

AGENDA
COUNCIL COMMITTEE MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK
December 11, 2018
9:00 am

1. Approval of Agenda
2. Closed Meeting Session
 - Public Works Call Log – FOIP Section 16
3. Livingstone Landowners Group
 - Email from Livingstone Landowners Group, dated December 3, 2018
4. Utility Bylaw Fees and Charges Options
 - Administration Guidance Request from Director of Operations, dated December 6, 2018
5. Round Table Discussion
6. Adjournment

Tara Cryderman

From: Hugh Dougall <
Sent: Monday, December 3, 2018 2:03 PM
To: Tara Cryderman
Cc: Bobbi Lambright; Norma Dougall; Bill Trafford
Subject: Re: Fwd: LLG request for a meeting with the Council

Hi Tara,

Thanks for arranging the opportunity for LLG to meet with the Council on Dec 11 at 9:30. Several of our board members will be in attendance. We are still finalizing the narration portion of the video so it is not available at present. I will forward it to you if I receive the final version before the weekend.

Our plan for the meeting is to introduce the rationale for the video (since the video is short and uses high level concepts high vs detailed), play the video, then use the video content and message to assist the discussion with the Councillors regarding potential considerations when planning wind energy development in the MD. We will plan to keep our presentation short and succinct.

Thanks,

Norma

On 2018-11-30 11:49, Tara Cryderman wrote:

Hi Norma,

Is your group available from 9:30 – 10:00 on Tuesday, December 11?

Tara

From: Hugh Dougall

Sent: Thursday, November 29, 2018 10:55 AM

To: Tara Cryderman <AdminExecAsst@mdpincercreek.ab.ca>; MDInfo <MDInfo@mdpincercreek.ab.ca>

Cc: Bill Trafford Bobbi Lambright <

>

Subject: Fwd: Fwd: LLG request for a meeting with the Council

Hi Tara,

Here is the message I sent to you on Nov 19th. I had waited until now to follow up with you thinking that nothing would happen with the request until the Council met on the 27th. Please let me know how to proceed now and please use Hugh's email until Telus has sorted out the problems with mine. I would appreciate a confirmation that you received this email to make sure I have your correct contacts.

Thanks,

Norma

----- Forwarded Message -----

Subject:Fwd: LLG request for a meeting with the Council
Date:Thu, 29 Nov 2018 10:23:46 -0700
From:Bobbi Lambright <b m>
To:

Here is your request to Tara
Bobbi

Sent from my iPhone

Begin forwarded message:

From: Norma Dougall <t>
Date: November 19, 2018 at 2:05:53 PM MST
To: Tara Cryderman <AdminExecAsst@mdpincercreek.ab.ca>
Cc: Bill Trafford <>, Bobbi Lambright
<>
Subject: LLG request for a meeting with the Council

Hi Tara,

On behalf of Livingstone Landowners Group, I would like to make a formal request for the MD Council to meet with our board of directors in the next three weeks if possible.

Over the last month, our group has worked closely with Dr Brad Stelfox and his company ALCES (<https://alces.ca/about/>), to develop cumulative impact mapping of wind energy development in the MD of Pincher Creek. This was initiated in response to concerns regarding renewed pressure from AESO, AltaLink and wind energy developers in the MD. We would like to share the finding with the Council in the form of an 8 minute video, followed with a discussion, in hopes that it might be of use in their upcoming work on the municipal development plan.

Please ask the Council if they would be willing to meet informally with us. We are available Nov 26, 27, Dec 4 or 7th. Alternately, if it is convenient for the Council and they agree to meet with us on Dec 11 prior to the scheduled Council meeting, we will try to accommodate that.

Thanks for your help. I think you will find the video modelling interesting in that it makes sense of the data we have correlated from AESO, AltaLink, Government websites, Miistakis Institute mapping and the information you kindly compiled for us.

Respectfully,

Norma Dougall
VP Livingstone Landowners Group

Wind Energy and Transmission Development

PRESENTATION TO MD OF PINCHER CREEK COUNCIL

DECEMBER 11, 2018



Industrialization of the MD of Pincher Creek



- MD hosts majority of Alberta wind farms
- Additional wind development planned
- New transmission lines proposed
- Additional Transmission substations

Cumulative Consequences



Environmental Concerns

- Native Prairie, watersheds, headwaters, wildlife habitat and connectivity
- Critical ecosystem for “at risk” species



Viewscape Destruction

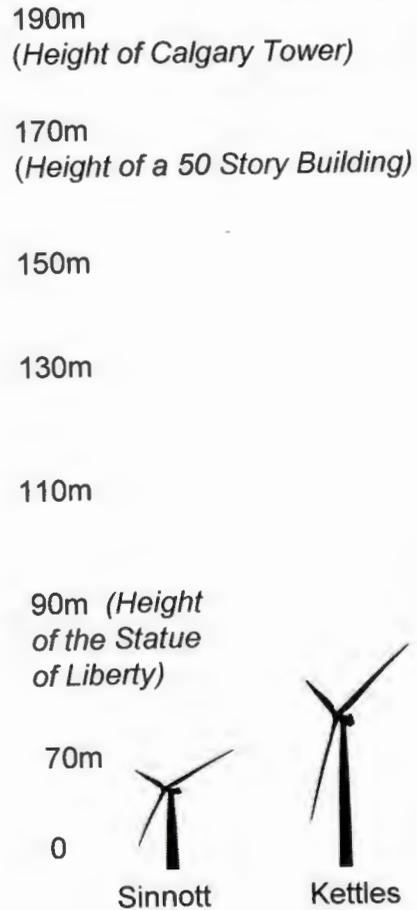
- Industrial vs Natural Viewscapes
- Iconic landscape, internationally valued



Potential Health Risks

- Noise, flicker, direct and indirect health concerns

Change in Wind Turbine Size



Sinnott

Kettles

Oldman

Riverview

Windy Point

Heritage

Cumulative Analysis



Final Wind Energy Presentation for LLG.mov

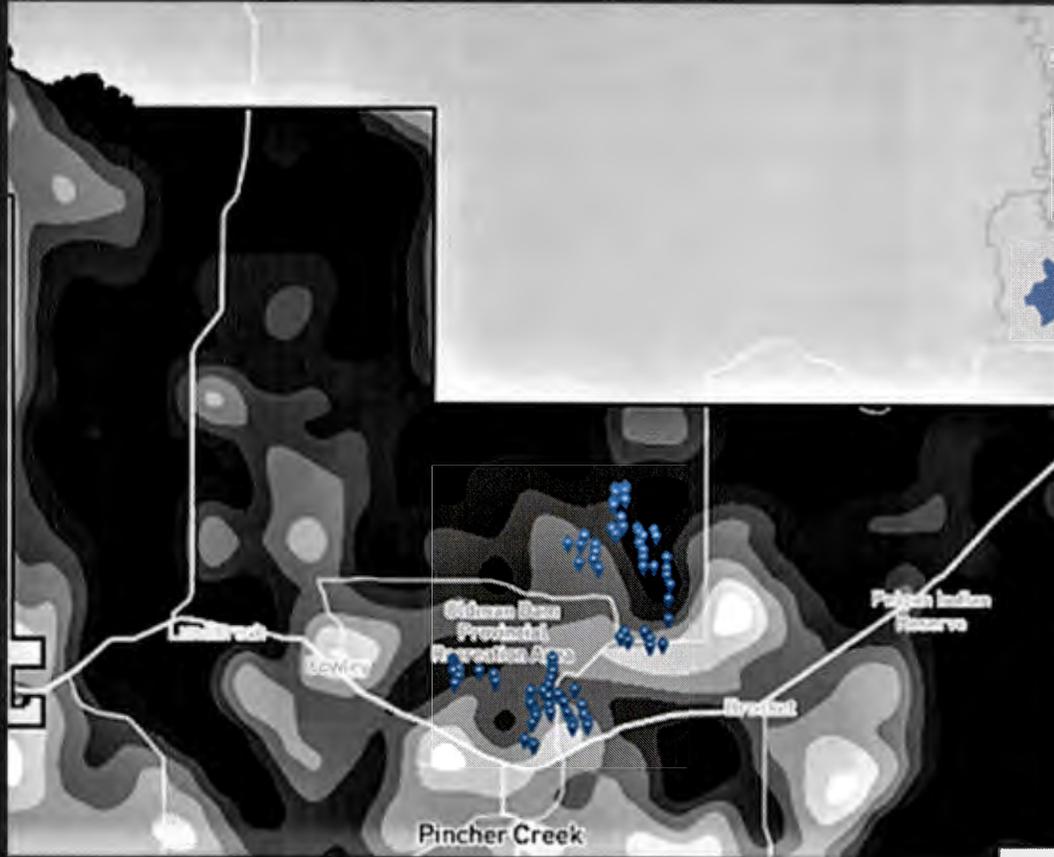
Remaining Native Grasslands



MD Pincher
Creek



Impact of Proposed Turbines



Native Habitat Patches > 5 km²



MD Pincher
Creek

Remaining
patches

- Settlement Location
- Existing Transmission Line
- Highways
- Existing and Proposed Wind Turbines



Municipalities on the Front Line

“ Decisions at the Municipal level have a disproportionate ability to conserve - or degrade - the ecological systems on which citizens rely ”

Miistakis Annual Report - 2018



Municipal District of
Pincher Creek
No.9



The Vision of the Council of the MD of Pincher Creek is a community that manages growth and supports our western heritage while preserving our natural environment



Our Mission is to preserve and enhance our Western Canadian lifestyles and the natural capital of the MD of Pincher Creek through sound decision-making and good governance for the community.

MD Role



MD Opportunities

-  Update land use framework
-  Input to Regulatory Process - AUC
-  Protect unique land legacy



ADDITIONAL INFORMATION

PRESENTATION TO MD OF PINCHER CREEK COUNCIL

DECEMBER 11, 2018



Provincial Land Use Policy Documents

Provincial Government Policy/Guideline	Internet Address
South Saskatchewan Regional Plan	https://open.alberta.ca/dataset/9781460139417
Wildlife Land Use Guidelines <ul style="list-style-type: none"> • Wildlife Directive for Alberta Wind Energy Projects • Areas of Wildlife Habitat Sensitivity • Bat Mitigation Framework for Wind Power development 	http://aep.alberta.ca/fish-wildlife/wildlife-land-use-guidelines/default.aspx https://open.alberta.ca/publications/wildlife-2016-no-6 https://open.alberta.ca/publications/areas-of-wildlife-habitat-sensitivity https://open.alberta.ca/publications/bat-mitigation-framework-for-wind-power-development
Principles for Minimizing Disturbance in Native Grassland	https://open.alberta.ca/publications/9781460130551
Environmental Protection Guidelines for Transmission	https://open.alberta.ca/dataset/a2e70af8-af4a-48e4-af5a-f6fda997692a/resource/5e7655cd-7311-41c5-954c-d95f4b826310/download/enviroprotectiontransmissionlines-il-2011.pdf
Livingstone-Porcupine Hills Land Footprint Management Plans	https://open.alberta.ca/dataset/18b70847-7d1e-462b-bc12-6aaaab2fb1ac/resource/61d7fda1-3034-414d-9c40-b7e939366316/download/livingstoneph-landfootprintmgtplan-2018.pdf
Water For Life Action Plan	https://open.alberta.ca/dataset/2a91e8c6-ea9a-44c4-a76d-cd35a9a296f7/resource/49531a5a-e16c-4250-a9a4-0028fa500854/download/2009-waterforlife-actionplan-nov2009.pdf

Other Land-Use Planning Documents

Document	Internet Address
Beneficial Management Practices For Renewable Energy Projects- Prairie Conservation Forum (Gramineae Services Ltd.)	http://www.albertapcf.org/rsu_docs/bmp-for-renewable-energy--prairie-conservation-forum-2017-.pdf
Southern Eastern Slopes Conservation Strategy 2018	www.southerneasternslopes.ca
Environmentally Significant Areas in the Oldman River Region – Municipal District of Pincher Creek – February 1987	(hard copy)
A Jurisdictional Review: Wildlife and Wind Energy Development – Miistakis Institute	https://www.rockies.ca/files/reports/Wind%20Jurisdictional%20Review_AEP_Final_Public_Aug2017.pdf
Municipalities and Conservation – Miistakis Institute - MD of Ranchland Community Values Mapping	https://www.rockies.ca/research.php?area=linkland
Alberta's Municipalities and Environmental Assessment – Environmental Law Centre – January 2018	https://www.communityconserve.ca/wp-content/uploads/2017/06/Pimer_MunicipalEA.pdf
Connecting and Protecting Headwater Havens Southern Alberta – Wildlife Conservation Society Canada	https://programs.wcs.org/DesktopModules/Bring2mind/DMX/Download.aspx?EntryId=24536&PortalId=37&DownloadMethod=attachment
Environmentally Significant Areas of Alberta – Sweetgrass Consultants 1997	https://www.albertaparks.ca/media/3194487/esa_ab_vol1.pdf

Administration Guidance Request



TITLE: UTILITY BYLAW FEES AND CHARGES OPTIONS

PREPARED BY: Leo Reedyk

DATE: December 6, 2018

DEPARTMENT: Operations

Department Supervisor

Date

ATTACHMENTS:

1. Bylaw 1202-10
2. Comparison to other municipalities 2015 and 2018
3. Water costing options
4. Schedule "A" Fees

APPROVALS:

Leo Reedyk

Sheldon Steinke

Leo Reedyk

Sheldon Steinke

2018 Dec 6/1

Department Director

Date

Interim CAO

Date

REQUEST: That Council provide direction to Administration on the structure recommended for the utility bylaws for water, sewer and solid waste and recycling.

BACKGROUND:

As part of the review of the municipality's utility bylaws, determining a structure for the components of the bylaws is needed. Depending on the structure chosen, a guaranteed minimum revenue stream will be determined. Additional charges for water consumption or services received are applied to utility customers invoices as and when required.

Three structures proposed for discussion for water are:

- Tiered + Meter;
- Flat + Excess + Meter;
- Flat + Meter.

The structures proposed for sewer are:

- Flat rate as a percentage of water charges;
- Flat rate as a percentage of cost of water used.

The structures proposed for Solid waste and recycling are:

- Flat fee for bin rental and pickup based on type of service and bin size (residential versus commercial);
- Flat fee for recycling depending on type of service.

Administration Guidance Request

Other than the water and rate structure associated with providing the service, Schedule "A" includes other utility services that can be included in the utility bylaw fee schedule.

Once the type of structure is determined, administration will bring the utility bylaws, rate structures and recommended fees and charges to Council for further consideration.

FINANCIAL IMPLICATIONS:

Revenues generated from utility customers will vary depending on the type of rate structure implemented.

①

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
BYLAW NO. 1202-10**

A Bylaw of the Municipal District of Pincher Creek No. 9 in the Province of Alberta, to amend Schedule 'A' of Bylaw No. 995, being the Bylaw to set rates, policies and procedures for providing water, sewer and garbage pick-up services in the Hamlet of Lundbreck, as authorized by the Municipal Government Act Chapter M-26 of the Revised Statutes of Alberta 2000, 7 (f) and Part 3, Division 3, as amended.

WHEREAS

the Council of the Municipal District of Pincher Creek No. 9 has deemed it necessary to change the connection/reconnection fees for allowing access to the Hamlet of Lundbreck water/sewer system and to provide higher rates for access along Park Street west of Wood Avenue as the lines were not part of the system originally installed.

NOW THEREFORE,

be it enacted that Bylaw #995 be amended by replacing Schedule "A" with Schedule "A", which forms part of Bylaw 1202-10.

This Bylaw comes into force and effect October 1st, 2010.

READ a first time this 14 day of September, 2010

READ a second time this 14 day of September, 2010

READ a third time and finally passed this 14 day of September, 2010

[Signature]
REEVE

[Signature]
CHIEF ADMINISTRATIVE OFFICER



HAMLET OF LUNDBRECK
UTILITY BYLAW # 995 amended by BYLAW 1202-10

Rate Schedule A

Bi-Monthly Rates

2010

RESIDENTIAL RATES

Residential Water – per connection	64.60
Residential Sewer – per connection	40.40
Residential Garbage – per household	10.00
Residential Garbage – age 65 or older	5.00
Stadnichuk, G. Water (1 Times)	64.60
& Houze, P. Sewer (1 Times)	40.40
Garbage (0 Times)	.00
Peterson, Ken & Water (1 Times)	64.60
Larson, Paul Sewer (0 Times)	.00
Garbage (0 Times)	.00

NON-RESIDENTIAL RATES

Same as residential except as amended by CAO including the following:

Concrete Plant	Water (3 times)	193.80
	Sewer (1 Times)	40.40
	Garbage (0) Times)	.00
Hotel	Water (3 ½ times)	226.10
	Sewer (3 ½ times)	141.40
	Garbage (3 ½ times)	35.00
Restaurant/ Laundromat	Water (1 ½ times)	96.90
	Sewer (1 ½ times)	60.60
	Garbage (0 Times)	.00
Car Wash	Water (2 times)	129.80
	Sewer (2 times)	80.80
	Garbage (0 Times)	.00
School	Water (5 times)	324.50
	Sewer (5 times)	202.00
	Garbage (0 Times)	.00
Confectionery Store	Water (1 Times)	64.60
	Sewer (1 Times)	40.40
	Garbage (2 times)	20.00

CONNECTION/RECONNECTION RATES

Reconnection Fee (Pipe at Property Line)	100.00
New Hook Up Fee (Connection to Main Line Required)	
except for Lots 3, 4, 5, 6, 7	
Block 18 Plan 8111307	
(Park Street West of Wood Avenue)	500.00
New Hook Up Fee (Connection to Main Line Required)	
for Lots 3, 4, 5, 6, 7	
Block 18 Plan 8111307	
(Park Street West of Wood Avenue)	1,500.00

COMPARISON TO OTHER MUNICIPALITIES SUMMER 2015

note: all flat charges have been extrapolated to a semi-monthly charge so they would compare with MD figures

<u>City of Lethbridge</u>	<u>Lethbridge County</u>	<u>Town of Pincher Creek</u>	<u>Crowsnest Pass</u>	<u>MD of Pincher Creek</u>
Water	Water	Water	Water	Water
<u>Residential & Commercial</u>	<u>Residential & Commercial</u>	<u>Residential & Commercial</u>	<u>Residential</u>	<u>Residential & Commercial</u>
Service Charge (based on meter size)	Base Charge 71.28	Base Rate (based on meter size)	Base Charge 58.02	Base Rate (based on meter size)
Residential 5/8" 19.20	Per cubic meter 1.37	Residential 5/8" 27.82		Residential 5/8" 20.00
Non Residential 5/8" 19.20		Non Residential 5/8" 27.82	<u>Commercial</u>	Non Residential 5/8" 30.00
Non Residential 3/4" 25.20		Non Residential 3/4" 98.94	W2- (banks, offices) 58.02	Non Residential 3/4" 100.00
Non Residential 1" 40.80		Non Residential 1" 135.50	W3- (manufacturing) 116.04	Non Residential 1" 135.00
Non Residential 2" 113.40		Non Residential 2" 170.06	W4- (car wash) 232.08	Non Residential 2" 170.00
<u>Residential</u> 1.142 per cubic meter		Per cubic meter 1.12	W9- (mobile home parks) 19.34 per unit	Per cubic meter
<u>Commercial</u>				0-75 cubic meters 67.50 flat fee
0-750 cubic meters 1.008 per cubic meter				76-150 cubic meters 1.40 per cubic meter
751-25,000 cubic meters 0.703 per cubic meter				151+ cubic meters 1.60 per cubic meter
25,001- 50,000 cubic meters 0.605 per cubic meter				
50,001+ cubic meters 0.458 per cubic meter				

<u>City of Lethbridge</u>	<u>Lethbridge County</u>	<u>Town of Pincher Creek</u>	<u>Crowsnest Pass</u>	<u>MD of Pincher Creek</u>
Sewer	Sewer	Sewer	Sewer	Sewer
<u>Residential & Commercial</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>
Service Charge (based on water meter size)	Base Charge 44.44	Base Charge 32.12	Base Charge 46.00	Base Charge 54.00
Residential 5/8" 16.20				
Non Residential 5/8" 16.20	<u>Commercial</u>	<u>Commercial</u>	<u>Commercial</u>	<u>Commercial</u>
Non Residential 3/4" 16.20				
Non Residential 1" 22.80	Base Charge 88.80	10% of water usage charge plus \$12.96	W2- (banks, offices) 46.00	Commercial #1 67.50
Non Residential 2" 60.60			W3- (manufacturing) 87.90	Commercial #2 250.00
per cubic meter discharged 0.927			W4- (car wash) 171.48	
			W9- (mobile home parks) 15.34 per unit	
Waste	Waste	Waste	Waste	Waste
<u>Residential</u>	<u>Residential</u>	<u>Residential & Commercial</u>	<u>Residential</u>	<u>Residential</u>
Collection Charge 26.82	Street side pick up 37.40	Fixed Rate 15.08	Base Charge 38.20	Base Charge 17.00
Landfill Charge 6.90		Bin Charge		
		65 L Cart 18.40		
		95 L Cart 23.40		
		660 L Cart 33.26		<u>Commercial</u>
		1100 L Cart 38.26		Base Charge 465.00
<u>Commercial</u>				
-rates depend on size of bin and number of pickups				
Recycle		Recycle	Recycle	
<u>Residential</u> 7.08		<u>Residential & Commercial</u> 7.16	<u>Residential & Commercial</u> 5.26	

COMPARISON TO OTHER MUNICIPALITIES Winter 2018

note: all flat charges have been extrapolated to a semi-monthly charge so they would compare with MD figures

<u>City of Lethbridge</u>	<u>Lethbridge County</u>	<u>Town of Pincher Creek</u>	<u>Crowsnest Pass</u>	<u>MD of Pincher Creek</u>
Water	Water	Water	Water	Water
<u>Residential & Commercial</u>	<u>Residential & Commercial</u>	<u>Residential & Commercial</u>	<u>Residential</u>	<u>Residential & Commercial</u>
Service Charge (based on meter size)	Base Charge 80.54	Base Rate (based on meter size)	Base Charge 65.54	Base Rate (based on meter size)
Residential 5/8" 20.40	Per cubic meter 1.55	Residential 5/8" 27.82		Residential 5/8" 20.00
Non Residential 5/8" 20.40		Non Residential 5/8" 27.82	<u>Commercial</u>	Non Residential 5/8" 30.00
Non Residential 3/4" 27.00		Non Residential 3/4" 98.94	W2- (banks, offices) 65.54	Non Residential 3/4" 100.00
Non Residential 1" 43.80		Non Residential 1" 135.50	W3- (manufacturing) 131.08	Non Residential 1" 135.00
Non Residential 2" 121.80		Non Residential 2" 170.06	W4- (car wash) 393.24	Non Residential 2" 170.00
<u>Residential</u> 1.224 per cubic meter		Per cubic meter 1.12	W9- (mobile home parks) 21.86 per unit	Per cubic meter
<u>Commercial</u>				0-75 cubic meters 67.50 flat fee
0-750 cubic meters 1.080 per cubic meter				76-150 cubic meters 1.40 per cubic meter
751-25,000 cubic meters 0.753 per cubic meter				151+ cubic meters 1.60 per cubic meter
25,001- 50,000 cubic meters 0.648 per cubic meter				
50,001+ cubic meters 0.491 per cubic meter				
Sewer	Sewer	Sewer	Sewer	Sewer
<u>Residential & Commercial</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>	<u>Residential</u>
Service Charge (based on water meter size)	Base Charge 50.22	Base Charge 32.12	Base Charge 62.24	Base Charge 54.00
Residential 5/8" 16.80				
Non Residential 5/8" 16.80	<u>Commercial</u>	<u>Commercial</u>	<u>Commercial</u>	<u>Commercial</u>
Non Residential 3/4" 16.80	Base Charge 100.34	10% of water usage charge plus \$12.96	W2- (banks, offices) 62.24	Commercial #1 67.50
Non Residential 1" 23.40			W3- (manufacturing) 124.48	Commercial #2 250.00
Non Residential 2" 63.00			W4- (car wash) 248.96	
per cubic meter discharged 0.960			W9- (mobile home parks) 20.74 per unit	
Waste	Waste	Waste	Waste	Waste
<u>Residential</u>	<u>Residential</u>	<u>Residential & Commercial</u>	<u>Residential</u>	<u>Residential</u>
Collection Charge 40.62	Street side pick up 42.28	Fixed Rate 15.08	Base Charge 23.08	Base Charge 17.00
Landfill Charge 3.00		Bin Charge		<u>Commercial</u>
		65 L Cart 18.40		Base Charge 465.00
		95 L Cart 23.40		
		660 L Cart 33.26		
		1100 L Cart 38.26		
<u>Commercial</u>				
-rates depend on size of bin and number of pickups				
Recycle		Recycle	Recycle	
<u>Residential</u> 7.08		<u>Residential & Commercial</u> 7.16	<u>Residential & Commercial</u> 3.03	

Water Costing

Alberta Environment Water for Life Program determined that the average person needs 500 liters of water per day. This equates to 0.5 cubic meters per day. We used the assumption that the average household has 2.5 members, which results in 75 cubic meters needed over a two month time period.

We looked at the water rates and rate structure in the Town of Pincher Creek, County of Lethbridge, City of Lethbridge and Crowsnest Pass in the summer of 2015 and winter of 2018.

Currently, the residents of Lundbreck are paying a flat fee that works out to be an average of \$1.26 per cubic meter. Residential accounts pay \$64.60 every two months, the concrete plant pays \$193.80, the hotel pays \$226.10, the car wash pays \$129.80, the school pays \$713.50, and the mobile home park pays \$1,550.40. On average, the water revenue that is brought in every two months is \$10,700 which equates to roughly 8,500 cubic meters pumped but the actual amount being pumped averages to about 9,100 cubic meters. To cover the current operating costs of the water produced by the regional water system and delivered to Lundbreck, the bi-monthly revenue needs to be around \$21,400. In addition to that, another \$39,300 would have to be generated to cover the capital costs associated with the water system.

Models

1) Tiered + Meter

This model first uses a base rate for the water meter. Based on the size of the meter, the price increases accordingly. Next, is a charge based on water consumption. We used a tiered system, with each cubic meter being charge a given rate based on the tier rate. The first tier is 0-75 cubic meters, the next tier is 76-150 cubic meters, and then the final tier is 151+ cubic meters.

2) Flat + Excess + Meter

This model again used the meter size for a base rate. Then the next component is a flat rate of \$67.50 for the first 75 cubic meters used. The final component is back to the tiered system for 76-150 meters cubed and 151+ meters cubed used, at the same rates above. This allows for basic consumption to be covered and a guaranteed revenue stream for the MD and then it charges the heavy water users with increased rates above the basic consumption.

3) Flat + Meter

This model again used the meter size for a base rate. Then it charges another flat fee for water consumption based on the type of service that is provided.

- W1: Residential
- W2: Non Residential
- W3: Commercial - (restaurants, small business)
- W4: Commercial 2 - (car wash, school, mobile home park, hotel)
- W5: Industrial - Concrete Plant

Bylaw No. _____

SCHEDULE "A"
FEES

Type of Service	Description	Service Fee	Notes
Use of Fire Hydrant and Water	Deposit for Hydrant Wrench and Flow Meter	\$500.00 Refundable	
	Use of fire hydrant, consumption flow meter and hydrant water	\$40.00 plus water consumption at \$1.10 per m3	
Tagging of Past Due Utility Accounts	Penalty Warning System	\$40.00	First Incidence Charge
Temporary Water Service Disconnect	During Regular Working Hours	\$40.00	
	Outside of Regular Working Hours	Cost of Public Works Labour and Benefits	
Water Service Reconnect	During Regular Working Hours	\$40.00	
	Outside of Regular Working Hours	Cost of Public Works Labour and Benefits	
Emergency Water Service Disconnect and Reconnect		No Charge	
Thawing Frozen Water Lines	First Instance	No Charge	
	Second and Subsequent Instances	\$90.00 per hour	Includes Truck, Welder, and Operators Wages and Benefits
	Calls After Hours, Weekends or on Statutory Holidays	\$160.00 per hour	Includes Truck, Welder, and Operators Wages and Benefits