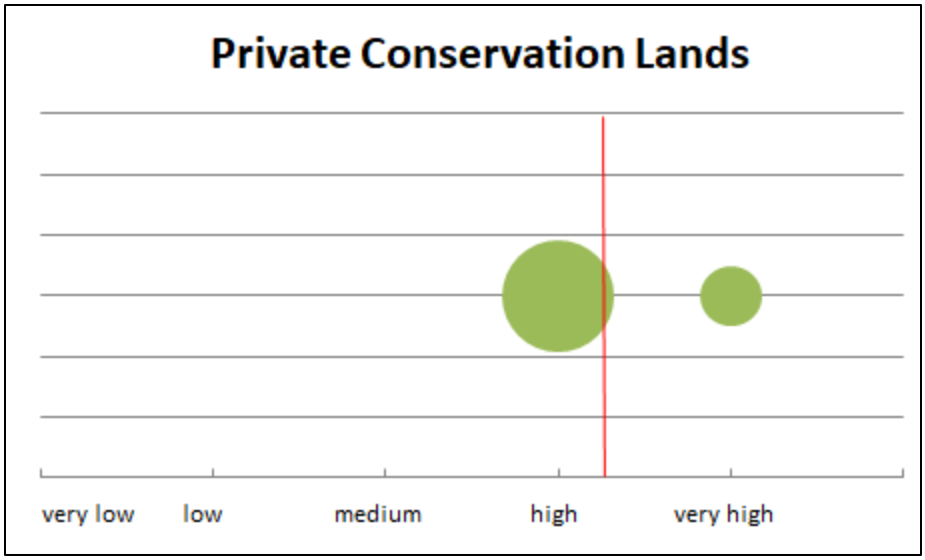
Ecological Theme

1. Protected and Conserved Areas

Protected Areas	very high	high	medium	low	very low	don't include
municipal conservation lands	10%	90%	0%	0%	0%	0%
private conservation lands	20%	70%	0%	0%	0%	10%

Protected Areas	Conflict Probability Rating
municipal conservation lands	78
private conservation lands	81

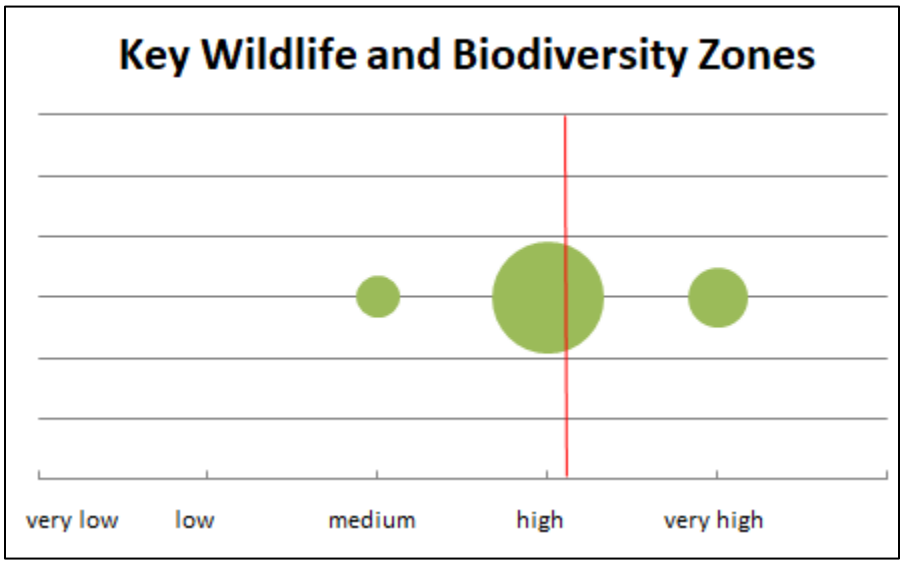


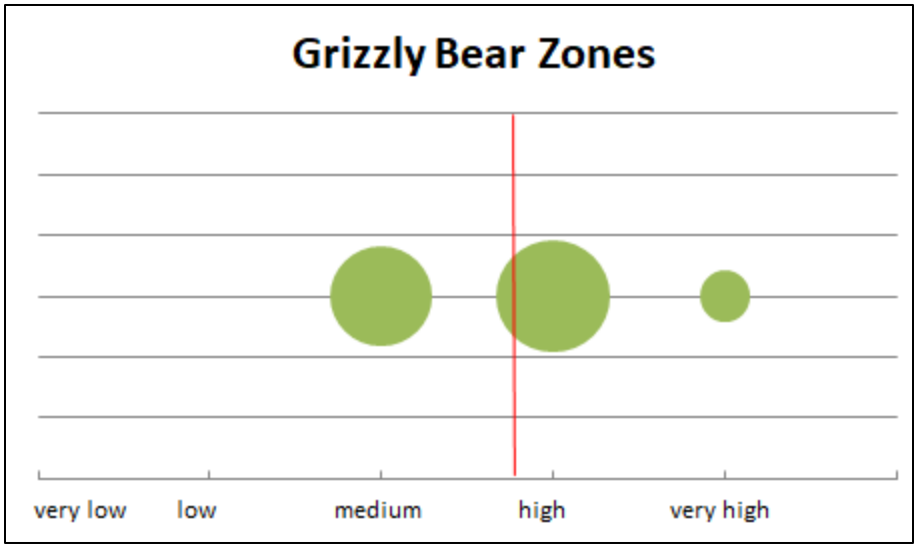


2. Wildlife Habitat – Species Management Area

Species Management Areas	very high	high	medium	low	very low
Key Wildlife and Biodiversity Zones	20%	70%	10%	0%	0%
Grizzly Bear Zones	10%	50%	40%	0%	0%

Species Management Areas	Conflict Probability Rating
Key Wildlife and Biodiversity Zones	78
Grizzly Bear Zones	68

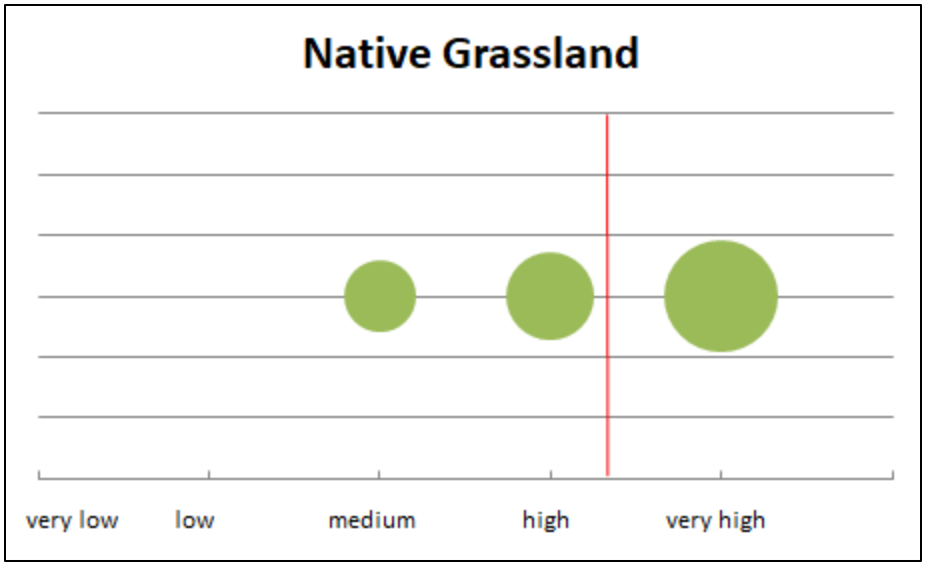


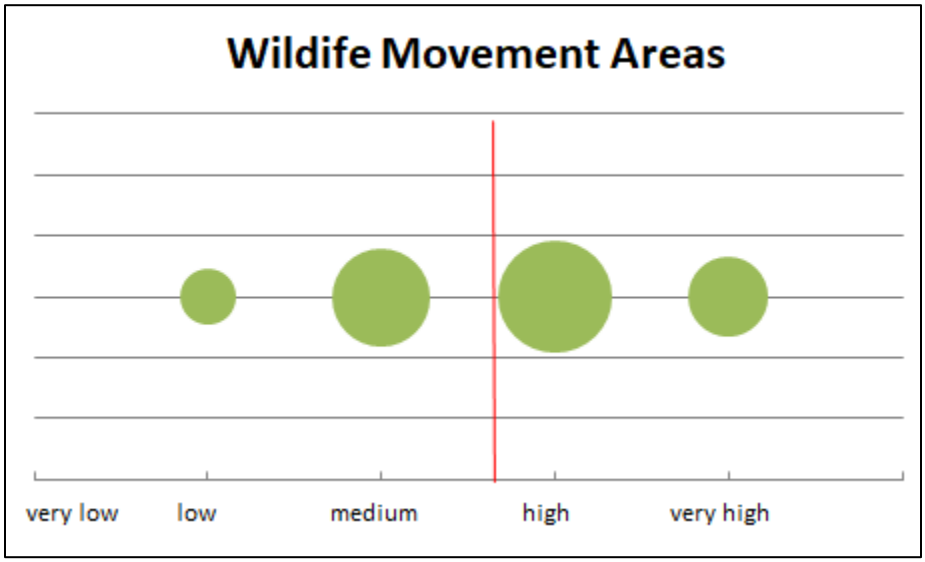


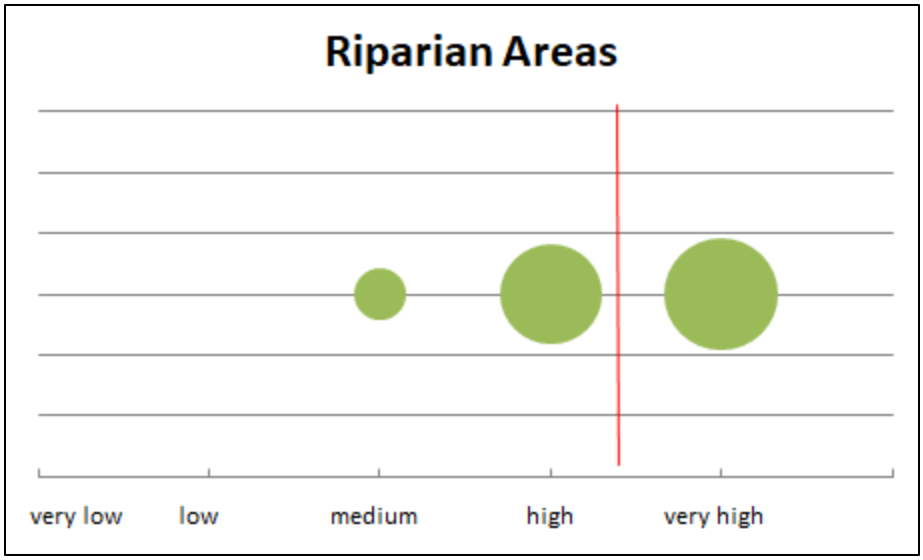
3. Wildlife Habitat – Wildlife Habitat or Vegetation Area

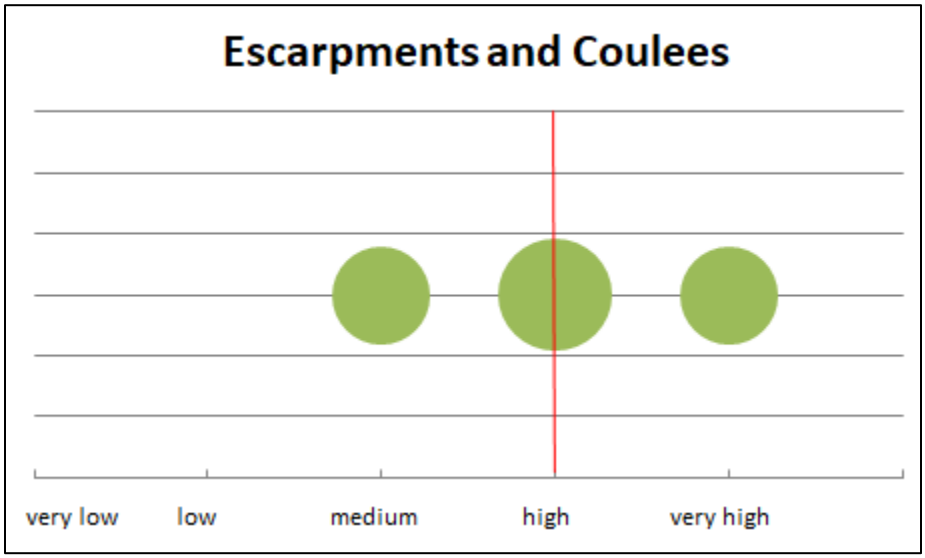
Wildlife Habitat or Vegetation Area	very high	high	medium	low	very low
native grasslands	50%	30%	20%	0%	0%
wildlife movement areas	20%	40%	30%	10%	0%
riparian areas	50%	40%	10%	0%	0%
escarpments and coulees	30%	40%	30%	0%	0%

Species Management Areas	Conflict Probability Rating
native grasslands	83
wildlife movement areas	68
riparian areas	85
escarpments and coulees	75


Native Grassland
very low
low
medium
high
very high


Wildife Movement Areas
very low
low
medium
high
very high



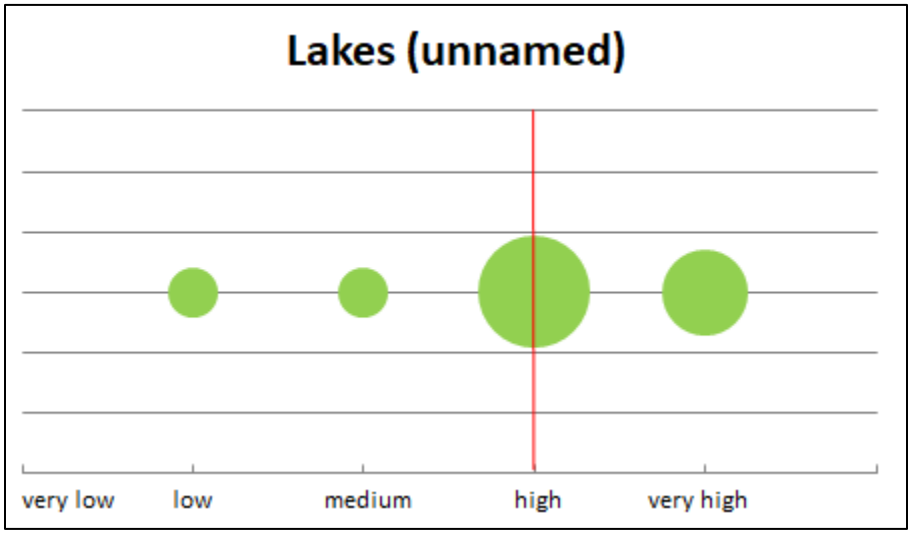


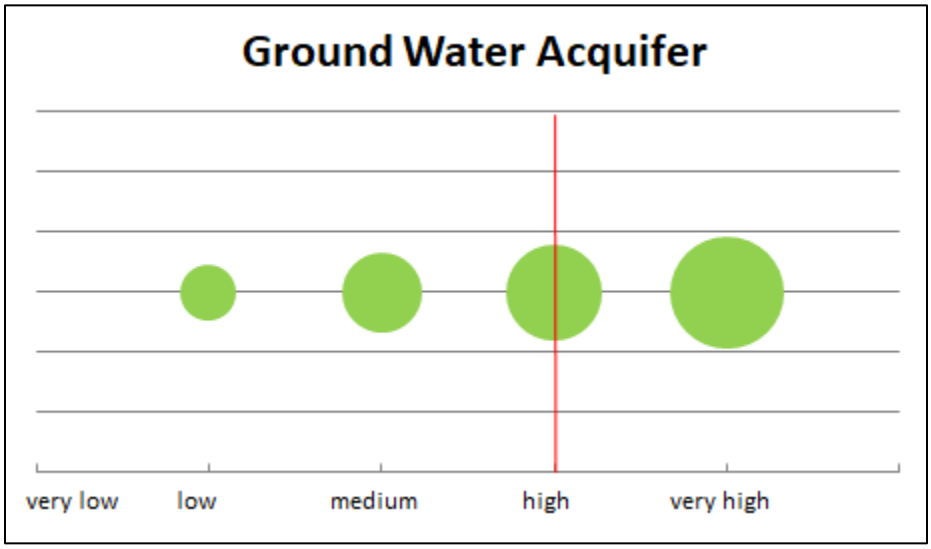
4. Waterways and Waterbodies

waterways and water-bodies	very high	high	medium	low	very low
lakes (unnamed)	30%	50%	10%	10%	0%
ground water aquifer recharge areas	40%	30%	20%	10%	0%

Waterways and water-bodies	Conflict Probability Rating
lakes (unnamed)	75

ground water aquifer recharge areas	75





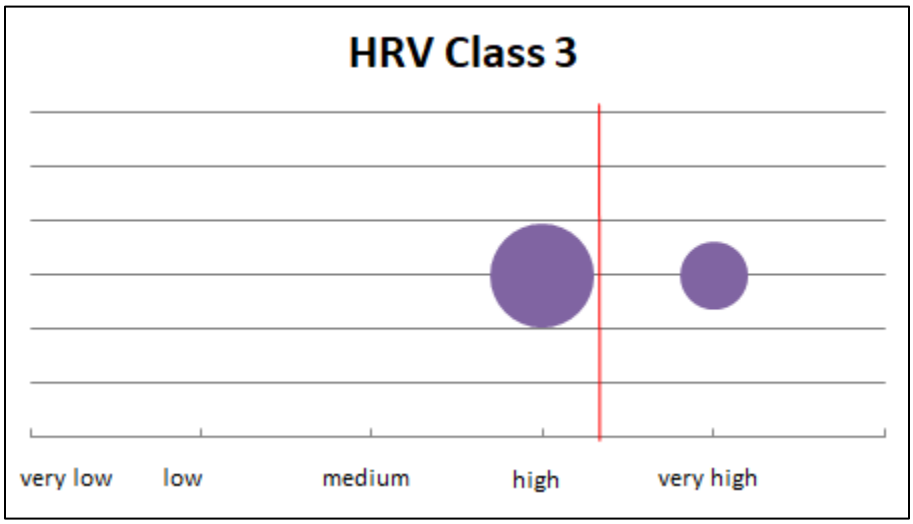
Cultural

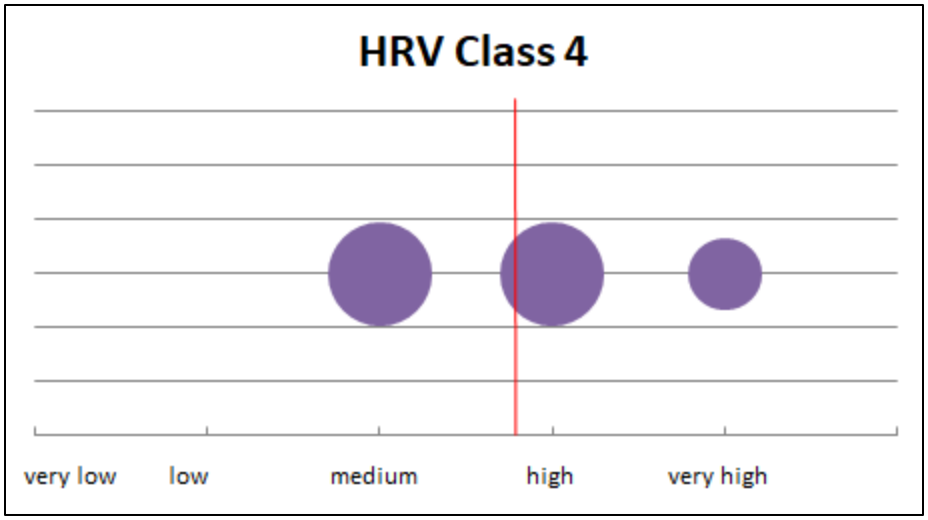
1. Historic Resource Value

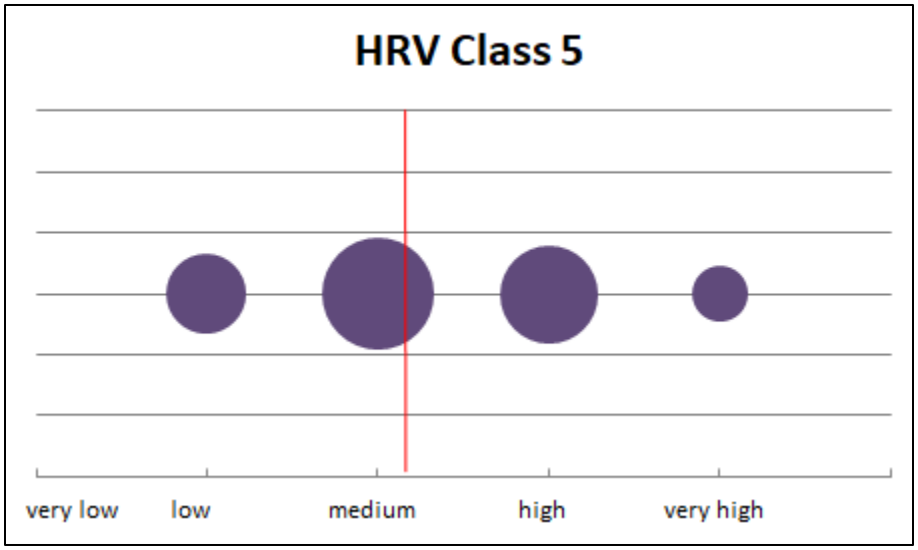
Historic Resource Values (HRV)	very high	high	medium	low	very low
HRV Class 3: contains a significant historic resource that will likely require avoidance	30%	70%	0%	0%	0%
HRV Class 4**: contains a historic resource that may require avoidance	20%	40%	40%	0%	0%
HRV Class 5: high potential to contain a historic resource	10%	30%	40%	20%	0%

*** NB: In the wind survey, this class was misidentified as Class 2*

Waterways and water-bodies	Conflict Probability Rating
HRV Class 3: contains a significant historic resource that will likely require avoidance	83
HRV Class 4**: contains a historic resource that may require avoidance	70
HRV Class 5: high potential to contain a historic resource	58







2. List of Cultural Sites

Cultural Sites	very high	high	medium	low	very low	do not include
Cowboy Tail	25%	38%	0%	0%	38%	0%
Livingston Range	38%	38%	25%	0%	0%	0%
Waterton Lakes National Park	25%	50%	13%	0%	0%	13%
Hawks Nest	25%	0%	38%	13%	13%	13%
Porcupine Hills	25%	38%	13%	25%	0%	0%
West Castle Valley	25%	25%	13%	13%	25%	0%
St. Henry's Church	25%	25%	13%	25%	13%	0%
Beaver Mines (coal mining rail)	13%	0%	38%	13%	13%	25%
Oldman Dam Stone House	13%	13%	38%	13%	13%	13%
Heritage Acres	13%	25%	13%	13%	25%	13%
DU Ranchland Cabins	38%	25%	13%	13%	13%	0%

Cultural Sites	Conflict Probability Rating
Cowboy Tail	53
Livingston Range	78
Waterton Lakes National Park	69
Hawks Nest	47
Porcupine Hills	66
West Castle Valley	53
St. Henry's Church	56
Beaver Mines (coal mining rail)	34
Oldman Dam Stone House	44
Heritage Acres	41
DU Ranchland Cabins	66

3. Buffers of Cultural Sites

Cultural Sites	0m	300m	500m	1000m	2000m
Cowboy Tail	38%	0%	13%	0%	38%
Livingston Range	0%	0%	13%	25%	38%
Waterton Lakes National Park	0%	0%	13%	25%	38%
Hawks Nest	13%	13%	38%	0%	25%
Porcupine Hills	13%	13%	25%	0%	38%
West Castle Valley	25%	13%	13%	13%	25%
St. Henry's Church	0%	13%	25%	25%	38%
Beaver Mines (coal mining rail)	50%	13%	25%	0%	13%
Oldman Dam Stone House	38%	13%	38%	0%	13%
Heritage Acres	50%	25%	13%	13%	0%
DU Ranchland Cabins	13%	13%	0%	13%	50%

Cultural Sites	buffer	refined buffer
Cowboy Tail	929	1000
Livingston Range	1417	1500
Waterton Lakes National Park	1417	1500
Hawks Nest	829	1000
Porcupine Hills	1043	1000
West Castle Valley	829	1000
St. Henry's Church	1163	1000
Beaver Mines (coal mining rail)	413	500
Oldman Dam Stone House	475	500
Heritage Acres	263	500
DU Ranchland Cabins	1329	1000

Appendix D: Solar Survey Results Summary

Here we present collated results of each survey question participants were asked to *score* from very low to very high for the three themes areas: agriculture, ecological and cultural.

In each table, the percent represents the participants who selected that *score*. *Scores* were *Quantified* from (low<-->high) to a number (0-100) and averaged to produce a *Conflict Probability Rating* per feature, which can be seen in the second table. The *Conflict Probability Rating* (average score) was used in the GIS modelling.

Agriculture Theme

4. Grazing lands

Grazing Land	very high	high	medium	low	very low
native prairie	50%	40%	10%	0%	0%
tame pasture	20%	40%	40%	0%	0%

Grazing Land	Conflict Probability Rating
Native Prairie	85
Tame Pasture	70

5. Land Suitability Rating Classes (LSRC)

Land Suitability Rating Classes	very high	high	medium	low	very low
slight limitations to growth	50%	20%	20%	10%	0%
moderate limitations to growth	30%	40%	0%	30%	0%
severe limitations to growth	10%	10%	50%	10%	20%
very severe limitations to growth	10%	0%	20%	50%	10%

Land Suitability Rating Classes	Conflict Probability Rating
Land Suitability with slight limitations to growth	78
Land Suitability with moderate limitations to growth	68
Land Suitability with severe limitations to growth	45

Land Suitability with very severe limitations to growth	36

6. Agricultural Support

Agricultural Support	very high	high	medium	low	very low
Agri-business	40%	10%	30%	20%	0%
Agricultural Community	30%	20%	30%	20%	0%

Agricultural Support	Conflict Probability Rating
Agri-business	68
Agricultural Community	65

Ecological Theme

5. Protected and Conserved Areas

Protected Areas	very high	high	medium	low	very low	don't include
municipal conservation lands	20%	80%	0%	0%	0%	0%
private conservation lands	30%	50%	10%	10%	0%	0%

Protected Areas	Conflict Probability Rating
municipal conservation lands	80
private conservation lands	75

6. Wildlife Habitat – Species Management Area

Species Management Areas	very high	high	medium	low	very low
Key Wildlife and Biodiversity Zones	40%	50%	10%	0%	0%
Grizzly Bear Zones	20%	50%	30%	0%	0%

Species Management Areas	Conflict Probability Rating
Key Wildlife and Biodiversity Zones	83
Grizzly Bear Zones	73

7. Wildlife Habitat – Wildlife Habitat or Vegetation Area

Wildlife Habitat or Vegetation Area	very high	high	medium	low	very low
native grasslands	60%	20%	20%	0%	0%
wildlife movement areas	40%	50%	10%	0%	0%
riparian areas	40%	60%	0%	0%	0%
escarpments and coulees	40%	40%	20%	0%	0%

Species Management Areas	Conflict Probability Rating
native grasslands	85
wildlife movement areas	83
riparian areas	85
escarpments and coulees	80

8. Waterways and Waterbodies

waterways and water-bodies	very high	high	medium	low	very low
lakes (unnamed)	30%	50%	20%	10%	0%
ground water aquifer recharge areas	33%	56%	0%	11%	0%

Waterways and water-bodies	Conflict Probability Rating
lakes (unnamed)	78
ground water aquifer recharge areas	78

Cultural

4. Historic Resource Value

Historic Resource Values (HRV)	very high	high	medium	low	very low
HRV Class 3: contains a significant historic resource that will likely require avoidance	40%	40%	10%	0%	10%
HRV Class 4: contains a historic resource that may require avoidance	30%	20%	20%	20%	10%
HRV Class 5: high potential to contain a historic resource	30%	10%	20%	20%	20%

Waterways and water-bodies	Conflict Probability Rating
HRV Class 3: contains a significant historic resource that will likely require avoidance	75
HRV Class 4: contains a historic resource that may require avoidance	55
HRV Class 5: high potential to contain a historic resource	48

5. List of Cultural Sites

Cultural Sites	very high	high	medium	low	very low
Cowboy Tail	20%	50%	0%	10%	20%
Livingston Range	20%	50%	10%	0%	20%
Waterton Lakes National Park	40%	20%	10%	0%	30%
Hawks Nest	20%	20%	30%	0%	30%
Porcupine Hills	30%	40%	0%	10%	20%
West Castle Valley	40%	20%	10%	0%	30%
St. Henry's Church	20%	10%	40%	0%	30%
Beaver Mines (coal mining rail)	20%	10%	20%	10%	40%
Oldman Dam Stone House	20%	0%	30%	20%	30%
Heritage Acres	20%	10%	30%	20%	20%
DU Ranchland Cabins	20%	40%	20%	0%	20%

Cultural Sites	Conflict Probability Rating
Cowboy Tail	60
Livingston Range	63
Waterton Lakes National Park	60
Hawks Nest	50
Porcupine Hills	63
West Castle Valley	60
St. Henry's Church	48
Beaver Mines (coal mining rail)	40
Oldman Dam Stone House	40
Heritage Acres	48
DU Ranchland Cabins	60

6. Buffers of Cultural Sites

Cultural Sites	0m	300m	500m	1000m	2000m
Cowboy Tail	25%	13%	0%	0%	63%
Livingston Range	13%	13%	13%	0%	63%
Waterton Lakes National Park	13%	13%	25%	0%	50%
Hawks Nest	25%	25%	13%	25%	25%
Porcupine Hills	13%	25%	0%	0%	63%
West Castle Valley	38%	0%	13%	0%	50%
St. Henry's Church	13%	38%	13%	25%	13%
Beaver Mines (coal mining rail)	38%	38%	13%	0%	13%
Oldman Dam Stone House	25%	38%	25%	0%	13%
Heritage Acres	38%	25%	25%	0%	13%
DU Ranchland Cabins	25%	13%	0%	13%	50%

Cultural Sites	buffer	refined buffer
Cowboy Tail	1288	1000
Livingston Range	1350	1500
Waterton Lakes National Park	1163	1000
Hawks Nest	763	1000
Porcupine Hills	1325	1500
West Castle Valley	1063	1000
St. Henry's Church	675	500
Beaver Mines (coal mining rail)	425	500
Oldman Dam Stone House	488	500
Heritage Acres	450	500
DU Ranchland Cabins	1163	1000

Appendix E: Spatial representation of key features

Modelling

Agricultural Theme

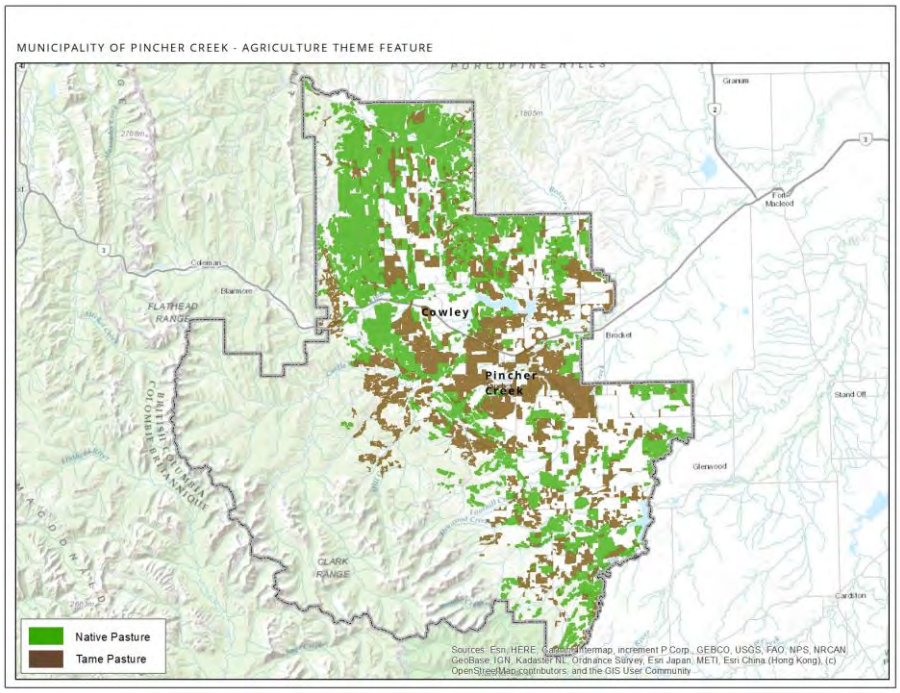


Figure 27: Grazing Lands

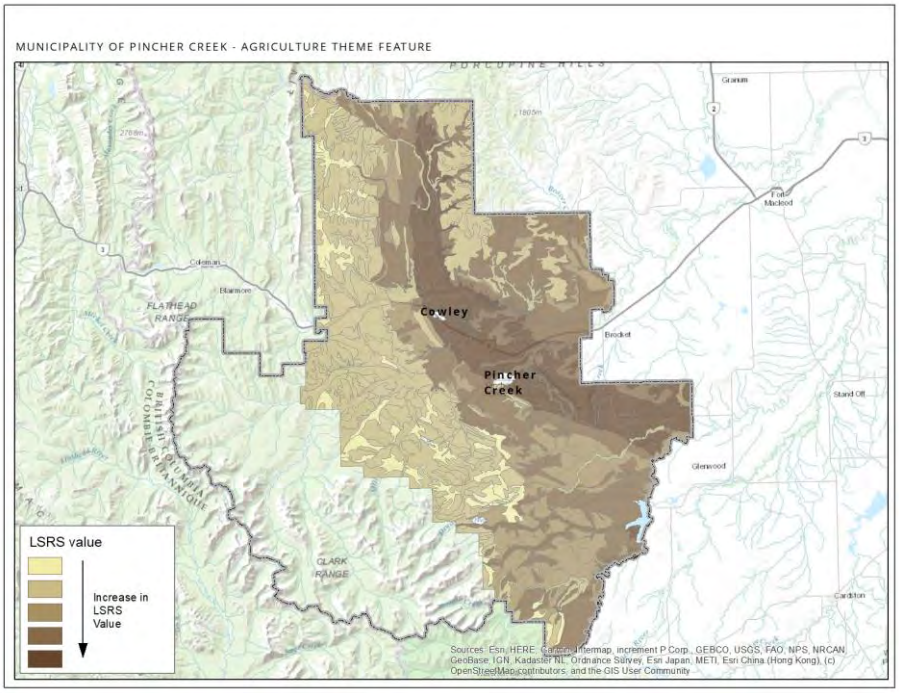


Figure 28: Agricultural Land Suitability Rating System (LSRS)

Ecological Theme

*The Native Prairie wildlife habitat feature is represented in the Agricultural theme, grazing lands (Figure 27).

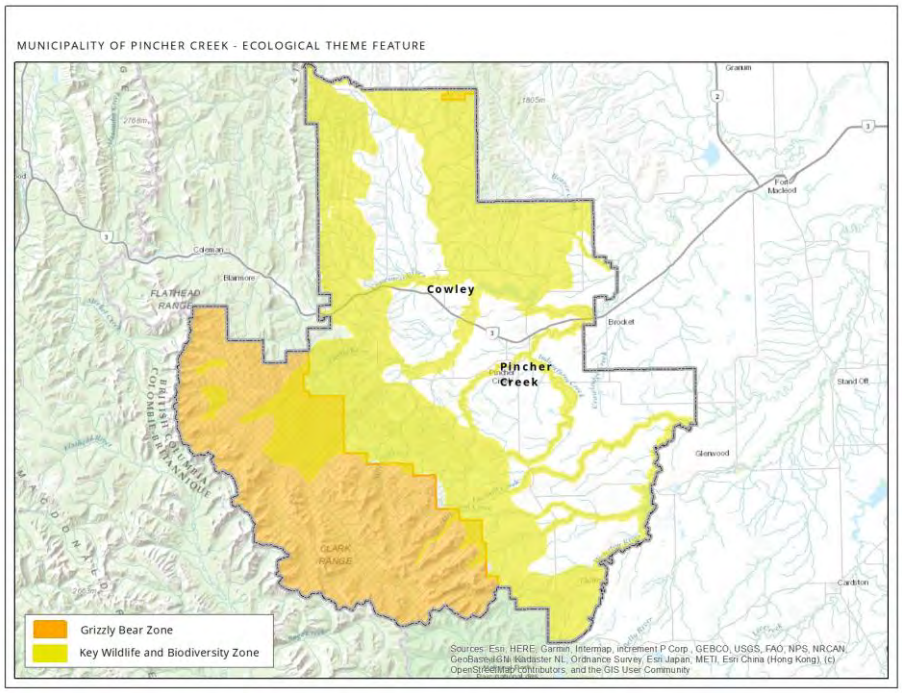


Figure 29: Wildlife Habitat Features (Grizzly bear zone and Key Wildlife and Biodiversity Zone)

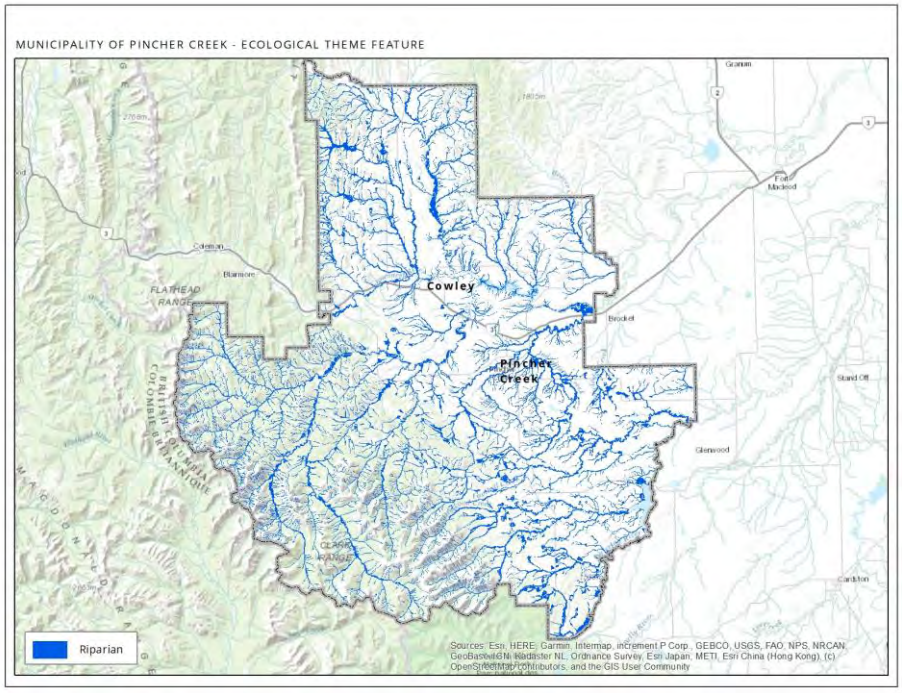


Figure 30: Wildlife Habitat Features (Riparian)

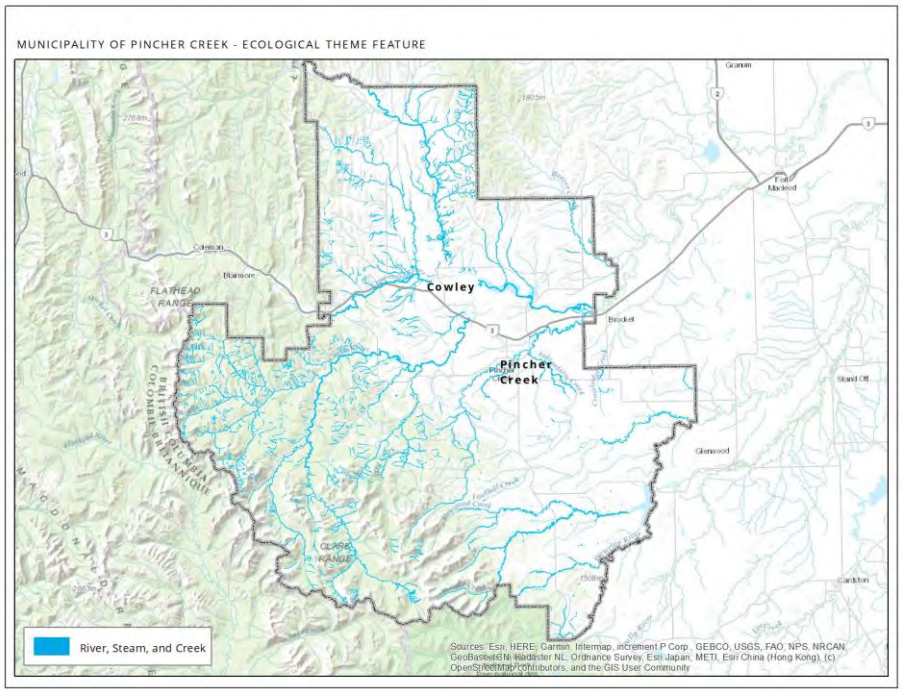


Figure 31: Waterways (River, Streams and Creeks)

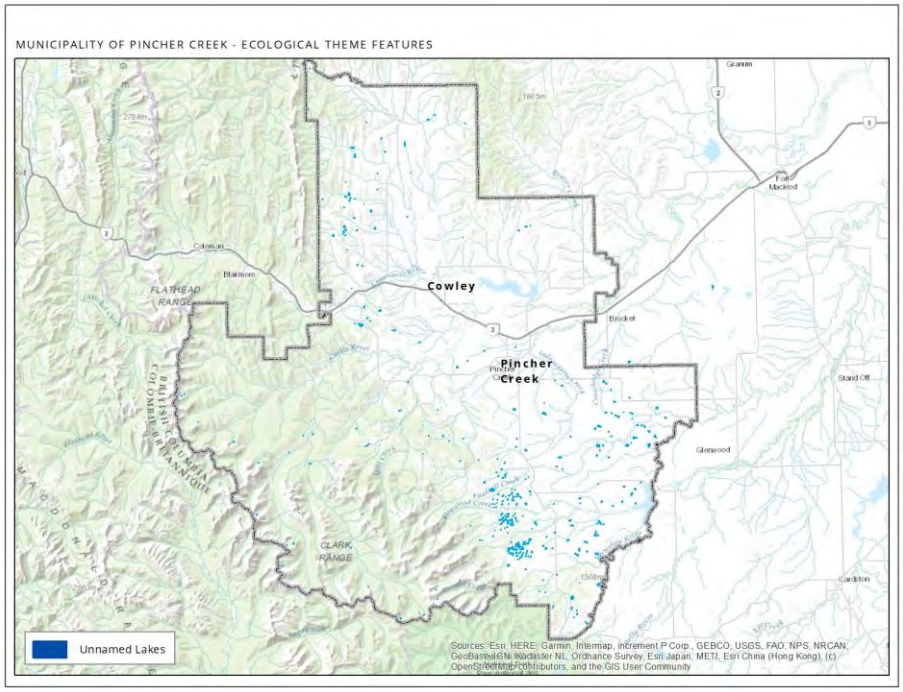


Figure 32: Waterbodies (Unnamed Lakes)

Cultural Theme

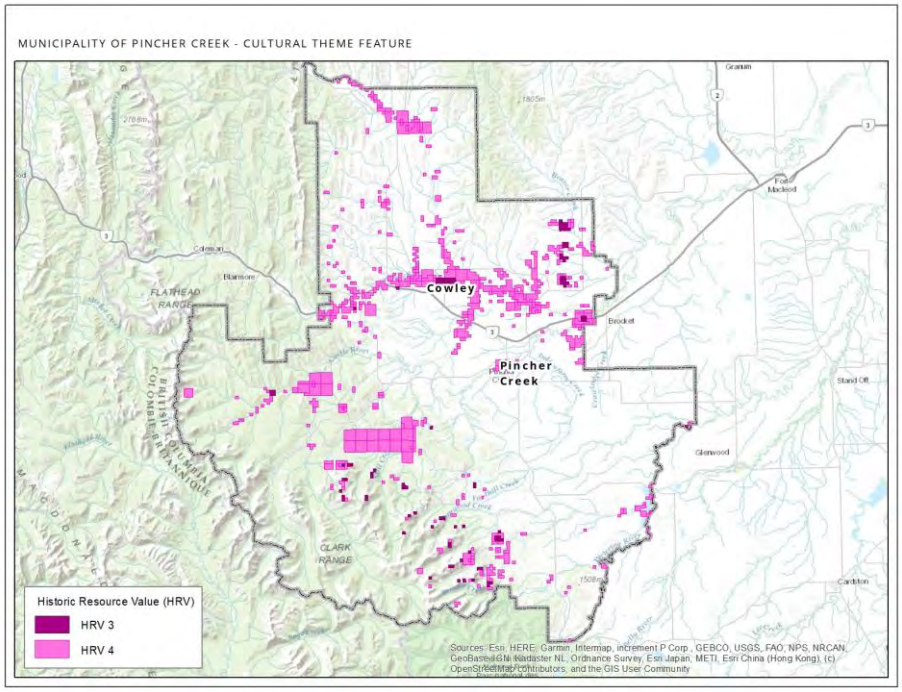


Figure 33: Historic Resource Value (HRV), class 1 and 2 are included in No-Go Areas and class 5 was removed from the modeling.

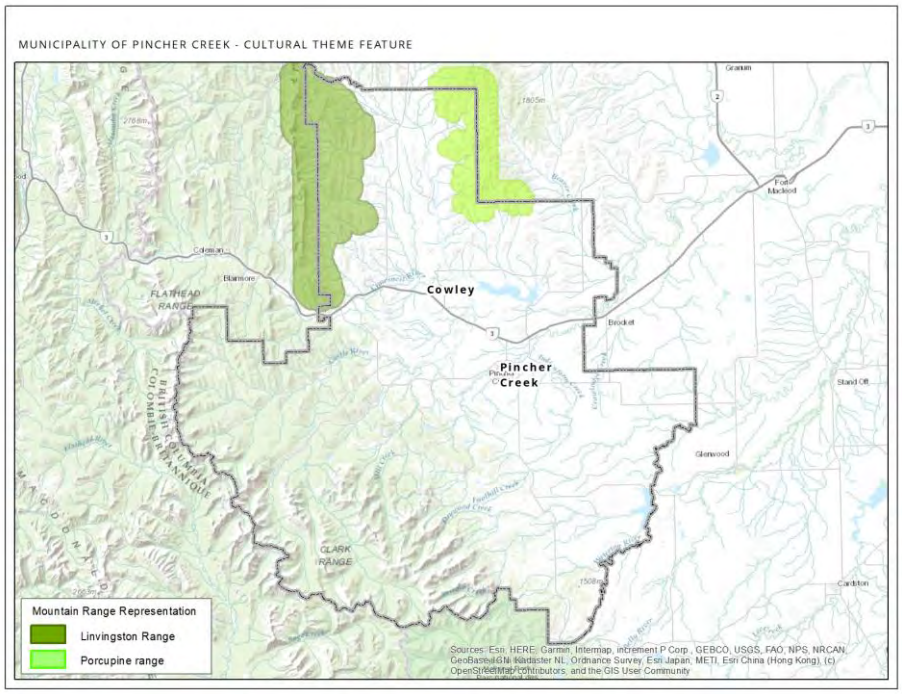


Figure 34: Livingston and Porcupine Mountain Ranges (used 1500m elevation cut-off)

CHIEF ADMINISTRATIVE OFFICER'S REPORT

May 18, 2023 to June 8, 2023

Discussion:

May 18-19	Vacation
May 23	Council Committee and Council Meetings
May 31	SDO
June 1	Pincher Creek Regional Emergency Advisory Committee Meeting
June 3	Reuse Recycle Fair
June 5	Senior Management Team Meeting
June 6	Breakfast Meeting with Council of MD of Smoky River No. 130
June 6	Planning Meeting
June 6	Subdivision Authority Meeting
June 6	Municipal Planning Commission Meeting
June 7	Public Works Safety Meeting
June 7	Joint Health and Safety Committee Meeting
June 8	Council Package Preparation

Upcoming

June 13	Council Committee and Council Meetings
June 14	Agriculture Service Board Meeting

RECOMMENDATION:

That Council receive for information, the Chief Administrative Officer's report for the period May 18, 2023 – June 8, 2023.

Prepared by: CAO, Roland Milligan Date: June 8, 2023

Respectfully presented to: Council Date: June 13, 2023

Administrative Support Activity since last Council Meeting
– prepared by Jessica McClelland, EA

Letters from last Council:

- Watercraft Inspection Station
- South Canadian Rockies
- Road Closure Request
- Pinch O Crow Creekers

Advertising/Social:

- Office Closure May Long
- Lundbreck Street Sweeping
- Tax Penalty Reminder
- Pre-Qualification Process (Beaver Mines Project)
- Construction on 7 Gates Road
- Castle Mountain car charging station
- Photos/Advertising ReUse Fair
- Pincher Creek Foundation CAO Career Opportunity
- UFA Rural Communities Foundation Community Grant Program
- 2024 Joint Funding Opportunity

Other Activities:

Re Use Fair – June 3, 2023
Policy work
Weekly Updating Beaver Mines Community on Project
Emailed out all past recipients 2024 applications for Joint Funding

Invitations to Council:

- Lorne Thompson – checking his schedule
- Irrigation District – spoke with Ministers Assistant, meeting will be scheduled following RMA and will be virtual
- Travel Alberta – June 27, 2023

Upcoming Meetings of Importance:

Regular Committee, Council – June 13, 2023
ASB Field Visit – June 14, 2023
Regular Committee, Council – June 27, 2023

Recommendation to Council

TITLE: CORPORATE POLICY C-AES-005 WEED CONTROL ACT AND AGRICULTURAL PEST ACT APPEAL COMMITTEE			
PREPARED BY: JESSICA MCCLELLAND		**DATE: June 6, 2023**	
DEPARTMENT: ADMINISTRATION			
			ATTACHMENTS: Draft C-AES-005 WEED CONTROL ACT AND AGRICULTURAL PEST ACT APPEAL COMMITTEE
Department Supervisor	**Date**		
APPROVALS:			
		2023/06/08	
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Council approve policy C-AES-005 Weed Control Act and Agricultural Pest Act Appeal Committee.

BACKGROUND:

Administration has been directed to continue the process of updating the Corporate Policy Manual. This policy will be reviewed annually prior to Organizational meeting to ensure all Municipal boards and committees are on the list for appointments.

FINANCIAL IMPLICATIONS:

None at this time.

M.D. OF PINCHER CREEK NO. 9

CORPORATE POLICY

C-AES-005

TITLE: WEED CONTROL ACT AND AGRICULTURAL PEST ACT APPEAL COMMITTEE

Approved by Council	**Date: April 23, 2019**
Revised by Council	**Date: October 27, 2020**
Revised by Council	**Date: *June 13, 2023***

Applicable Provincial Legislation: Weed Control Act
Agricultural Pests Act

Purpose of Policy

To appoint an independent *Weed Control Act and Agricultural Pest Act Appeal* Committee annually, pursuant to the Weed Control Act, and the Agricultural Pests Act.

Purpose:

To hear and determine appeals brought forward to the MD by recipients of notices issued under the aforementioned acts.

Application of this Policy:

The committee will be comprised of three members, with membership encompassing Council members not sitting on Agricultural Service Board, members at large or a combination of both.

Applications will be advertised through local media and/or MD website. Committee members will be appointed annually at the Organizational Meeting of Council.

Remuneration will be paid to members according to the C-CO-01, Council Remuneration and Expenses Policy.

Rick Lemire
Reeve

Roland Milligan
Chief Administrative Officer

Recommendation to Council

TITLE: CORPORATE POLICY C-AES-007 SOIL CONSERVATION ACT APPEAL COMMITTEE	
PREPARED BY: JESSICA MCCLELLAND	**DATE: June 6, 2023**
DEPARTMENT: ADMINISTRATION	
Department Supervisor / **Date**	**ATTACHMENTS: Draft C-AES-007 SOIL CONSERVATION ACT APPEAL COMMITTEE**

APPROVALS:

			2023/06/08
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Council approve policy C-AES-007 Soil Conservation Act Appeal Committee.

BACKGROUND:

Administration has been directed to continue the process of updating the Corporate Policy Manual. This policy will be reviewed annually prior to Organizational meeting to ensure all Municipal boards and committees are on the list for appointments.

FINANCIAL IMPLICATIONS:

None at this time.

M.D. OF PINCHER CREEK NO. 9

CORPORATE POLICY

C-AES-007

TITLE: SOIL CONSERVATION ACT APPEAL COMMITTEE

Approved by Council **Date: June 13, 2023**

Applicable Provincial Legislation: Soil Conservation Act

Purpose of Policy

To appoint an independent Soil Conservation Act Appeal Committee annually, pursuant to the Soil Conservation Act.

Purpose:

To hear and determine appeals brought forward to the MD by recipients of notices issued under the aforementioned acts.

Application of this Policy:

The committee will be comprised of three members, with membership encompassing Council members not sitting on Agricultural Service Board, members at large or a combination of both.

Applications will be advertised through local media and/or MD website. Committee members will be appointed annually at the Organizational Meeting of Council.

Remuneration will be paid to members according to the C-CO-01, Council Remuneration and Expenses Policy.

Rick Lemire
Reeve

Roland Milligan
Chief Administrative Officer

Recommendation to Council

TITLE: CORPORATE POLICY C-CO-005 MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS			
PREPARED BY: JESSICA MCCLELLAND			**DATE: June 6, 2023**
DEPARTMENT: ADMINISTRATION			
			ATTACHMENTS: Draft C-CO-005 MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS
Department Supervisor		**Date**	

APPROVALS:

Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Council approve policy C-CO-005 Municipal Boards, Committees and Appointments.

BACKGROUND:

Administration has been directed to continue the process of updating the Corporate Policy Manual. This policy will be reviewed annually prior to Organizational meeting to ensure all Municipal boards and committees are on the list for appointments.

FINANCIAL IMPLICATIONS:

None at this time.

MD OF PINCHER CREEK NO. 9

CORPORATE POLICY

C-CO-005

TITLE: MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS

Approved by Council — Date: January 23, 2009

Revised by Council — *Date: June 13, 2023*

PURPOSE OF POLICY

The Municipal District of Pincher Creek No. 9 (the "MD") appoint members on various Municipal boards and committees. All Municipal District of Pincher Creek members are appointed annually at the Organizational meeting.

POLICY STATEMENT

1. List of Municipal Boards and Committees.

DEFINITIONS

2. For the purpose of this policy, the following definitions shall apply:
   a) "Council" shall mean a person who is an official by an election to represent the Municipal District of Pincher Creek No. 9.
   b) "Members at Large" shall mean community members appointed by Council to sit on boards and committees.

BOARDS AND COMMITTEES

3. AGRICULTURAL SERVICE BOARD

Purpose: to administer agricultural related programs through the Agricultural Fieldman mainly in the areas of weed and pest control and soil conservation

Composition:

- Two (2) Councillor's
  - One Alternate
- Four (4) Members at Large
- CAO to attend all Agricultural Service Board meetings (non Voting) (resolution 99/610).

TITLE: MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS

Approved by Council Date: January 23, 2009

Revised by Council *Date: June 13, 2023*

4. AIRPORT COMMITTEE

Purpose: Advise Council on airport opportunities and issues, policy and programs within the Southwestern Alberta Region with specific focus on the Pincher Creek Airport (CZPC).

Composition:

- Two (2) Councillors
  - One Alternate

5. ALBERTA SOUTHWEST REGIONAL ALLIANCE

Purpose: Alberta SouthWest Regional Alliance Ltd. (AlbertaSW) is a Regional Economic Development Alliance (REDA) of 16 communities working together to help each other succeed.

Composition:

- One Municipal District of Pincher Creek No. 9 Councillor
  - One Alternate

6. ASSESSMENT REVIEW BOARD

Purpose: Oldman River Regional Services Commission and Municipalities within the region jointly established a Regional Assessment Review Board to exercise the functions of a Local Assessment Review Board (LARB) and the function of a Composite Assessment Review Board (CARB) under the provisions of the Municipal Government Act in respect of assessment complaints made by taxpayers of a Regional Member

Composition:

- One Councillor

TITLE: MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS

Approved by Council Date: January 23, 2009

Revised by Council *Date: June 13, 2023*

7. BEAVER MINES COMMUNITY ASSOCIATION

Purpose: Community Association for Beaver Mines.

Composition:

- Division 3 Councillor

8. CASTLE MOUNTAIN COMMUNITY ASSOCIATION

Purpose: Community Association for Castle Mountain Resort.

Composition:

- Division 3 Councillor

9. CROWSNEST- PINCHER CREEK LANDFILL ASSOCIATION

Purpose: operating a regional landfill to provide safe and effective disposal of solid wastes (garbage) originating within the boundaries of participating municipalities

Composition:

- One Councillor
  - One Alternate

10. CHINOOK REGIONAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)

Purpose: acts as an appeal body against decisions of the Municipal Planning Commission and the Development Officer regarding development permits and subdivision decisions of Council and the Oldman River Intermunicipal Services Agency.

Composition:

- One Member at Large

11. FAMILY AND COMMUNITY SUPPORT SERVICES (FCSS)

Purpose: Agreement between Her Majesty in Right of Alberta and Town of Pincher Creek to provide for the establishment, administration, and operation of a Family and Community Support Services Program in accordance with the Family and Community Support Services Act and Regulation.

Composition:

- One Councillor
    - One Alternate

12. FOOTHILLS LITTLE BOW ASSOCIATION

Purpose: an association of Southern Alberta municipalities which are members of the AAMD&C which meets in Lethbridge to discuss regional concerns and issues

Composition:

- Reeve is appointed as a Director and all Councillors are members

13. HIGHWAY 3 TWINNING DEVELOPMENT ASSOCIATION

Purpose: Members to this committee must be approved by the Association Board.

Composition:

- One Municipal District of Pincher Creek No. 9 Councillor
    - One Alternate

14. INTERCOLLABORATIVE FRAMEWORK COMMITTEE WITH THE TOWN OF PINCHER CREEK (ICF)

Purpose: As per Bylaw No. 1526, Intermunicipal Development Plan.

TITLE: MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS

Approved by Council Date: January 23, 2009

Revised by Council *Date: June 13, 2023*

Composition:

- Two (2) Councillors
  - One Alternate

INTERMUNICIPAL DEVELOPMENT COMMITTEES

Purpose: Provide for integrated and strategic planning, delivery and funding of intermunicipal services; Allocate scarce resources efficiently in the providing of local services; ensure municipalities contribute funding to services that benefit their residents.

15. TOWN OF PINCHER CREEK

Composition:

- Two (2) Councillors
  - One Alternate

16. MUNICIPALITY CROWSNEST PASS

Composition:

- Two (2) Councillors
  - One Alternate

17. MD OF RANCHLANDS

Composition:

- Two (2) Councillors
  - One Alternate

18. MD OF WILLOW CREEK

Composition:

- Two (2) Councillors
  - One Alternate

TITLE: MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS

Approved by Council Date: January 23, 2009

Revised by Council *Date: June 13, 2023*

19. CARDSTON COUNTY

Composition:

- Two (2) Councillors
  - One Alternate

20. JOINT FUNDING SUB COMMITTEE

Purpose: Review application and process, prior to being approved by Councils.

Composition:

- Two (2) Municipal District of Pincher Creek No. 9 Councillors
  - One Alternate

21. MUNICIPAL PLANNING COMMISSION

Purpose: to administer the Land Use By-law, which regulates Development within the Municipality

Composition:

- All members of Council
- Two (2) Members at Large

22. OLDMAN RIVER REGIONAL SERVICES COMMISSION – BOARD OF DIRECTORS

Purpose: to provide planning services to the Municipality

Composition:

- One Councillor
  - One Alternate

TITLE: MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS

Approved by Council Date: January 23, 2009

Revised by Council *Date: June 13, 2023*

23. PINCHER CREEK EMERGENCY SERVICES

Purpose: a joint venture with the Town of Pincher Creek to provide fire protection and ambulance services to the residents of the Municipality

Composition:

- Two Councillors
  - One Alternative

24. PINCHER CREEK FOUNDATION - CRESTVIEW LODGE

Purpose: to provide comfortable and affordable housing to local senior citizens

Composition:

- Two (2) Councillors
  - One Alternative

25. PINCHER CREEK JOINT EMERGENCY MANAGEMENT COMMITTEE (EAC)

Purpose: To act as an agent of the Council to carry out the Council's statutory powers and obligations as prescribed in the Emergency Management Bylaw.

Composition:

- One Councillor
  - One Alternate

26. PINCHER CREEK MUNICIPAL LIBRARY/CHINOOK ARCH LIBRARY BOARD

Purpose: to provide library services to residents through the management and operation of the Pincher Creek and District Public Library Board facilities

Composition:

- One Councillor

- Three (3) Members at large (Pincher Creek Library only)

27. PINCHER CREEK REGIONAL RECREATION ADVISORY BOARD

Purpose: continue to support certain recreational and cultural facilities and programs in the Town of Pincher Creek for the benefit of the residents of the community.

Composition:

- Member at Large

28. POLICE ADVISORY COMMITTEE

Purpose: Formalize the process for receiving input from the community and the partnership between the community, the RCMP and local government.

Composition:

- One Councillor

29. SOIL CONSERVATION ACT APPEAL COMMITTEE

Purpose: Requirement of Soil Conservation Act.

Composition:

- Three (3) Councillors (not on ASB) or Members at Large

30. TOWN OF PINCHER CREEK HOUSING COMMITTEE

Purpose: Study and provide advice regarding matters related to housing.

Composition:

- One Councillor
    - One Alternate

TITLE: MUNICIPAL BOARDS, COMMITTEES AND APPOINTMENTS

Approved by Council Date: January 23, 2009

Revised by Council *Date: June 13, 2023*

31. WATERTON BIOSPHERE

Purpose: As part of UNESCO's 'Man and the Biosphere' Program, the Waterton Biosphere Reserve strives to achieve a sustainable balance between three primary goals:

- Conservation of Biodiversity – to contribute to the conservation of landscapes, ecosystems, species and genetic variation.
- Sustainable Development – to encourage economic and human development which is socially, culturally, and environmentally sustainable (meets the needs of the present, without compromising the needs of future generations).
- Capacity Building – to improve the ability and potential of our communities to make sound decisions for conservation and resource use through research, monitoring, education and information exchange.

Composition:

- One Councillor

32. WEED CONTROL ACT & AGRICULTURAL PEST ACT APPEAL COMMITTEE

Purpose: Requirement per the Weed Control Act and the Agricultural Pest Act.

Composition:

- Three (3) Members at Large *Independent of Council and the Agricultural Service Board (ASB)

Rick Lemire
Reeve

Roland Milligan
Chief Administrative Officer

Recommendation to Council

TITLE: APPOINTMENT OF MEMBERS TO SOIL CONSERVATION ACT APPEAL COMMITTEE			
PREPARED BY: Jessica McClelland		**DATE: June 8, 2023**	
DEPARTMENT: Administration			
			ATTACHMENTS: POLICY C-AES-007
Department Supervisor		**Date**	
APPROVALS:			
		Date	2023/06/08
Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That, as per policy C-AES-007 Soil Conservation Act Appeal Committee, the following Council members be appointed to that committee:

- **Reeve Rick Lemire**
- **Councillor Dave Cox**
- **Councillor John MacGarva**

BACKGROUND:

Council did not have a Soil Conservation Act Appeal Committee, previously it was called the Agriculture Act Appeal Committee that encompassed all three acts (Soil, Weed and Pest).

FINANCIAL IMPLICATIONS:

If a meeting for this committee is necessary, remuneration will be paid to members according to the C-CO-01, Council Remuneration and Expenses Policy.

M.D. OF PINCHER CREEK NO. 9

CORPORATE POLICY

C-AES-007

TITLE: SOIL CONSERVATION ACT APPEAL COMMITTEE

Approved by Council **Date: June 13, 2023**

Applicable Provincial Legislation: Soil Conservation Act

Purpose of Policy

To appoint an independent Soil Conservation Act Appeal Committee annually, pursuant to the Soil Conservation Act.

Purpose:

To hear and determine appeals brought forward to the MD by recipients of notices issued under the aforementioned acts.

Application of this Policy:

The committee will be comprised of three members, with membership encompassing Council members not sitting on Agricultural Service Board, members at large or a combination of both.

Applications will be advertised through local media and/or MD website. Committee members will be appointed annually at the Organizational Meeting of Council.

Remuneration will be paid to members according to the C-CO-01, Council Remuneration and Expenses Policy.

Rick Lemire
Reeve

Roland Milligan
Chief Administrative Officer

Recommendation to Council

TITLE: APPOINTMENT OF MEMBERS TO WEED CONTROL ACT & AGRICULTURAL PEST ACT APPEAL COMMITTEE	
PREPARED BY: Shane Poulson/Jessica McClelland	**DATE: June 7, 2023**
DEPARTMENT: Administration	
Department Supervisor; Shane Poulsen — **Date; June 7, 2023**	**ATTACHMENTS: POLICY C-AES-005**

APPROVALS:

Department Director	Date	CAO	Date
			2023/06/08

RECOMMENDATION:

That as per the Policy C-AES-005 the following be appointed to the Weed Control Act & Agricultural Pest Act Appeal Committee:

- **Kelly Cooley**
- **Tony Naumczyk**
- **Kent Zelke**

BACKGROUND:

The Weed Control Act (WCA) states that there be a Weed Control Act & Agricultural Pest Act Appeal Committee that is made up of members that be independent of Council and the Agricultural Service Board (ASB).

The three people to put their name forward as the Weed Control & Agricultural Act Appeal Committee are Kelly Cooley, Tony Naumcyzk and Kent Zelke.

FINANCIAL IMPLICATIONS:

If a meeting for this committee is necessary, remuneration will be paid to members according to the C-CO-01, Council Remuneration and Expenses Policy.

M.D. OF PINCHER CREEK NO. 9

CORPORATE POLICY

C-AES-005

TITLE: WEED CONTROL ACT AND AGRICULTURAL PEST ACT APPEAL COMMITTEE

Approved by Council	**Date: April 23, 2019**
Revised by Council	**Date: October 27, 2020**
Revised by Council	**Date: *June 13, 2023***

Applicable Provincial Legislation: Weed Control Act
Agricultural Pests Act

Purpose of Policy

To appoint an independent *Weed Control Act and Agricultural Pest Act Appeal* Committee annually, pursuant to the Weed Control Act, and the Agricultural Pests Act.

Purpose:

To hear and determine appeals brought forward to the MD by recipients of notices issued under the aforementioned acts.

Application of this Policy:

The committee will be comprised of three members, with membership encompassing Council members not sitting on Agricultural Service Board, members at large or a combination of both.

Applications will be advertised through local media and/or MD website. Committee members will be appointed annually at the Organizational Meeting of Council.

Remuneration will be paid to members according to the C-CO-01, Council Remuneration and Expenses Policy.

Rick Lemire
Reeve

Roland Milligan
Chief Administrative Officer

Recommendation to Council

TITLE: APPOINTMENT OF MEMBERS TO COMMITTEE - ALUS	
PREPARED BY: Jessica McClelland	**DATE: June 7, 2023**
DEPARTMENT: Administration	

			ATTACHMENTS:
Department Supervisor		**Date**	

APPROVALS:

Department Director	**Date**	**CAO**	**Date**

RECOMMENDATION:

That Alternative Land Use System Partnership Advisory Committee (ALUS PAC) be added as a Committee of Council (Policy C-CO-005 Municipal Boards, Committee and Appointments);

AND THAT at the Annual Organizational Meeting One Councillor and 3 Members at Large be appointed to the ALUS PAC;

AND FINALLY THAT Council appoint Councillor Tony Bruder, and Members at Large Dixon Hammond, Denis Lastuka and Mark Zoratti, as members of the ALUS PAC for the remainder of the term in 2023.

BACKGROUND:

Council appoints committee members annually at the Organizational Meeting in October. At that time ALUS wasn't a Council Committee. Councillor Tony Bruder sits on the committee as a ranchers, not as a Councillor.

Once this committee is part of Council Committee, Council will appoint one Councillor and 3 members at large.

FINANCIAL IMPLICATIONS:

Committee members would be paid as per policy C-CO-001 Council remuneration.

CHIEF MOUNTAIN GAS CO-OP LTD.

NATURAL GAS SERVICE FOR SOUTHWESTERN ALBERTA

190 – 1st Street East, Box 38 Cardston, Alberta, T0K0K0 403 653-3011

Email: cmgasc@gmail.com

1375A Hunter Street
Pincher Creek, Alberta 403 627-5616

May 1, 2023

Dear Reeve Lemire,

We would like to cordially invite your Council and Administration to our 50th Anniversary Celebration of Chief Mountain Gas Co-op Ltd.

Chief Mountain Gas Co-op Ltd. incorporated in 1973 as a member owned co-operative, its mandate to install natural gas distribution lines and systems to provide natural gas to rural Alberta homes. This was started in the spring of 1974 with a lot of work by the founding Board members of Chief Mountain Gas Co-op, government, engineers, and staff. In 2001 we merged with Summerview Gas Co-op who had already merged with Livingstone Gas Co-op. We currently have over 1200 members.

I am sure there were challenges, but perseverance and stamina won the race, and the cooperative model was operating and thriving in Southwest Alberta. This member owned and service-oriented model has served their communities very well. As current Board and staff, we are very happy to host this event and hope that you can find the time to attend and celebrate our accomplishments for the last 50 years.

Details

Date: August 19, 2023

Time: 5:00pm reception, 6:00pm Roast Beef Supper, 7:15pm Recognition of special guests

Location: Cardston High School, Southwest Entrance, 145 – 4th Avenue West, Cardston, Alberta, T0K0K0

We are limited in seating for the meal, so **we *are asking for an RSVP by July 10th, 2023, on those attending.*** Please respond by phone call, email, or post. Tickets will be sent to respondents and must be presented for admittance. If you would like to present anything, please advise us ahead of time.

We welcome you to call the offices in Cardston or Pincher Creek, the Board members, or management with any questions.

www.cmgas.com

Yours truly,

Jim Welsch, Chairman
Chief Mountain Gas Co-op Ltd.

From: Pincher Chamber
Subject: Pincher Creek Rodeo Parade!
Date: June 5, 2023 12:33:20 PM

Good Day, 2022 Parade Participants!

I hope this message finds you all doing wonderful! I just got home from a lovely week in B.C. and I thought I better reach out to all our businesses who had floats in the Pincher Creek Rodeo Parade last year. I hope you'll be involved again this summer, and I've attached the link for you to register your float.

This year, we have a couple of ideas for a theme. First, we would like to acknowledge the RCMP because they're celebrating their 150th year, and Pincher Creek was also given its name because of a member of the Northwest Mounted Police (later the RCMP) who found the "pinchers" in this area. Secondly, my theme this year has been "Putting Faces to Local Business" and that's been lots of fun too! We'll be finalizing the theme soon, and I'll let you know when I have the details. Anyway, I'd love to have you involved again, so please follow the link below and join us on August 19th!

Parade Registration Link: https://conta.cc/4347si3

Have a wonderful day, and please don't hesitate to contact me if you have any questions.

Rebecca Kelly
Project Analyst
Box 1900, Station "M"
110 – 12th Avenue SW, Calgary, AB T2P 2M1
T: (877) 547-3365 Extension 1
E: Canadian_projects@transalta.com
www.transalta.com

May 26, 2023
RE: Riplinger Wind Power Project

Riplinger Wind L.P. by its General Partner Riplinger Wind Inc. (the Proponent) is proposing to construct and operate the Riplinger Wind Power Project (the Project). The Proponent is a wholly owned subsidiary of TransAlta Corporation (TransAlta).

The enclosed Project Information Package (PIP) is intended to provide updated information on the Project. This also includes a formal invitation to the June 22, 2023 stakeholder engagement session at the Hillspring Community Center (Open House). The purpose of this event is for you to meet our team and discuss the Project.

What: Riplinger Wind Power Project Stakeholder Engagement Session
When: June 22, 2023: 3 – 8pm
Where: Hillspring Community Center - 137 2 Ave S, Hill Spring, AB T0K 1E0

We want to hear from you. Should you have any questions ahead of the Open House please contact us. We would be happy to answer your question or plan an in-person discussion during this event.

Our desire is to ensure all stakeholders are well informed and provide the opportunity for Project discussions. If your land is leased in the vicinity of the Project site, we kindly ask that you provide us with the leaseholder's contact information. We will include them in our mailouts and in future discussions relating to the Project.

TransAlta is committed to ongoing stakeholder engagement. Should you have questions or concerns regarding the Project we would kindly ask that you contact us, via the toll-free number 1-877-547-3365 Extension 1 or via email at canadian_projects@transalta.com.

We thank you for your participation in this process and look forward to hearing from you.

Yours truly,

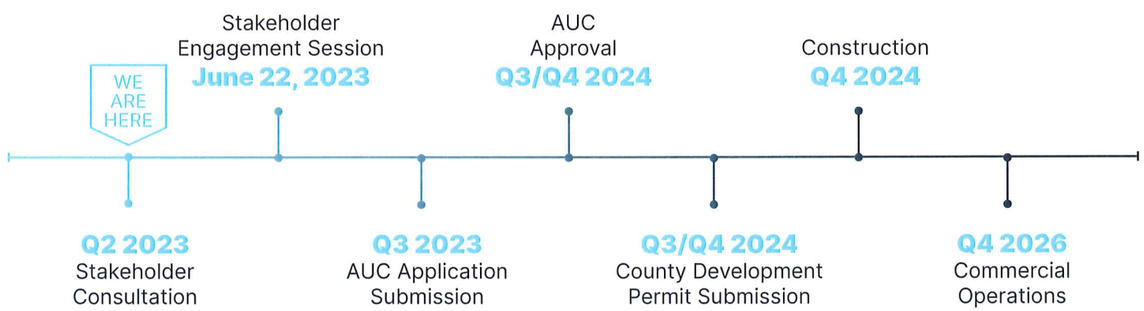
TRANSALTA CORPORATION

Rebecca Kelly

REBECCA KELLY
Project Analyst

transalta

Updated Project Timeline



*Subject to change

Contact Us

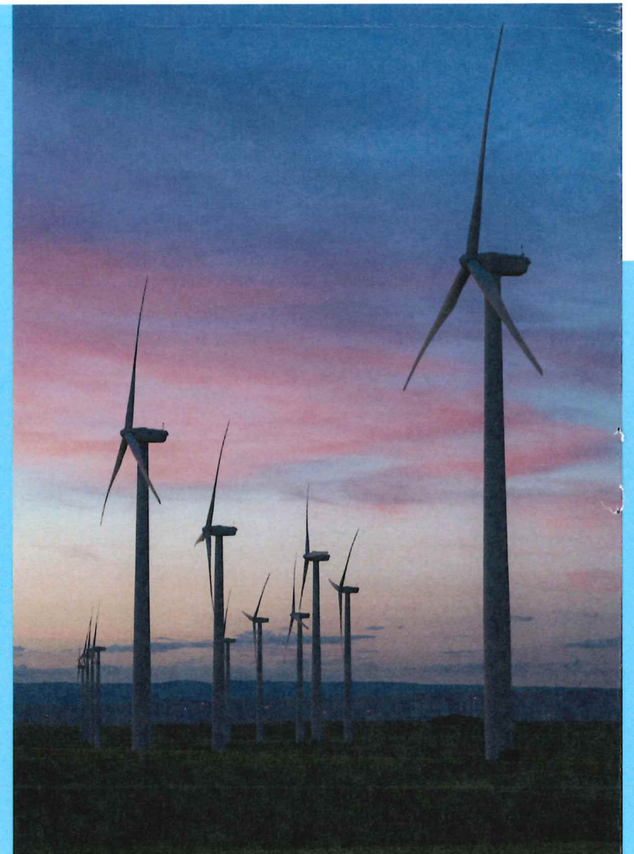
If you have any questions or concerns, or want more information about the Project, please contact us at:

- **Toll-free number: 1 (877) 547-3365, extension 1**
- **Email: canadian_projects@transalta.com**

Please reference the **Riplinger Wind Power Project** in the subject line of your email.

Where can I learn more about the Project?

You can find more information on the Project on our website at https://transalta.com/about-us/our-operations/projects-in-development/riplinger/ or get in touch with the TransAlta Project team.



transalta
Energizing the Future.

Riplinger Wind Power Project

Project Update

What's New?

Since we met with the community at our Open House in Hill Spring in February, we've compiled the results of our environmental surveys and submitted our application to Alberta Environment and Protected Areas (AEPA) for assessment. We have looked at different options for turbines and their possible locations and have been able to reduce the number of turbines down from 56 to 47. This number may still change slightly, but not by much. We are still looking at what is needed for collection routes and access roads. We are listening to stakeholder feedback on the Project and have moved the Project boundary further away from Hill Spring village limits. A map of the Project boundary is included in this package.

What We've Heard

We have been engaging with stakeholders on the Project since 2022. We've heard people want more information on the Project and our studies, and how to provide feedback to us, both on the wind farm and the transmission line. We welcome and appreciate your feedback. Some of the things you've told us that are important include:

- Birds and wildlife
- Ecosystems and waterbodies
- Views and the night sky
- Noise, dust, and groundwater
- The Waterton Biosphere
- Social and economic benefits

We are listening to what you are telling us and using your feedback to help design the Project in ways that seek to minimize effects on both people and the environment.

TransAlta believes it is important for local communities to benefit from our Projects and operations. We welcome all suggestions on how we can contribute to and support the community.

What's Next?

Community Open House in June

We will be having another community Open House on June 22, 2023 from 3-8pm at Hill Spring Community Centre. Address: 137 2 Ave S, Hill Spring, AB, T0K 1E0, where you can learn more about the Project, meet with our Project team and consultants, ask questions and share your views. We will post updated information on this event on the Project website.

Upcoming Studies

We are still completing a few studies including:

- An **Economic Impact Study** to look at how the Project will affect the local economy. We are doing this study to address concerns that have been expressed that the Project could negatively affect the local economy. We will include the results of this study in our application to the AUC.
- The **Electromagnetic and Radiocommunications** study is almost done and we are waiting for the response from government.
- A second **Geotechnical Study** will begin this fall. This study will look at ground and rock conditions for any turbines that have been moved in our plan since the last geotechnical study was done in the fall of 2022. We'll be using this geotechnical information for detailed engineering work on the Project.

Project Application to the Alberta Utilities Commission (AUC)

We expect to submit the Project application to the AUC this summer. This application will include information on:

- The Project description, including turbine locations and technology, Project boundaries and how much electricity we plan to generate
- Results of the environmental surveys and AEPA's findings on environmental risks and our Project rating
- Records of stakeholder engagement on the Project
- Transmission line
- Visual impacts and an updated Shadow Flicker assessment
- Noise impact assessment
- Conservation and Reclamation plan

What happens when the application is submitted?

If you have been identified as a stakeholder on the Project and are receiving this newsletter directly, the AUC will notify you that our application has been received. The AUC will communicate directly with you on what you can do as a stakeholder to participate in this process.

More information on the AUC process is available in the brochure included in this package, or on the AUC's website at https://www.auc.ab.ca/. You can also visit our Project website for more information on permitting and approval requirements.

Decommissioning and Reclamation

A wind farm usually lasts between 30 and 35 years. When the Project is at the end of its life, TransAlta will either repower (replace the turbines with new technology) or decommission the wind farm, and reclaim the site. We have to submit a conservation and reclamation plan for the Project as part of our application to the Alberta Utilities Commission (AUC). This includes a commitment to return the land to its equivalent state.

Did you know TransAlta is the first company in Canada to fully decommission a wind farm?

The Cowley Ridge wind farm in the Pincher Creek area was the first wind farm developed in Canada and was safely decommissioned by TransAlta in 2022.

Did you know wind turbines are 85 to 95 per cent recyclable?

Wind turbine blades can be recycled by cutting them up into small pieces and then shredding them. The shredded material can then be used in making cement or even thick plastics. Fibreglass can also be recovered and repurposed. Most of what remains (steel, iron, aluminum, copper, and electronic components) is also completely recyclable through existing programs.

What Environmental Surveys have been completed?

Our consultant (Ausenco) has done environmental surveys to gather information that will be used to assess the possible environmental effects of the Project. These include studies on:

- Habitat, landcover and wetlands
- Animal and bird spring and fall migration
- Breeding birds
- Raptor nests
- Spring and fall acoustic bats
- Sharp-tailed grouse

These surveys were done at different times of the year to gather information about different species and life cycles. We followed guidance from AEPA's Wildlife Directive to determine what studies we needed to do and how to do them. Our study teams included qualified professional biologists, scientists and technicians.

What do we do with the survey information?

The results of the environmental surveys were provided to AEPA as part of our Renewable Energy Project Submission report under the Wildlife Directive. AEPA is looking at this information and will identify the possible environmental risks associated with the Project. When they are done their assessment, they will rate the Project's unmitigated environmental risk as either low, moderate or high. TransAlta will include the AEPA's rating in our Project application to the AUC.

transalta

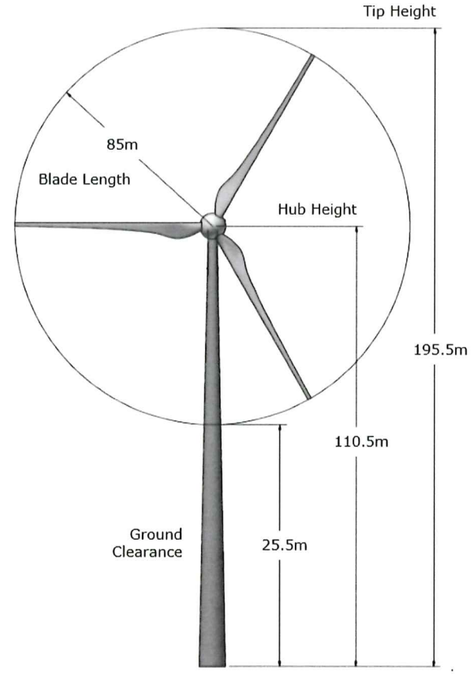
About the Project

TransAlta Corporation is proposing to build the Riplinger Wind Power Project, a roughly 300 megawatt (MW) wind farm in Cardston County, near the Village of Hill Spring.

What does the Project involve ?

TransAlta first started looking at developing this wind farm in 2020. Since then, we have done a number of studies to figure out what the project could look like and identify its possible environmental effects. While the Project is advanced in its design, we are still looking at different options, such as technologies, and ways to develop the Project. Although there could still be some changes, our plans for the Project include:

- 47 turbines. Each turbine could generate 6.6 MW of power and would have a tip height of just over 195 metres. Tip height is the distance from the ground to the furthest height the tip of windmill blade goes. We are still looking at different types of turbines and the locations of the turbines, so it's possible this number could change.
- One or two permanent meteorological towers. We use these to gather information on the weather that we use to understand how the turbines are performing
- An underground collector system to bring the power generated by the turbines to a central substation. Only one portion of the collector system will be above ground, where we have to cross the Belly River.
- The substation will be located close to the centre of the wind farm. Substations are used to convert the voltage of electricity coming from a wind farm to a level that is suitable for transmission.
- A transmission line that is roughly 45 km long to connect the Project to the existing transmission lines east of Pincher Creek. The transmission line is a separate project from the wind farm. This is because of the way electricity generation and transmission projects are regulated in Alberta. Our consultant (Maskwa) has started environmental studies and will be talking to communities about the transmission line starting in the next few weeks.
- We plan to use existing roads and access points as much as possible. Where it's necessary, we'll seek approval to use and upgrade County roads. If any new roads need to be constructed, they will be designed to minimize environmental effects and support continued agricultural activities.



295000 300000 305000 310000 315000

5460000 5455000 5450000 5445000

Waterton Reservoir

Hill Spring

800

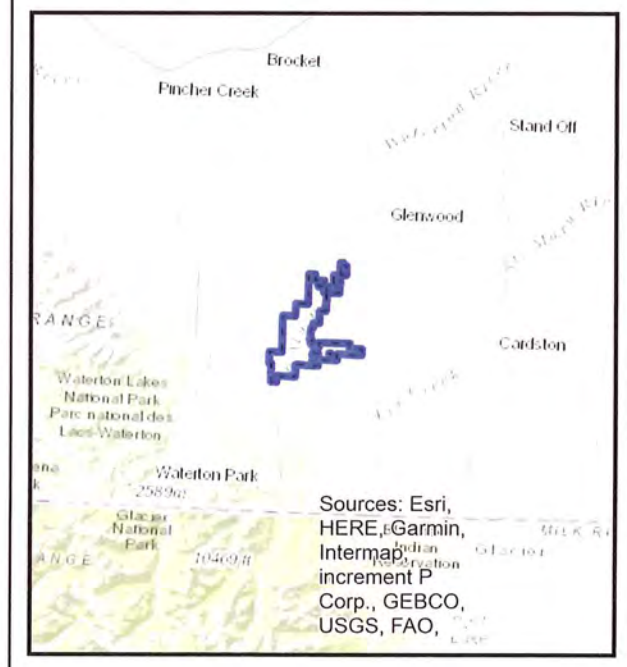
5

Waterton View

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, Garmin, USGS, NPS

Legend

Project Boundary



transalta™

N W E S

0 ¾ 1½ 3 4½ Km

Riplinger
Updated Project Boundary

Date:	May 17, 2023
Projection:	UTM Zone 12, NAD83
Source:	NTDB 1:50,000, Altalis ATS data and TransAlta
Created By:	TransAlta Corporation
Scale:	1:80,000

Confidential and Subject to Change

Municipal District of Pincher Creek
1037 Herron Avenue
Pincher Creek, AB
T0K 1W0

May 23, 2023

Hello Reeve and Council,

June 21 is National Indigenous Peoples Day. This is a day for all Canadians to recognize and celebrate the unique heritage, diverse cultures and outstanding contributions of First Nations, Inuit and Métis peoples. The Canadian Constitution recognizes these three groups as Aboriginal peoples, also known as Indigenous peoples.

Although these groups share many similarities, they each have their own distinct heritage, language, cultural practices and spiritual beliefs.

Last year in June 2022, the Pincher Creek community celebrated this awareness day for the first time and raised the Blackfoot Confederacy flag. Impactful messages were shared by a Piikani elder, the Mayor from Pincher Creek and the Reeve from the MD.

On **June 21, 2023**, National Indigenous Peoples Day will again be celebrated in Pincher Creek. On behalf of the organizations planning the event, I would like to invite the Reeve or Council Member to be part of the morning activity and deliver a message on behalf of the M.D. of Pincher Creek.

The tentative schedule for the morning includes:

9:15am Welcome
9:20am Land Acknowledgement
9:22am Elder Prayer – Peter Strikes with a Gun
9:30am Honor/Flag Song (raising the Blackfoot Confederacy flag and Metis Flag)
9:40am Spitzii Presentation – Robert Provost
9:55am Message from Piikani Nation
Message from Metis Local
Message from Town of Pincher Creek
Message from MD of Pincher Creek
10:15am Start Honor walk along Main Street & north to Kootenai Brown Pioneer Village
10:30 – 11:30am Kootenai Brown Activities including Fry Bread and Soup, activities

Thank you for considering this request. Please contact Andrea Hlady at fcss@pinchercreek.ca to confirm attendance or for additional details.

Many thanks,

Family and Community Support Services
Kootenai Brown Pioneer Village
Metis Local 1880 Pincher Creek
Napi Friendship Association
Pincher Creek Community Adult Learning Program
Pincher Creek Family Centre
Pincher Creek Library

McLaughlin Wind Project

Project Update – May 2023

Thank you for your ongoing participation in the McLaughlin Wind Project (the "Project"). We would like to inform you of proposed updates to the Project.

A brief background on the Project:

- On February 23, 2018, the Project received its Power Plant Approval from the Alberta Utilities Commission ("AUC"). [Proceeding 1976 and Decision 1976-D01-2018]
- On October 24, 2019, the AUC granted an extension of the completion date of the Project to December 31, 2022. [Proceeding 24843 and Decision 24843-D01-2019]
- In March 2022, the Project was acquired by McLaughlin Wind LP, a subsidiary of Capstone Infrastructure Corporation ("Capstone") from Renewable Energy Services Ltd.

Since the change in ownership, McLaughlin Wind LP has undertaken the following:

- Updating wildlife surveys and submitted an application for an updated renewable energy referral report to Alberta Environment and Protected Areas (AEPA)
- Reviewing the Project layout and turbine technology to determine if changes are required to optimize the Project
- Updating the noise impact assessment
- Completing a shadow flicker analysis and report

We are writing to you today to provide an update on these activities.

Ownership Change

We are excited to announce that the Project has new owners. As noted above, in March 2022, the McLaughlin Wind Project was acquired by McLaughlin Wind LP, a subsidiary of Capstone. Capstone prides itself as being a leading Canadian independent power producer with over a decade of experience developing, owning and operating diversified power facilities across Canada. Capstone is focused on sustainable development and operational excellence to deliver reliable emission-free power to communities. Capstone currently owns and operates several projects in Alberta: Claresholm Solar; Michichi Solar; Kneehill Solar; and Whitecourt Power. Capstone also has other projects in development in Alberta: Buffalo Atlee Wind Farm and Wild Rose 2 Wind.

Environmental Update

The existing renewable energy referral report for the Project expired in March 2022. As a result, McLaughlin Wind LP has updated any required wildlife studies and has submitted an application for an updated renewable energy referral report to AEPA in February 2023. The potential impacts identified in the original environmental evaluation remain unchanged and a new referral report is expected to be received from AEPA in Q2/Q3 2023.

Noise & Shadow Flicker

McLaughlin Wind LP retained WSP Canada Inc. to complete a noise impact assessment and shadow flicker assessment The results of the assessments show that the Project will remain compliant with AUC Rule 012: Noise Control and guidelines for shadow flicker. A copy of the shadow flicker map and noise impact map are enclosed.

Final Equipment Selection

McLaughlin Wind LP has assessed the chosen turbine technology and previously provided layout and has determined that minor changes are required, as the previously selected turbine model is no longer available. The updated equipment selected is as follows:

Component	Details
Turbine Model	ENERCON E-138 EP3
Project Nameplate Capacity	46.2 MW
Turbine Nameplate Capacity	4.26 MW
Number of Turbines	11
Tower Hub Height	99 m
Rotor Diameter	138 m
Total Height	168 m

Construction Timeline Update

McLaughlin Wind LP has been working through pre-construction activities which includes preliminary engineering, equipment selection, and construction tender scoping and intends to submit a Letter of Enquiry (LOE) application to the AUC for a time extension in Q2/Q3 2023. Following approval of the LOE by the AUC, McLaughlin Wind LP anticipates construction to begin in Q2/Q3 2026 and be completed in December 2026. Once a construction contractor is selected, further updates will be provided on the specific construction activity timelines, as well as on McLaughlin Wind LP site team contacts for interested stakeholders during construction.

Contact Information

SABR Energy Consulting Inc. (SABR Energy) is assisting McLaughlin Wind LP with updating stakeholders and interest holders on the Project's progress. If you have any additional questions or comments regarding the Project, we encourage you to please contact SABR Energy and the contact listed below at your convenience.

Samantha Brown
SABR Energy Consulting Inc.
587-434-7547
sbrown@sabrenergyconsulting.com

Marina Spahlinger
Project Manager
Capstone Infrastructure Corporation
587-315-7284

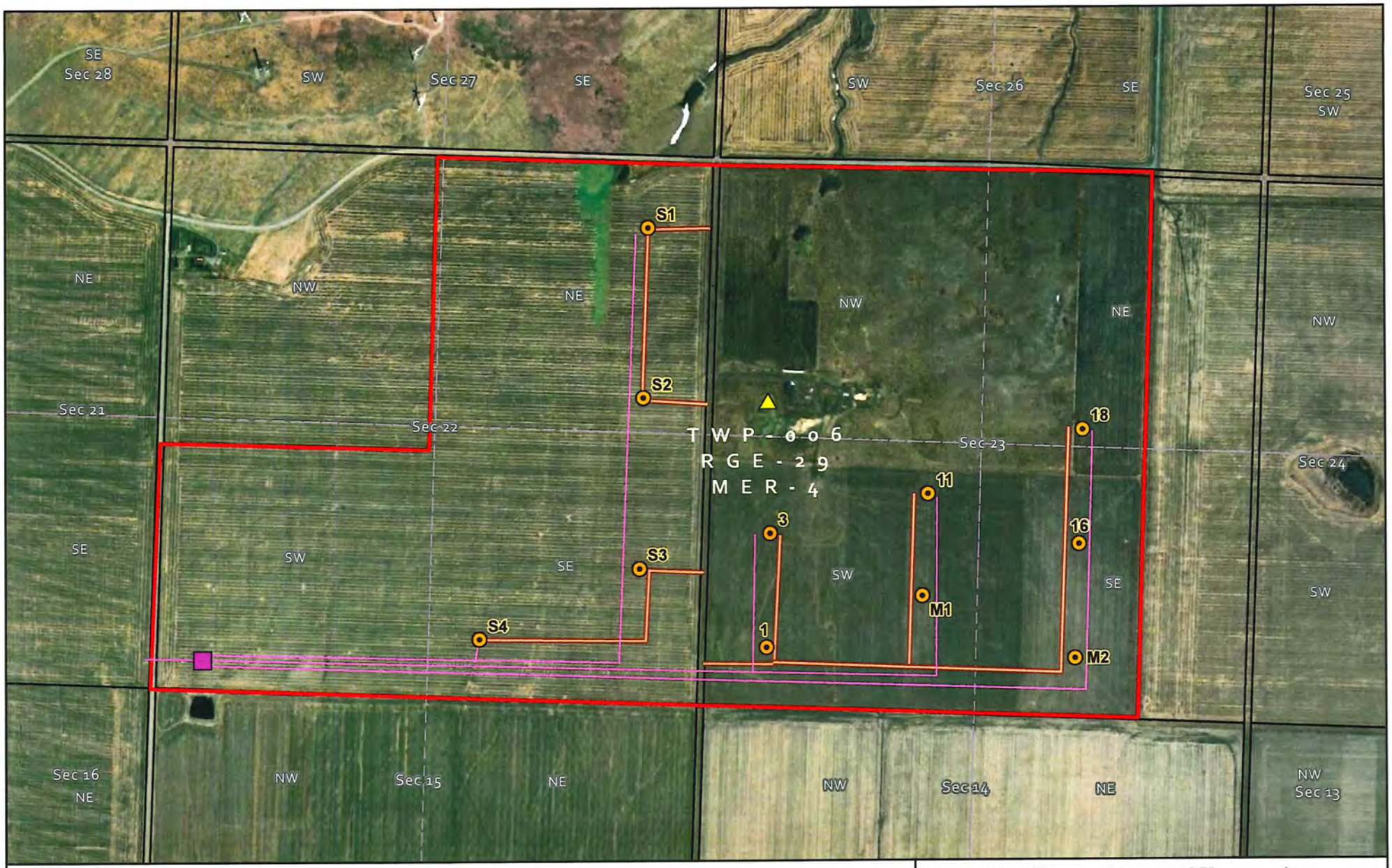
MSpahlinger@capstoneinfra.com

If you would like to learn more about McLaughlin Wind LP or have any questions about Capstone and our on-going operations and activities in Alberta, please check us out online on our corporate website at www.capstoneinfrastructure.com or email us at the email addresses provided above.

Sincerely,

Juliane Kniebel-Huebner
Director, Western Canada Development
Capstone Infrastructure Corporation

Enclosures: *Site Plan, Shadow Flicker Map, Noise Impact Map, AUC Brochure*



Legend

- McLaughlin Wind Project Boundary
- Turbines
- Substation
- Access Roads
- Underground Collector Lines
- Met Tower
- Quarter Section
- Section
- Township

0 0.13 0.25 0.5 0.75 1 Kilometers

Imagery Source: MD of Willow Creek No. 26, Maxar, Esri, HERE, Garmin, iPC, NRCan, MD of Willow Creek No. 26, Town of Cardston, Town of Pincher Creek, Maxar

McLaughlin Wind Project - Layout

N

Spatial Reference
Name: NAD 1983 UTM Zone 12N
Scale: 1:15,000

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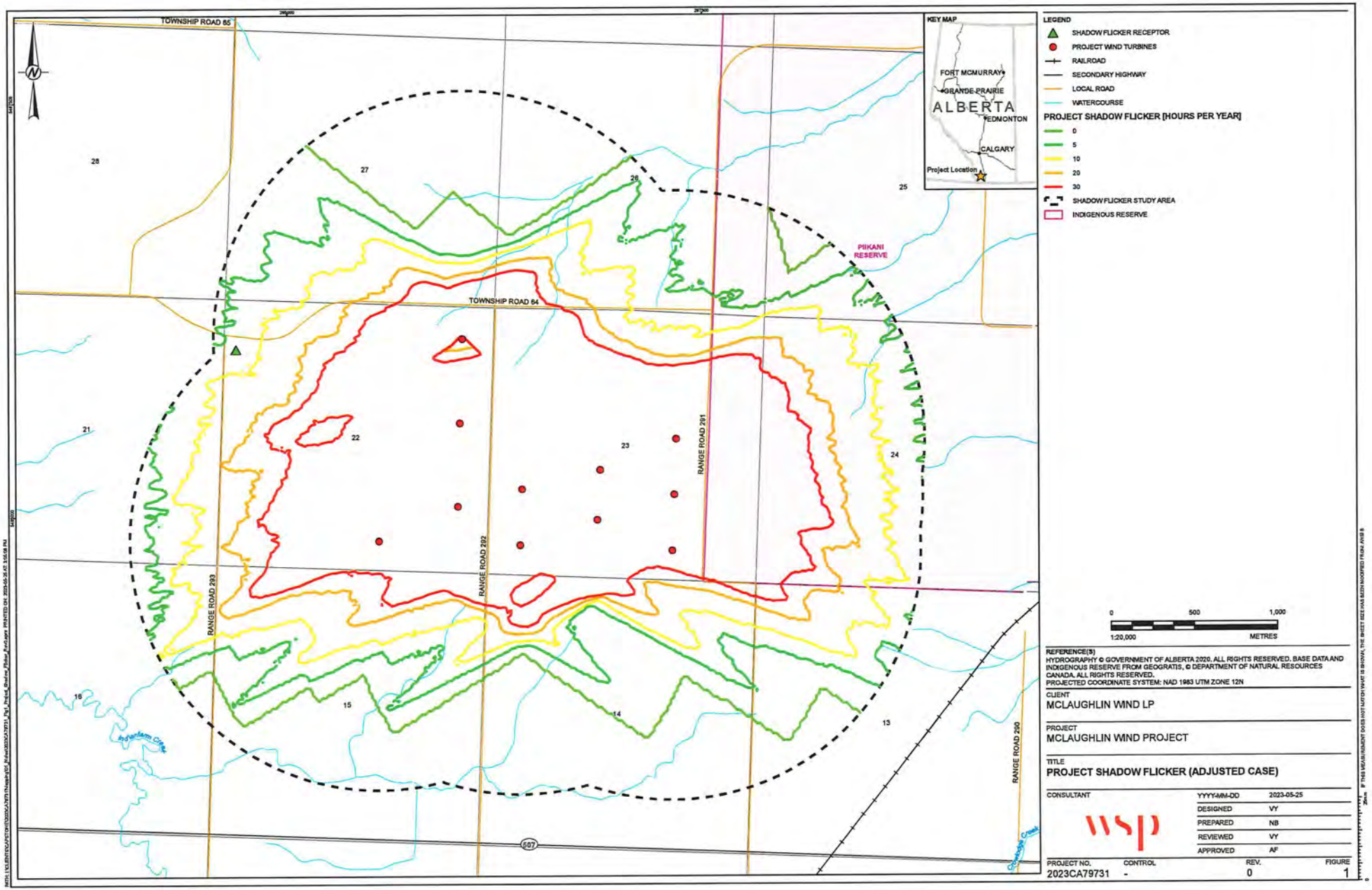
BEAR TRACKS
ENVIRONMENTAL SERVICES



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PROJECTED COORDINATE SYSTEM: NAD 1983 UTM ZONE 12N

CLIENT
MCLAUGHLIN WIND LP

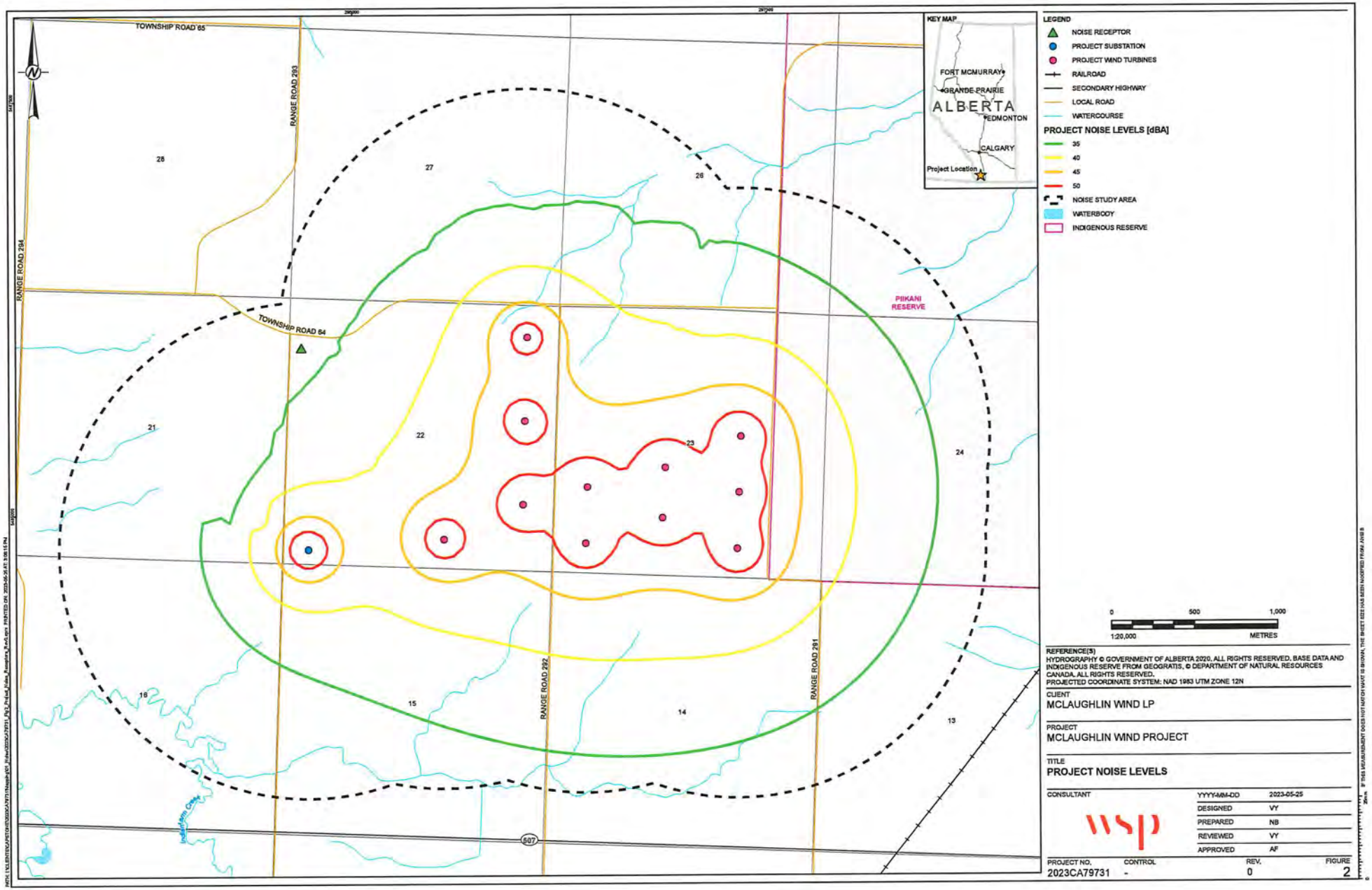
PROJECT
MCLAUGHLIN WIND PROJECT

TITLE
PROJECT SHADOW FLICKER (ADJUSTED CASE)

CONSULTANT
wsp

YYYY-MM-DD	2023-05-25
DESIGNED	VY
PREPARED	NB
REVIEWED	VY
APPROVED	AF

PROJECT NO.	CONTROL	REV.	FIGURE
2023CA79731	-	0	1



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PROJECTED COORDINATE SYSTEM: NAD 1983 UTM ZONE 12N

CLIENT
MCLAUGHLIN WIND LP

PROJECT
MCLAUGHLIN WIND PROJECT

TITLE
PROJECT NOISE LEVELS

CONSULTANT
wsp

YYYY-MM-DD	2023-05-25
DESIGNED	VY
PREPARED	NB
REVIEWED	VY
APPROVED	AF

PROJECT NO.	CONTROL	REV.	FIGURE
2023CA79731	-	0	2