



COUNCIL MEETING

MONDAY, JANUARY 27, 2020

7:00 P.M.

**FOR THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL
MONDAY, JANUARY 27, 2020 – 7:00 P.M.
REDCLIFF TOWN COUNCIL CHAMBERS**

	<u>AGENDA ITEM</u>	<u>RECOMMENDATION</u>
	1. GENERAL	
	A) Call to Order	
	B) Adoption of Agenda	Adoption
Pg. 4	C) Accounts Payable *	For Information
Pg. 6	D) Bank Summary to December 31, 2019 *	For Information
	2. DELEGATION	
Pg. 7	A) Yelo Cabs *	
	B) Riverview Golf Course	
	3. MINUTES	
Pg. 8	A) Council meeting held January 13, 2019 *	For Adoption
Pg. 12	B) Town of Redcliff Library Board meeting held November 26, 2019 *	For Adoption
Pg. 15	C) Riverview Golf Club Board of Directors meeting held December 9, 2019 *	For Information
Pg. 17	i) Financial Statements October 31, 2019 *	
	4. BYLAWS	
Pg. 27	A) Bylaw 1898/2020, Tri-Area Intermunicipal Development Plan (IDP) *	1 st Reading
	5. REQUEST FOR DECISION	
Pg. 106	A) Pitch-In Week *	For Consideration
Pg. 108	B) Special Event Application * Re Redcliff Days Street Dance & Concert	For Consideration

6. CORRESPONDENCE

- | | | |
|---------|-------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Pg. 121 | A) Alberta Health Services *
RE: Legalization of Edibles, Extracts and
Topicals – Information for Municipalities | For Information |
| Pg. 125 | B) The Alberta Order of Excellence *
RE: 2020 Nominations | For Information |

7. OTHER

- | | | |
|---------|-------------------------------------------------------------|-----------------|
| | A) Michaela Glasgo, MLA
Re: Three Main Priorities | For Discussion |
| Pg. 126 | B) Council Important Meetings & Events * | For Information |

8. RECESS

9. IN CAMERA (CONFIDENTIAL)

- A)** Joint Fire Hall Study Presentation (*FOIP* Sec. 17, 23, 24, & 25)
- B)** Utility Matter (*FOIP* Sec. 21, 23, 24, & 25)
- C)** Utility Matter (*FOIP* Sec. 24 & 25)
- D)** Personnel (*FOIP* Sec. 17)

10. ADJOURN

COUNCIL MEETING - JANUARY 27, 2020**TOWN OF REDCLIFF ACCOUNTS PAYABLE LIST - CHEQUES**

CHEQUE #	VENDOR	DESCRIPTION	AMOUNT
84809	DCG EXECUTIVE SEARCH SERVICES LTD.	PROFESSIONAL FEES	\$ 10,500.00
84810	KUZIK, MICHELLE	SEPT TO DEC PROGRAM SUPPLIES	\$ 2,102.34
84811	NEW LINE SKATEPARKS INC.	PROJ#220 CONCEPT DEVELOP 50%	\$ 7,402.50
84812	PICKLEBALL DEPOT LTD.	PICKLEBALL SUPPLIES	\$ 25.14
84813	PUROLATOR	FREIGHT	\$ 111.36
84814	ERB CONSTRUCTION	CONSTRUCTION DEPOSIT REFUND	\$ 5,000.00
84830	AB DEVELOPMENT OFFICERS ASSOCIATION	YEARLY MEMBERSHIP FEE	\$ 250.00
84831	AL'S AUDIO - 1181977 ALBERTA INC.	RCA CABLES - RECTANGLE	\$ 33.60
84832	ATHLETICA SPORT SYSTEMS INC	BOARD DOOR CASTERS	\$ 651.00
84833	CANADIAN BADLANDS LTD.	2020 ANNUAL LEVY	\$ 3,136.00
84834	THE CITY OF CALGARY	BYLAW UNIFORMS	\$ 1,052.10
84835	CONCRETE LIFTING	SIDEWALK LIFTING	\$ 3,754.55
84836	CYPRESS COMMUNICATIONS LTD.	6 RADIOS WITH ACCESSORIES	\$ 4,926.60
84837	DWELLING PLACES INC.	CONSTRUCTION DEPOSIT REFUND	\$ 1,200.00
84838	EBEL'S AUTO VALUE LTD	BLOWER MOTOR	\$ 93.45
84839	FIREWORKS SPECTACULARS CANADA LTD	2020 REDCLIFF DAYS DEPOSIT	\$ 2,000.00
84840	FEDERATION OF CANADIAN MUNICIPALITIES	2020 - 2021 MEMBERSHIP	\$ 1,645.14
84841	KPMG	INTERM AUDIT 2019	\$ 4,595.73
84842	SECURTEK - A SASKTEL COMPANY	FIREHALL MONITORING SERVICE	\$ 72.29
84843	SHAW CABLESYSTEMS G.P.	INTERNET	\$ 325.45
84844	STEINER'S PETROLEUM	PROPANE	\$ 305.43
TOTAL			\$ 49,182.68

TOWN OF REDCLIFF ACCOUNTS PAYABLE LIST - ELECTRONIC FUND TRANSFERS

EFT#	VENDOR	DESCRIPTION	AMOUNT
EFT0001952	BOSS LUBRICANTS	GREASE & OIL	\$ 2,738.29
EFT0001953	CAPITAL H2O SYSTEMS INC.	POLYMER SKID REPAIR	\$ 1,890.00
EFT0001954	C.E.M. HEAVY EQUIPMENT	SHEARFORCE RIPPER INSTALL	\$ 532.19
EFT0001955	FARMLAND SUPPLY CENTER LTD	FIRE HOSE	\$ 431.75
EFT0001956	HOME HARDWARE	GENERAL SUPPLIES	\$ 115.50
EFT0001957	HYDRODIG	LOCATE CURB STOP 813 1ST SE	\$ 966.00
EFT0001958	KOST FIRE EQUIPMENT LTD	2.5" GATE VALVE	\$ 622.55
EFT0001959	LETHBRIDGE MOBILE SHREDDING	SHREDDING	\$ 68.25
EFT0001960	MEDICINE HAT NEWS	ADVERTISEMENTS	\$ 398.16
EFT0001961	REDCLIFF/CYPRESS REGIONAL LANDFILL	LANDFILL TONNAGE	\$ 9,447.84
EFT0001962	RURAL MUNICIPALITIES OF ALBERTA	SAFETY WINTER BOOTS	\$ 787.47
EFT0001963	ROCKY MOUNTAIN PHOENIX	GEAR & BATTERY	\$ 2,361.29
EFT0001964	SAFETY CODES	SCC LEVY	\$ 287.21
EFT0001965	SANATEC ENVIRONMENTAL	CAMERA & FLASH DRIVE	\$ 721.88
EFT0001966	SOUTHERN ALBERTA NEWSPAPERS	ADVERTISEMENTS	\$ 1,395.20
EFT0001967	WOLSELEY MECHANICAL GROUP	1" PVC BULKHEAD	\$ 91.60
EFT0001968	AIR LIQUIDE CANADA INC	BULK LIQUID C02	\$ 708.87
EFT0001969	ALTA-WIDE BUILDERS SUPPLIES LTD	SCREWS	\$ 10.56

EFT0001970	ATRON REFRIGERATION	HEATING EQUIPMENT REPAIRS	\$ 2,314.88
EFT0001971	THE BOLT GUYS	BOLTS & NUTS	\$ 150.29
EFT0001972	CANADIAN LINEN & UNIFORM SERVICE	COVERALLS & TOWELS	\$ 150.12
EFT0001973	CENTRAL SHARPENING	BLADE SHARPENING	\$ 189.00
EFT0001974	CIVICINFO BC	JOB POSTING FACILITY OPERATOR	\$ 208.95
EFT0001975	DIGITEX CANADA INC.	PHOTOCOPIER FEES	\$ 557.63
EFT0001976	GREATWEST KENWORTH	TRANSMISSION OIL	\$ 199.94
EFT0001977	HOME HARDWARE	GENERAL SUPPLIES	\$ 212.85
EFT0001978	INDUSTRIAL MACHINE INC.	BOARD BRUSH & BLADE SET	\$ 252.25
EFT0001979	KIRK'S MIDWAY TIRE	ALIGNMENTS	\$ 624.70
EFT0001980	PALIWODA, DAN	EXAM FEES	\$ 258.68
EFT0001981	PARTEK IT SOLUTIONS INC	HOSTED BACKUP	\$ 971.25
EFT0001982	PRAIRIE ROSE SCHOOL DIV.NO.8	2019 OUTDOOR RINK ELECTRICAL	\$ 153.48
EFT0001983	RURAL MUNICIPALITIES OF ALBERTA	YELLOW JACKET AND TAFFIC BIBS	\$ 346.41
EFT0001984	ROSENAU TRANSPORT LTD	FREIGHT	\$ 175.37
EFT0001985	SUMMIT MOTORS LTD	EQUIPMENT PARTS	\$ 765.39
EFT0001986	TRIPLE R EXPRESS	FREIGHT	\$ 37.49
TOTAL			\$ 31,143.29

REDCLIFF/CYPRESS LANDFILL ACCOUNTS PAYABLE LIST - CHEQUES

<u>CHEQUE #</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
000637	CANADIAN ENERGY	DISCOVERY 12V BATTERY	\$ 19.64
000638	JACOB'S WELDING LTD	REPAIR DAMAGED SCREENS	\$ 3,428.25
000639	PRIME PRINTING	LANDFILL TICKETS	\$ 1,148.70
000640	SHOCKWARE WIRELESS INC.	LANDFILL INTERNET	\$ 52.45
000641	FINNING CANADA	BATTERY & CABLE	\$ 1,236.51
000642	KPMG LLP	2019 INTERM AUDIT	\$ 1,179.27
000643	PANCOAST, JAYSON	2020 GRAZING LEASE REFUND OVERPAYMENT	\$ 636.00
TOTAL			\$ 7,700.82

REDCLIFF/CYPRESS LANDFILL ACCOUNTS PAYABLE LIST - ELECTRONIC FUND TRANSFERS

<u>CHEQUE #</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
EFT000000000201	BOSS LUBRICANTS	OIL	\$ 937.27
EFT000000000202	REDCLIFF HOME HARDWARE	GENERAL SUPPLIES	\$ 36.12
EFT000000000203	SUMMIT MOTORS LTD	OIL & FILTERS	\$ 184.68
EFT000000000204	SUN CITY FORD	FUEL FILTER KIT	\$ 186.07
EFT000000000205	BENCHMARK GEOMATICS INC	PROJ#002 SURVEYING	\$ 483.00
EFT000000000206	THE BOLT SUPPLY HOUSE LTD	PROJ#002 CARRIAGE BOLTS & NUTS	\$ 98.58
EFT000000000207	C.E.M. HEAVY EQUIPMENT	EQUIPMENT PARTS	\$ 5,150.35
EFT000000000208	FORTY MILE GAS CO-OP LTD.	UTILITIES	\$ 428.84
EFT000000000209	GAR-TECH ELECTRICAL SERVICES	PROJ#003 ELECTRICAL MATERIALS	\$ 921.66
EFT000000000210	H2O HAULING	HAUL WATER	\$ 115.00
EFT000000000211	SUMMIT MOTORS LTD	OIL & FILTERS	\$ 1,110.15
EFT000000000212	SUPERIOR TRUCK EQUIPMENT INC.	RADIATOR CAP & CABIN FILTER	\$ 66.75
TOTAL			\$ 9,718.47

TOWN OF REDCLIFF
BANK SUMMARIES FOR DECEMBER 31, 2019

CASH ACCOUNTS

	ATB GENERAL 5.12.02.121.000 TOWN	ATB LANDFILL 5.99.02.121.000 LANDFILL
BALANCE FORWARD	409,203.58	3,407,724.31
DAILY DEPOSITS	114,210.42	61,671.76
DIRECT DEPOSITS	1,126,007.70	363,419.59
GOVERNMENT GRANTS	0.00	0.00
INTEREST	2,116.71	6,442.21
OTHER DEPOSITS	1,500,000.00	0.00
SUBTOTAL	2,742,334.83	431,533.56
PAYMENTS	1,936,664.77	375,423.56
ASFF QUARTERLY PAYMENTS	480,058.55	0.00
DEBENTURE PAYMENTS	225,145.45	0.00
OTHER WITHDRAWALS	4,416.50	3,106.04
SUBTOTAL	(2,646,285.27)	(378,529.60)
TOTAL	505,253.14	3,460,728.27
BANK STATEMENT ENDING BALANCE	740,140.64	3,466,937.39
OUTSTANDING CHEQUES (-)	(251,827.11)	(6,209.12)
DEPOSITS IN TRANSIT (+)	16,939.61	0.00
TOTAL	505,253.14	3,460,728.27
TOTAL CASH	3,965,981.41	

INVESTMENT ACCOUNTS

CIBC WOOD GUNDY PORTFOLIO (TOWN)	5.12.02.321.001	22,733,411.00
CIBC WOOD GUNDY PORTFOLIO (LANDFILL)	5.99.02.321.001	1,589,566.00
TOTAL INVESTMENTS		24,322,977.00

TOTAL CASH & INVESTMENTS	28,288,958.41
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YELO CABS

212 Broadway Ave. E.
PO Box 1092
Redcliff, AB.
T0J 2P0
Phone (403)866-0947

January 20, 2020

Attention: Redcliff Town Council

Dear Friends,

We are asking for the Town of Redcliff's assistance with our predicament against the City of Medicine Hat and their restrictive and what we feel unfair bylaw that is effecting our business .

Our main point of concern is that Medicine Hat Taxi companies are allowed to conduct business inside of the Town of Redcliff and we are not offered the same courtesy in return.

Recently, we have experienced increasing hostility towards our company from the City of Medicine Hat even though we have been in communication with their bylaw enforcement department. Until recently we thought we had a standard of cooperation with the City of Medicine Hat's bylaw enforcement department that allowed us to conduct business within Medicine Hat that was acceptable to us and the City. Although this arrangement seemed to work, we were informed that it is in contravention with City of Medicine Hat bylaw. This situation has drastically impacted our business in a negative manner.

We would ultimately like to operate our business as we had in the past and we are seeking the Towns assistance in this matter..

Sincerely,



Curt Brooks

**MINUTES OF THE REGULAR MEETING OF THE REDCLIFF TOWN COUNCIL
MONDAY, JANUARY 13, 2020 @ 7:00 P.M.**

PRESENT:

Mayor	D. Kilpatrick
Councillors	C. Crozier, C. Czember, S. Gale, L. Leipert, E. Solberg, J. Steinke
Acting Municipal Manager and Manager of Legislative & Land Services	S. Simon (left at 8:46 p.m., returned at 10:20 p.m.)
Director of Community & Protective Services	D. Thibault (left at 8:23 p.m.)
Director of Finance & Administration	J. Tu (left at 7:53 p.m.)
Director of Planning & Engineering	J. Johansen (left at 8:46 p.m.)
Director of Public Services	C. Popick (left at 7:53 p.m.)
Executive Assistant	E. Engler (left at 7:53 p.m.)

ABSENT:

1. GENERAL

Call to Order	A) Mayor Kilpatrick called the regular meeting to order at 7:00 p.m.
2020-0001 Adoption of Agenda	B) Councillor Gale moved the Agenda be adopted as presented. - Carried.
2020-0002 Accounts Payable	C) Councillor Steinke moved the accounts payables for the Town of Redcliff and Redcliff/Cypress Regional Waste Management Authority be received for information. - Carried.
2020-0003 Bank Summary to November 30, 2019	D) Councillor Leipert moved the Bank Summary to November 30, 2019 be received for information. - Carried.

2. DELEGATION

Michaela Glasgo, MLA	A) Michaela Glasgo, MLA, was in attendance to introduce herself to Council. Further she asked Council to share with her Redcliff Town Council's three main priorities.
2020-0004	Councillor Gale moved the presentation by Michaela Glasgo, MLA, be received for information. - Carried.

3. PUBLIC HEARING

Bylaw 1896/2019, Land Use Bylaw Amendment	A) Mayor Kilpatrick called the Public Hearing regarding Bylaw 1896/2019, being an amendment to the Land Use Bylaw, to
-------------------------------------------	------------------------------------------------------------------------------------------------------------------------------

Lots 25-38, Block 32, Plan 1117V (334 2 Street SW)
Land Use Bylaw Amendment
H – Horticultural District to R-1 Single Family Residential District

rezone Lots 25-38, Block 32, Plan 1117V (334 2 Street SW) from H – Horticultural District to R-1 Single Family Residential District to order at 7:19 p.m.

The Manager of Legislative & Land Services confirmed no persons registered to speak to the matter prior to the hearing. Further that no submissions had been received.

No further comments were expressed by the Council members.

Mayor Kilpatrick declared the Public Hearing closed at 7:20 p.m.

4. MINUTES

2020-0005 Council meeting held
December 9, 2019

A) Councillor Leipert moved the minutes of the Council meeting held on December 9, 2019 be adopted as presented. - Carried.

2020-0006 Redcliff Cypress Regional
Waste Management Authority
meeting held December 4,
2019

B) Councillor Solberg moved the minutes of the Redcliff Cypress Regional Waste Management Authority meeting held on December 4, 2019 be received for information. - Carried.

2020-0007 Emergency Advisory
Committee meeting held
December 12, 2019

C) Councillor Czember moved the minutes of the Emergency Advisory Committee meeting held on December 12, 2019 be received for information. - Carried.

2020-0008 Redcliff & District Recreation
Committee meeting held
January 6, 2020

D) Councillor Gale moved the minutes of the Redcliff & District Recreation Committee meeting held on January 6, 2020 be received for information. - Carried.

5. BYLAWS

2020-0009 Bylaw 1896/2019, Land Use
Bylaw Amendment
Lots 25-38, Block 32, Plan 1117V (334 2 Street SW)
Land Use Bylaw Amendment
H – Horticultural District to R-1 Single Family Residential District

A) Councillor Solberg moved that Bylaw 1896/2019, being an amendment to the Land Use Bylaw, to rezone Lots 25-38, Block 32, Plan 1117V (334 2 Street SW) from H – Horticultural District to R-1 Single Family Residential District be given second reading. - Carried.

2020-0010

Councillor Gale moved that Bylaw 1896/2019, being an amendment to the Land Use Bylaw, to rezone Lots 25-38, Block 32, Plan 1117V (334 2 Street SW) from H – Horticultural District to R-1 Single Family Residential District be given third reading. - Carried.

6. REQUEST FOR DECISION

2020-0011 Encroachment Permit Application
Lots 35-37, Block 86, Plan 755AD (117 Broadway Avenue East)

A) Councillor Leipert moved that the Acting Municipal Manager be authorized to sign an encroachment agreement with Matthew O.P. Solven Professional Corporation, Leanne I. Doughty Professional Corporation, and Robert Noh Professional Dental Corporation of 117 Broadway Avenue East (Lots 35-37, Block 86, Plan 755AD). - Carried.

7. CORRESPONDENCE

2020-0012 Alberta Municipal Affairs
Re: Shallow Gas Tax Relief Initiative

A) Councillor Crozier moved correspondence from Alberta Municipal Affairs regarding the Shallow Gas Tax Relief Initiative dated December 3, 2019 be received for information. - Carried.

2020-0013 Alberta Municipal Affairs
Re: Municipal Sustainability Initiative

B) Councillor Gale moved correspondence from Alberta Municipal Affairs regarding the Municipal Sustainability Initiative dated December 4, 2019 be received for information. - Carried.

2020-0014 Alberta Municipal Affairs
Re: Assessment Model Review

C) Councillor Czember moved correspondence from Alberta Municipal Affairs regarding the assessment model review dated January 2, 2020 be received for information. - Carried.

8. OTHER

2020-0015 Municipal Manager Report to Council January 13, 2020

A) Councillor Steinke moved the Municipal Manager Report to Council January 13, 2020 be received for information. - Carried.

2020-0016 Temporary Traffic Curbs Memo

B) Councillor Leipert moved the Temporary Traffic Curbs Memo be received for information. - Carried.

2020-0017 Landfill Graphs

C) Councillor Steinke moved the Landfill Graphs to December 31, 2019 be received for information. - Carried.

2020-0018 Redcliff Community Update & Guide Winter/Spring 2020

D) Councillor Gale moved Redcliff Community Update & Guide Winter/Spring 2020 be received for information. - Carried.

2020-0019 Council Important Meetings & Events January 13, 2020

E) Councillor Steinke moved the Council Important Meetings & Events January 13, 2020 be received for information. - Carried.

9. RECESS

Mayor Kilpatrick called for a recess at 7:53 p.m.

Director of Finance & Administration, Director of Public Services, and Executive Assistant left at 7:53 p.m.

Mayor Kilpatrick reconvened the meeting at 8:03 p.m.

10. IN CAMERA (Confidential Session)

2020-0020

Councillor Gale moved to meet In Camera to discuss A) Intermunicipal Collaborate Framework and Intermunicipal Development Plan under *FOIP* Sec. 21 & 24, B) Land Matter under *FOIP* Sec. 16, 23, 24 & 25, and C) Personnel under *FOIP* Sec. 19 at 8:03 p.m. - Carried.

Pursuant to Section 197 (6) of the *Municipal Government Act*, the following members of Administration were in attendance in the closed meeting: Acting Municipal Manager, Director of Planning & Engineering, and Director of Community & Protective Services for Items A & B.

Director of Community & Protective Services left at 8:23 p.m.

Manager of Legislative & Land Services and Director of Planning & Engineering left at 8:46 p.m.

Manager of Legislative & Land Services returned at 10:20 p.m.

2020-0021

Councillor Czember moved to return to regular session at 10:20 p.m. - Carried.

2020-0022

Councillor Gale moved that Administration present a draft lease to the potential lessee with terms and conditions as directed by Council. - Carried.

11. ADJOURNMENT

2020-0023 Adjournment

Councillor Steinke moved to adjourn the meeting at 10:21 p.m. - Carried.

Mayor

Manager of Legislative & Land Services

TOWN OF REDCLIFF LIBRARY BOARD

Minutes

November 26th, 2019, 2019 7:30 PM

Vision Statement

The Redcliff Public Library is your doorway to reading, dreaming, and inspiring family literacy.

Attending: Wendy Harty, Valarie Westers, Catharine Richardson, Robyn Orthner, Dianne Smith, Robin Corry, Katherine Rankin, & Clarke Storle

Also attending: Tracy Weinrauch, Recording Secretary

Not in attendance: Brian Lowery, Jim Steinke

Call to order: 7:27 pm

Approval of Agenda: Valarie moved to approve the agenda. Wendy 2nd. All in favor. Carried.

Approval of Minutes for October meeting: Clarke moved for approval. Catharine 2nd. All in favor. Carried.

Financial Statements for October for information only. Robin moved for information. Robyn 2nd.

Accounts Payable: Catharine moved for information only. Robyn 2nd. All in favor. Carried.

Library Manager's Report: Tracy attended the SLS Managers' meeting on November 18th and reported with the idea to use post-it notes for community engagement in planning our next Plan of Service. From January to December 2020, all groups using our meeting room will receive a post-it note to leave suggestions for library services and programs to implement. In addition, Shortgrass has an Advocacy kit available for library boards to use as needed. Tracy will reserve the kit for the next advocacy committee meeting, if available. The library managers also voted on how much to increase/decrease our 2020 materials allotment with Shortgrass. In recognition of potential decreases to municipal budgets, a motion was made and accepted to remain at the 2019 level of spending for 2020 only.

It was suggested to us that we look for a grant to purchase a water bottle refilling station to replace the current water fountain. Tracy will start to look into funding for this in the New Year.

Tracy reported on the Low German Mennonite Service Provider Conference held in Taber and felt it was very worthwhile & informative. If the conference were held next year, it would be very valuable to send another library staff member.

Tracy will send a thank you card to the Sparks leaders for bringing the unit to the library for a tour and library cards.

Wendy moved to approve the report. Valarie 2nd. All in Favor. Carried.

Correspondence: Nothing to report

Policies Report: Valarie made a motion to accept the Provision of Service to Those Unable to use conventional print policy as amended. Catharine 2nd. All in Favor. Carried

Financial Report: Jim reported to Tracy that the library municipal funding for 2020 will be the same as in 2019, not what was requested for 2020. The finance committee will be meeting to adjust the budget and send it out via email for a vote.

We were notified by PLSB that we will receive the remaining 50% of provincial funding before December 31, 2019.

SHAW will be increasing their monthly service fee by \$2.

An increase to in our SAGE 50 Pro Accounting program to accommodate more active employees due to a high turnover this past year was necessary. The increase was \$15 for the rest of 2019 and \$59 for the 2020 invoice.

Catharine moved to accept the financial report. Robyn 2nd. All in favor. Carried.

Personnel Report: Nothing to report.

Needs Assessment/Library Advocacy: Due to low attendance, the Sunday Cinema program has been suspended for the time being.

Thursday, November 28th @ 6:30 pm is the Virtual book club meeting.

The Artisan sale is on Saturday, December 7th.

Friends of the Library (FRPL): Mini-golf fundraiser takes place on Friday, November 29th. At the request of the board, Tracy will start sending the society a copy of our approved minutes each month to keep them up to date on our events and programming.

Social Media Report: Catharine is working on the calendar for 2020. If anyone has a suggestion for a specific date, such as National Pharmacists Day, please let her know

Ongoing Maintenance Projects: Town of Redcliff building inspection was completed on November 19, 2019. The adult bikes from the Bike Lending Program were moved to the fire hall for winter storage.

Old & Unfinished Business: The appreciation dinner has been booked for January 11th @ the Redcliff Legion. Cocktails at 6:00 pm, dinner at 6:30 pm.

New Business: Robyn has submitted her library board member renewal application to the Town of Redcliff. Christmas and New Year's Eve hours will remain same as previous years, closing at 12 noon.

Next Regular meeting: January 7th, 2020 @ 7:30 pm.

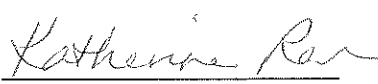
Clarke moved for adjournment at 8:50 pm. Valarie 2nd. All in favor. Carried.

Secretary

Vice-Chairman



Tracy Weinrauch



Katherine Rankin

Library Manager's Report

Circulation for October was 2177 books, 30 children's audios & kits, 37 Blu-rays, 661 DVDs, 30 talking books, 97 CD's, 174 magazines, 27 videogames and 405 Overdrive checkouts.

OCTOBER STATS

	<u>ADULT</u>	<u>CHILD</u>	<u>A/V</u>	<u>PERIODICALS</u>	<u>TOTAL</u>	<u>TO DATE</u>	<u>OVERDRIVE</u>
2019	1300	877	882	174	3233	32465	405
2018	1465	1254	1049	207	3975	36887	449
						-4422	-44

**Overdrive stats to date 2019 vs 2018 = 4273 vs 4460

COMPUTER USAGE

October had 515 half hour sessions (an average of 18 per day) and 371 Wi-Fi sessions.

As of November 21st, 2019, we have taken in \$3616.39 in membership fees.

The Girl Guides' local Sparks group was in the library for a tour and anyone who did not have a card received one.

After being closed on October 12th & 13th, I have given each staff member an extra day of hours to get caught up on projects that there is limited time to work on when they are covering the front desk.

Shake, Rattle, & Read is wrapping up on November 25th until January 6th. We are hosting our annual Christmas cookie decorating for children 6 & under on Sunday, December 8th, 1:30 – 2:30 pm. As of today, November 22, 2019 we only have one space left out of 16 pre-registered spots.

I will be out of the office, most days, from December 19th – January 6th.

**RIVERVIEW GOLF CLUB
BOARD OF DIRECTORS MEETING MINUTES**

December 9, 2019 at 10:00 AM

Present: Cliff Sackman, President
Darrell Schaffer, Secretary
Jerry Beach, Treasurer
Russ Paulson, Director
Derrin Thibault, Town of Redcliff
Chris Czember, Town of Redcliff

Absent: Bill Duncan, Vice President

Cliff Sackman called the meeting to order at 10:05 A.M.

MOTION: Jerry Beach moved the agenda for the December 9, 2019 meeting be adopted as presented. CARRIED.

MOTION: Russ Paulson moved the minutes of the November 4, 2019 Board Meeting be approved as presented. CARRIED.

MOTION: Russ Paulson moved the 2020 Membership Rates be approved as follows effective February 1, 2020;

Memberships

Adult 7 Day	\$1,325.00
Adult Weekday Only	\$1,225.00
Intermediate (age 25-35)	\$ 825.00
Young Adult (age 16-24)	\$ 625.00
Under 16 (<i>restrictions may apply</i>)	Free

Cart/Trail Fees

Cart Storage Out	\$ 425.00
Cart Storage In	\$ 500.00
Electric Storage In	\$ 525.00
Trail Fees	\$ 400.00
7-day Cart Lease	\$ 425.00
Weekday Cart Lease	\$ 375.00
Club Storage Locker	\$ 150.00
Pull Cart	\$ 125.00

CARRIED

MOTION: Chris Czember moved the Club sign the Enlisting Agreement with “Canada Golf Card” and offer “2 for 1” Green Fee Rates from Monday thru Friday after 1:00 PM to their card holders. CARRIED.

IN CAMERA SESSION

MOTION: Cliff Sackman moved the Board meet “In Camera” to discuss two legal matters at 10:55 AM. CARRIED.

MOTION: Darrell Schaffer moved the Board return to regular session at 11:25 AM.

MOTION: Chris Czember moved correspondence from the Alberta Human Rights Commission regarding Complaint S2016/06/0073 be received for information. CARRIED.

ADJOURNMENT

MOTION: Russ Paulson moved to adjourn the meeting at 11:30 AM. CARRIED.

RIVERVIEW GOLF CLUB

FINANCIAL STATEMENTS

(Unaudited - See Notice to Reader)

OCTOBER 31, 2019



CHARTERED PROFESSIONAL ACCOUNTANTS
— A COMPANY OF BELL & HOWELL PROFESSIONAL SERVICES —

Main Office

Swift Current Office



RIVERVIEW GOLF CLUB

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OCTOBER 31, 2019

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NOTICE TO READER

On the basis of information provided by management, we have compiled the Statement of Financial Position of Riverview Golf Club as at October 31, 2019 and the Statement of Operations and Changes in Net Assets for the year then ended.

We have not performed an audit or a review engagement in respect of these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.

Medicine Hat, Alberta
November 26, 2019

Derek Hirsch
Professional Corporation
CHARTERED PROFESSIONAL ACCOUNTANT

RIVERVIEW GOLF CLUB

STATEMENT OF FINANCIAL POSITION (Unaudited - See Notice to Reader)

OCTOBER 31, 2019

ASSETS		2019	2018
CURRENT ASSETS			
Cash	\$ 89,375	\$ -	
Short-term investments (at cost)	114,432	108,040	
Accounts receivable	2,123	6,330	
Inventory	9,012	11,192	
		214,942	125,562
INVESTMENT (AT COST)	3,245	2,608	
PROPERTY AND EQUIPMENT (Note 1)	814,054	967,068	
		\$ 1,032,241	\$ 1,095,238
LIABILITIES			
CURRENT LIABILITIES			
Bank indebtedness	\$ -	\$ 4,375	
Accounts payable and accrued liabilities	15,904	311,009	
GST payable	2,207	7,960	
Line of credit	-	97,000	
Deposits	28,835	-	
Current portion of long-term debt (Note 2)	28,300	4,900	
Current portion of capital lease obligations (Note 3)	65,700	73,600	
		140,946	498,844
LONG-TERM DEBT (Note 2)	238,019	26,588	
CAPITAL LEASE OBLIGATIONS (Note 3)	196,690	321,322	
DEFERRED REVENUE (Note 4)	114,945	114,613	
		690,600	961,367
FUND BALANCES			
NET ASSETS	341,641	133,871	
		\$ 1,032,241	\$ 1,095,238

RIVERVIEW GOLF CLUB

STATEMENT OF OPERATIONS AND CHANGES IN NET ASSETS (Unaudited - See Notice to Reader)

FOR THE YEAR ENDED OCTOBER 31, 2019

	2019	2018
REVENUES		
Club house	\$ -	\$ 280,135
Fundraising and casino	38,549	6,605
Golf course	593,734	505,818
Kitchen lease	16,000	-
Pro shop	174,369	357,750
	822,652	1,150,308
COST OF SALES		
Food and beverage purchases	1,448	119,908
Pro shop purchases	11,678	207,954
	13,126	327,862
GROSS PROFIT	809,526	822,446
EXPENDITURES (Schedule 1)	657,001	1,081,902
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES FROM OPERATIONS	152,525	(259,456)
OTHER		
Loss on disposal of property and equipment	(13,286)	(123,194)
Returned items or forgiven debt	54,569	-
Insurance proceeds	12,633	23,466
Patronage dividends	1,329	3,081
	55,245	(96,647)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	207,770	(356,103)
NET ASSETS, beginning of year	133,871	489,974
NET ASSETS, end of year	\$ 341,641	\$ 133,871

RIVERVIEW GOLF CLUB

NOTES TO THE FINANCIAL STATEMENTS (Unaudited - See Notice to Reader)

OCTOBER 31, 2019

1. PROPERTY AND EQUIPMENT

	Rate	Cost	Accumulated amortization	2019 Net	2018 Net
Buildings	5%	\$ 395,415	\$ 256,828	\$ 138,587	\$ 145,881
Land improvements	5%	653,527	367,123	286,404	301,478
Furniture and equipment	20%	44,845	32,152	12,693	14,572
Grounds equipment	20%	508,502	434,506	73,996	60,456
Computer equipment	30%	10,459	7,484	2,975	1,829
		1,612,748	1,098,093	514,655	524,216
Carts under capital lease	20%	285,209	86,787	198,422	307,763
Grounds equipment under capital lease	20%	175,307	74,330	100,977	135,089
		460,516	161,117	299,399	442,852
		\$ 2,073,264	\$ 1,259,210	\$ 814,054	\$ 967,068

RIVERVIEW GOLF CLUB

NOTES TO THE FINANCIAL STATEMENTS (Unaudited - See Notice to Reader)

OCTOBER 31, 2019

2. LONG-TERM DEBT

	2019	2018
Town of Redcliff loan, repayable in semi-annual instalments of \$18,269 including interest at 2.91% plus an additional annual principle payment based on the number of memberships sold during the year, due April 2030	\$ 266,319	\$ 31,488
Less current portion	28,300	4,900
	<u>\$ 238,019</u>	<u>\$ 26,588</u>
Estimated principal repayments are as follows:		
2020	\$ 28,300	
2021	29,800	
2022	30,700	
2023	31,600	
2024	32,500	
Subsequent years	113,419	
	<u>\$ 266,319</u>	

3. CAPITAL LEASE OBLIGATIONS

	2019	2018
De Lage Landen Financial Services capital lease, repayable in monthly instalments of \$7,510 for the months of April through September including interest at 5.98%, due September 2022	\$ 197,022	\$ 284,592
John Deere Financial capital lease, repayable in monthly instalments of \$5,917 for the months of May through October including interest at 6.46%, due October 2021	65,368	102,411
De Lage Landen Financial Services capital lease, repaid during the year	-	7,919
	<u>262,390</u>	<u>394,922</u>
Less current portion	65,700	73,600
	<u>\$ 196,690</u>	<u>\$ 321,322</u>

RIVERVIEW GOLF CLUB

NOTES TO THE FINANCIAL STATEMENTS

(Unaudited - See Notice to Reader)

OCTOBER 31, 2019

3. CAPITAL LEASE OBLIGATIONS, continued

Estimated lease payments are as follows:

2020	\$ 80,600
2021	80,600
2022	133,100
<hr/>	
Total future minimum lease payments	294,300
Less amount representing interest	31,910
<hr/>	
	262,390
Less current portion	65,700
<hr/>	
	\$ 196,690
<hr/>	

4. DEFERRED REVENUE

	2019	2018
<hr/>		
Community Facility Enhancement Grant	\$ 109,432	\$ 108,040
Gift certificates	5,513	6,573
<hr/>		
	\$ 114,945	\$ 114,613
<hr/>		

RIVERVIEW GOLF CLUB**SCHEDULE OF EXPENDITURES**

(Unaudited - See Notice to Reader)

FOR THE YEAR ENDED OCTOBER 31, 2019

	2019	2018
Advertising and promotion	\$ 675	\$ 4,593
Amortization	115,416	112,317
Bad debts	6,741	150
Building and ground maintenance	46,401	83,699
Insurance	16,401	15,947
Interest and bank charges	12,444	34,920
Interest on capital lease obligations	18,691	25,074
Interest on long-term debt	4,588	884
Meals and entertainment	-	9,187
Member expenses	39,994	39,499
Memberships, dues and licenses	5,902	8,054
Office	11,524	13,022
Professional fees	14,566	3,849
Property taxes	2,583	2,382
Repairs and maintenance	26,897	39,279
Supplies	3,908	26,477
Telephone	4,056	12,863
Travel	-	4,497
Utilities	59,231	72,255
Wages and benefits	265,065	570,329
Workers' Compensation Board	1,918	2,625
	\$ 657,001	\$ 1,081,902

RIVERVIEW GOLF CLUB
STATEMENT OF OPERATIONS AND MEMBERS' EQUITY
FOR THE FIVE YEARS ENDED OCTOBER 31

(Unaudited - See Notice to Reader)

	2019	2018	2017	2016	2015
Revenues					
Golf course	593,734	505,818	597,098	607,062	629,800
Club house and food sales	-	280,135	364,591	417,043	344,549
Pro shop	174,369	357,750	365,678	312,890	285,311
Kitchen lease	16,000	-	-	-	-
Fundraising and casino	38,549	6,605	43,948	23,619	2,250
	<u>822,652</u>	<u>1,150,308</u>	<u>1,371,315</u>	<u>1,360,614</u>	<u>1,261,910</u>
Increase/decrease	-28.5%	-16.1%	0.8%	7.8%	-6.6%
Expenses					
Wages and benefits	265,065	570,329	651,129	749,560	691,577
% of sales	32%	50%	47%	55%	55%
Food & beverage	1,448	119,908	152,407	167,455	151,857
% of food sales	N/A	43%	42%	40%	44%
Pro shop purchase	11,678	207,954	231,770	155,818	128,996
% of pro shop sales	7%	58%	63%	50%	45%
Other operating expenses	391,936	511,573	463,166	336,752	463,372
% of sales	48%	44%	34%	25%	37%
Net income from operations	152,525	(259,456)	(127,157)	(48,971)	(173,892)
Cash or bank indebtedness at year-end	89,375	(4,375)	2,560	19,490	(19,771)
Increase or decrease in cash	93,750	(6,935)	(16,930)	39,261	(59,024)
Capital assets					
Cost	2,073,264	2,137,492	3,147,739	3,142,707	3,131,450
Depreciation	1,259,210	1,170,424	2,161,491	2,210,245	2,106,554
Net	<u>814,054</u>	<u>967,068</u>	<u>986,248</u>	<u>932,462</u>	<u>1,024,896</u>
Liabilities					
Current	140,946	498,844	228,750	255,844	120,702
Long term	549,654	462,523	455,665	160,655	192,716
Net assets	341,641	133,871	489,974	625,285	794,042

TOWN OF REDCLIFF
REQUEST FOR DECISION

DATE: January 27, 2020
PROPOSED BY: Planning & Engineering Department
TOPIC: Tri-Area Intermunicipal Development Plan (IDP)
PROPOSAL: Give First Reading to the Intermunicipal Development Plan

BACKGROUND:

The Intermunicipal Collaboration Framework (ICF) Steering Committee and the Working Group have in conjunction with the consultant, completed preparation of an Intermunicipal Development Plan (IDP) between the Town of Redcliff, Cypress County and the City of Medicine Hat.

The IDP is to be adopted by Bylaw. The intent of all three municipalities is to repeal the existing IDP and adopt the new IDP.

Cypress County is adopting the IDP as Bylaw 2020/03.
The City of Medicine Hat is adopting the IDP as Bylaw 4605.

There are statutory requirements of what an IDP must contain if an ICF does not address them. The proposed IDP does not contain these items that are addressed in the proposed ICF. For this reason, the ICF needs to be adopted before or concurrently with the IDP.

The proposed adoption process is as follows:

- The Town of Redcliff Council will give first reading of the IDP January 27, 2020
- A tri-municipal statutory public hearing will be held at the Esplanade Studio Theatre at 6:30 P.M. February 27, 2020
- The Town of Redcliff Council will adopt the ICF by resolution March 9, 2020
- The Town of Redcliff Council will give second and third readings of the IDP March 9, 2020

POLICY/LEGISLATION:

N/A

STRATEGIC PRIORITIES:

STRATEGIC PRIORITIES:

Goal 1 The Town of Redcliff has a well-planned, cost efficient and sustainable infrastructure system that meets the current and future needs of the community.

Strategies

- 1.1. Establish long-term financial solutions to fund the maintenance, replacement and expansion of the community's infrastructure

Goal 2 The Town of Redcliff strives to offer an environment that advances local employment through economic development and diversification.

Strategies

- 2.2. Explore and promote economic development opportunities within the community and the region
- 2.3. Promote a positive culture towards business and development

Goal 4 The Town of Redcliff is effective in governance and public service delivery.

Strategies

- 4.1. Conduct a review to identify how existing bylaws, policies and procedures may restrict the realization of the Town's vision

ATTACHMENTS:

Proposed IDP bylaw 1898/2020

Proposed IDP

OPTIONS:

1. Give first reading to Bylaw 1898/2020.

RECOMMENDATION:

Option 1

SUGGESTED MOTION(S):

1. Councillor _____ moved Bylaw 1898/2020, being the Tri-Area Intermunicipal Development Plan be given first reading.

SUBMITTED BY:



Department Head



Acting Municipal Manager

**TOWN OF REDCLIFF
BYLAW NO. 1898/2020**

A BYLAW IN THE TOWN OF REDCLIFF in the Province of Alberta to adopt the Tri-Area Intermunicipal Development Plan.

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 requires two or more councils of municipalities that have common boundaries must, by each passing a bylaw, adopt an Intermunicipal Development Plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary;

AND WHEREAS the Town of Redcliff, the City of Medicine Hat and Cypress County have prepared a Tri-Area Intermunicipal Development Plan;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the Manager of Legislative & Land Services as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS a joint public hearing was held by councils of the Town of Redcliff, City of Medicine Hat, and Cypress County; as provided for in the Municipal government Act RSA 2000, Chapter M-26

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Tri-Area Intermunicipal Development Plan Bylaw.
2. The Tri-Area Intermunicipal Development Plan which is attached hereto is hereby adopted as the Tri-Area Intermunicipal Development Plan between the Town of Redcliff, Cypress County and the City of Medicine Hat once adopted by each Municipalities Council.
3. This bylaw repeals Bylaw No.1616/2009 being the Tri-Area Intermunicipal Development Plan Bylaw adopted on July 28, 2010, and amending Bylaw 1701/2011 adopted January 10, 2012.
4. This bylaw comes into force following third reading and signing.

Read a first time this _____ day of _____ A.D., 2020.

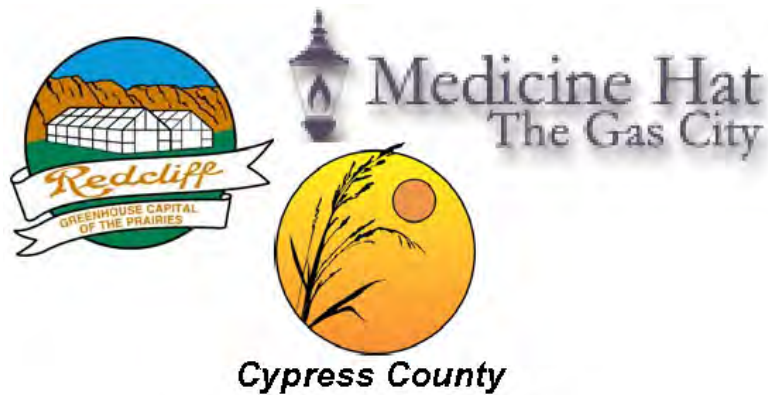
Read a second time this _____ day of _____ A.D., 2020.

Read a third time this _____ day of _____ A.D., 2020.

Signed and finally passed this _____ day of _____ A.D., 2020.

MAYOR

**MANAGER OF LEGISLATIVE &
LAND SERVICES**



Tri-Area Intermunicipal Development Plan

*Prepared by:
Cypress County
Town of Redcliff
City of Medicine Hat*

March XX 2020

RECORD OF IDP AMENDMENTS

Amending Bylaw No.	Type of Amendment		Summary of Amendment	Date of Adoption (YYYY-MM-DD)
	Text (✓)	Map (✓)		

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IDP POLICY MAPS

Map	Title
A	IDP FUTURE LAND USE CONCEPT
B	DUNMORE FUTURE LAND USE CONCEPT
C	AIRPORT PROTECTION OVERLAY (CITY OF MEDICINE HAT MUNICIPAL AIRPORT ZONING REGULATIONS)
D	FUTURE AREA STRUCTURE PLANS
E	POTENTIAL FUTURE SERVICE AREAS IN THE REGION

APPENDICES

APPENDIX A	IDP HISTORY
APPENDIX B	SKETCH OF THE LIMITED COUNTRY RESIDENTIAL SUBDIVISION POLICY

DEFINITIONS

Adjacent	A parcel of land that is contiguous to another parcel of land, or would be contiguous if not for a river, stream, railway, road, lane, or utility right-of-way.
Annexation	The transfer of land from the jurisdiction of one municipal government to another municipal government. The process of annexation occurs as defined by the <i>Municipal Government Act</i> .
Area Redevelopment Plan (ARP)	A statutory plan that is prepared in accordance with the <i>Municipal Government Act</i> , to provide a framework for redevelopment of an established neighbourhood. May also be referred to as a “Neighbourhood Plan”.
Area Structure Plan (ASP)	A statutory plan that is prepared in accordance with the <i>Municipal Government Act</i> . An ASP outlines the sequence of development, general land uses for the area, density of population, general location for major transportation routes and utilities, location of reserves, and other matters that a council considers necessary.
City	The City of Medicine Hat (the City).
Conceptual Scheme	Non statutory planning documents and technical studies/reports that have been prepared to provide policy guidance in the event of future applications for redesignation, subdivision and development for the specific lands identified within a defined plan area.
Confined Feeding Operation (CFO)	An activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other

than grazing but does not include seasonal feeding and bedding sites.

Country Residential

A parcel in a rural setting that was subdivided from a larger, single parcel, with each parcel having separate title intended for residential use.

County

Cypress County (the County).

Farmstead Separation

A single lot or parcel created from a previously unsubdivided quarter section. Minimum parcel size of 0.6 hectares (1.5 acres), maximum parcel size of 6.47 hectares (16 acres).

Full Service

Delivery of all the services to a parcel which is typically supplied in an urban municipality at the level of service defined in the municipalities servicing standards, including; pressurised potable water, water for fire fighting, sanitary sewage collection, runoff collection and management, access to roads, pedestrian accommodation, street lighting, electricity, natural gas, telecoms.

Limited Country Residential

Limited Country Residential is exclusive to the Potential Growth Area and that portion of the Urban Reserve (Redcliff) area of the Intermunicipal Development Plan (IDP) located south of Highway 1, providing opportunity for a limited amount of residential development on less agriculturally productive parts of a parcel while still retaining the larger remnant parcel for continued agricultural use. Limited Country Residential is subject to the County considering each application's compatibility with other planning considerations such as access, physical constraints, water supply, sewage disposal, environmental constraints, etc.

Subdivision for Limited Country Residential is limited to up to four additional parcels for residential use, a minimum parcel size of 0.6 hectares (1.5 acres) and may not exceed 10% of the original parcel area being subdivided.

Low Flow Rate A water distribution system designed to deliver potable water to parcels through the use of a water storage device at a flow rate and pressure insufficient for domestic, commercial or industrial uses. Each water storage device requires equipment to pressurize the water and deliver flow rates sufficient for use on the parcel. Typically only used for servicing rural parcels where groundwater suitable for potable water is not available and the distances between delivery points make the cost of a standard potable water distribution system cost prohibitive.

Multi-parcel Country Residential Considered as those subdivisions which include a minimum of three lots or titles designated as country residential which are adjacent to one another and are contained within a subdivision property boundary.

Municipal Development Plan (MDP) A statutory plan under the *Municipal Government Act*. The requirements of an MDP are further defined within the *Municipal Government Act*. An MDP generally addresses future land use within a municipality, coordination of future development, growth patterns, infrastructure, transportation, and municipal services, facilities, and may address environmental matters, financial resources, and/or content related to social and economic development of a municipality.

Parcel	The aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.
Plan Area	The area within the IDP boundary identified in Map A.
Shadow Plan	An alternative design for a parcel that may include a subdivision and road design to facilitate potential resubdivision to urban sized residential parcels over the long term.
Statutory Plan	A statutory plan is a document that is specified in Provincial legislation that a municipality must adopt by bylaw and includes Intermunicipal Development Plans, Municipal Development Plans, Area Structure Plans and Area Redevelopment Plans.
Tri-Area Region	The Tri-Area region includes the City of Medicine Hat (the City), the Town of Redcliff (the Town), and Cypress County (the County).
Town	The Town of Redcliff (the Town).

POLICY INTERPRETATION

In this IDP, and particularly within the policy sections, key operative terms of, “may”, “must”, “shall”, and “should” are used. The interpretation of these terms are outlined as follows:

May	A discretionary term, allowing the policy to be enforced if the municipalities choose to do so, and is usually dependent on a particular set of circumstances of a specific site and application.
Must	A directive term denoting mandatory compliance or adherence to a preferred course of action.
Shall	A directive term indicating that the actions outlined in the policy are mandatory, and therefore must be complied with, without discretion.
Should	A term providing direction denoting that compliance is desired or advised, however, may be impractical or premature due to valid planning principles or unique/extenuating circumstances.

1. INTRODUCTION

1.1 HOW TO USE THIS DOCUMENT

This Intermunicipal Development Plan (IDP) is divided into three sections:

- Section 1 provides an introduction and legal basis of the IDP,
- Section 2 explains the intent of the IDP concept and specific policies that will guide the Approving Authorities in their decisions, and
- Section 3 outlines the Implementation of the IDP, setting specific directives as to what steps must be taken to ensure the strategies and policies become reality, as well as the dispute resolution process.

Maps within this IDP are conceptual and should not be used to determine precise locations or boundaries. Additional studies and surveys will be required to do so. Refer to Maps A and B, as amended from time to time, as the primary policy reference maps and all other maps, as amended from time to time, for additional context.

1.2 IDP VISION

As partners within the region, the City, Town, and County cooperate on regional growth and integrated land use and development decision making to maximize collaboration, efficiency, and economic development of the region as a whole, for the mutual benefit of all parties.

The vision for the region considers existing and potential land uses for both the present and the future, and is characterized by the following:

- Each municipality is afforded the opportunity to individually grow while benefiting the region as a whole.
- Clarity between the municipalities and industry as to where infrastructure will be supported and constructed.
- Irrigated agricultural land is maintained and preserved.

- Commercial/industrial and country residential uses are strategically concentrated near existing or planned infrastructure, natural features and/or in established development nodes.
- The importance of sustainable development is considered as environmentally sensitive natural areas are recognized.

1.3 IDP PURPOSE

The purpose of the IDP is to establish a regional framework for attracting and coordinating economic opportunities and managing land use, subdivision and development in the IDP area. The County, the City and the Town want to improve opportunities to secure a robust and durable economic base, improve consistency in land development and enhance intermunicipal efficiency and communication. Further, the municipalities want to be “development ready” and future-oriented in their planning efforts and thus improve their services, cost efficiency and attractiveness to additional economic activity within the tri-area community.

1.4 ENABLING LEGISLATION

The Alberta Municipal Government Act

The legislation concerning an IDP is outlined in the Alberta Municipal Government Act (MGA), as amended from time to time.

In accordance with the MGA, all statutory plans passed by a municipality must be consistent with each other. Should a conflict or inconsistency arise with another statutory plan, the IDP prevails to the extent of the conflict or inconsistency unless otherwise noted.

Intermunicipal Collaboration Framework Compliance

The MGA requires that municipalities that have common boundaries adopt an Intermunicipal Collaboration Framework (ICF) and an IDP with each other. Those matters addressed within an ICF do not need to be included in an IDP. The MGA, as amended from time to time, identifies the requirements for IDPs and ICFs.

The Alberta Land Stewardship Act (ALSA)

The Alberta Land Stewardship Act (ALSA) provides the legal authority necessary to implement the Land Use Framework (LUF) for municipalities in Alberta and establishes the legal basis for the development of regional plans. The Nature and Effect of Regional Plans is outlined in the ALSA.

The South Saskatchewan Regional Plan (SSRP)

The MGA requires that all statutory plans in the South Saskatchewan Region (as established in Alberta's LUF) must comply with the South Saskatchewan Regional Plan (SSRP) (adopted September 1, 2014). The IDP is developed in consideration of the objectives and strategies in the SSRP and complies with the overall intent of the policies contained within the regional plan.

Through the MGA, municipal governments are delegated with the responsibility and authority for local land-use planning and development on all lands within their respective municipal boundaries. This includes the creation of statutory plans which consist of an IDP, Municipal Development Plan (MDP), Area Structure Plan (ASP), and Area Redevelopment Plan (ARP). The SSRP prevails over all statutory plans to the extent of a conflict or inconsistency.

2. FUTURE LAND USE CONCEPT

2.1 HOW TO USE THIS SECTION

This section of the IDP presents the policy context, intent and policy statements for the IDP topic by topic and by specific land use areas. Each area or topic contains an explanation of policy intent followed by specific policy statements. Policy statements should be interpreted more narrowly than the intent. Variations to policy are allowed only where specifically stated. In addition to land use areas, the Future Land Use Concept also includes overlays. An overlay is a tool that applies over one or more of the specific land use areas, establishing additional policies for affected properties in addition to those of the applicable land use areas.

2.2 GOALS OF THE IDP

The overall goals of the IDP are to:

- Outline the future land uses that may develop over time within the IDP area.
- Maintain and enhance mutually beneficial policies and the sharing of services among the County, the Town and the City.
- Provide more certainty of development potential in the County, the Town and the City.
- Continue to strengthen lines of communication to better address problems and opportunities for mutual benefit.
- Outline a framework for the more detailed implementation of land development, economic development, transportation systems, municipal infrastructure and timing of development and infrastructure.

2.3 IDP TIMEFRAME

The IDP plans for the long term, requiring municipalities to create a strategy, anticipate the impacts of change and plan for it together rather than simply reacting to immediate pressures. Long term planning considers a holistic view of growth to provide more efficient, cost-effective direction for land use and infrastructure.

Annexation - Land for annexation is anticipated to be required for both the Town and the City, focused on commercial/ industrial development, within the timeframe of this IDP. While the City currently possesses a sufficient land base to accommodate short to medium-term growth, a strategic annexation to the south may be required to maintain an adequate land inventory that can be efficiently serviced. This IDP does not preclude the City requesting land for annexation within the timeframe of this IDP or in areas that are not currently identified for future annexation.

Phasing - A phasing of the plan area development will be determined according to future infrastructure planning by the municipalities and in part by private development (or market) forces. In addition, there are areas that will be subject to ASP preparation.

As conditions change, the IDP will require regular reviews and updates of the strategy to ensure the IDP continues to meet the needs of the region. This IDP outlines a review process as part of the IDP implementation in Section 3.

2.4 IDP CONCEPT FRAMEWORK

2.4.1 Overall Strategy

The IDP embodies a long term land use strategy for the cooperative development of lands in the IDP area. The IDP identifies land for protection from inappropriate land uses that would work against a regional strategy. The IDP is in part, based on the provision of services and programs relating to physical, social and economic development of the IDP area, some which are currently provided by agreement between municipalities.

Several gate agreements have been entered into between the City and County for potable water service and for the City to receive and treat sanitary sewage of the

County. The City also provides sanitary sewage treatment for the Town under a gate agreement.

The provision of additional potable water and/or sewer services between municipalities may be through new gate agreements, amendments to existing gate agreements or by other agreements between municipalities party to the new services.

The County will be responsible for the allocation of water in the IDP area that is within the jurisdiction of the County, subject to the specific policies in this IDP.

It is also recognized that the South Saskatchewan River is closed to the allocation of additional water licenses by the Province. It is the responsibility of each municipality to acquire adequate water licenses for their current and long term potable water requirements. Water license acquisitions will likely be through transfers from others willing to sell existing licenses. In addition, the municipalities may also require developers to acquire some or all of the water license to meet the water requirements for their development as a condition of land use and subdivision approval.

The emergence of a more integrated regional economy offers more opportunities for a reasonable choice in urban living, rural living and commerce while providing a consistent IDP strategy that investors can use for long term business planning. The IDP establishes a framework for coordinated communication, information sharing and policy implementation among the three municipalities.

The IDP assumes that some lands covered by this IDP will not be suitable for development as high value agricultural use, poor site conditions, lack of access, lack of services etc. make other land more developable. Therefore, landowners cannot assume that all applications for land use, subdivision or development will be approved despite being identified in this IDP.

The Medicine Hat Airport has been in existence since 1912. In 2018, it recorded 23,000 total annual aircraft movements. Aircraft movements are forecast to increase by 1% to 2% annually. This is projected to increase to between 37,000 and 61,000 movements annually.

The continued protection of aircraft from incompatible land uses is critical if the airport is to remain a generator of economic activity. Previous studies completed by the City recommended that the City explore extending the existing 1,524 metre (5,000 feet) runway to 2,134 metres (7,000 feet). In 2018 the City completed the Strategic Airport Development Plan and Investment Attraction and Marketing Strategy. The 2018 report suggests that the City is well served with the existing runway length and an extension to 2,134 metres (7,000 ft) may only be needed in the long term. While future airport plans do not include the expansion of the main runway, it is in the regional interest that the IDP protect the approach slopes and outer surface limits for the potential of a longer runway in the future.

The Future Land Use Concept is shown in Map A Future Land Use Concept, with a more detailed future land use map of Dunmore shown in Map B.

2.4.2 Future Land Use Context

The three parties to the IDP have determined that the City and the Town are in the business of providing fully serviced, urban densities for residential and non-residential uses. The County is in the business of growing its non-residential tax base and growing Dunmore eventually as a fully serviced residential community. In addition, it is not in the long-term interests of either the County, the Town or the City to encourage further, urban-style residential subdivisions in the County on the Town or City's doorstep. However, urban development is supported where it is within an existing hamlet and there is servicing and utility capacity that supports the growth.

Further, urban municipalities require secure, accessible growth directions beyond the timeframe of this IDP. Land for future urban growth outside current urban boundaries may be considered for annexation to ensure an adequate supply of efficiently serviced urban land is available for the region. In the interim, agricultural land suited to irrigation will be protected until required for City or Town annexation, or until required for other serviced, non-residential uses where specified in the IDP. As a result of this understanding, Limited Country Residential will be considered south and west of the City in the Potential Growth Area as well as within the Urban Reserve west and north of the Town. The intent is to ensure that a) sufficiently large parcels remain for both continued agricultural and future urban development beyond the timeframe of this IDP and b) some of the less productive portions of large parcels may be subdivided in a way that will be compatible with eventual urban densities and land uses, as determined through preparation of an ASP.

The IDP also establishes the County's long term development of the Dunmore area and along Township Road 120 with the possibility of full-flow and pressure potable water service and sanitary sewer collection service at some point in the future. These areas are not anticipated to be subject to future annexation for the life of this IDP and therefore this allows the County a secure opportunity to grow its non-residential tax base. An area is also identified north and west of the Town to secure the Town's long-term growth directions. The City has a long term course of growth to the west and south. This area contains many large, developable parcels and few intervening physical constraints to contiguous urban growth over the long term. The constraint to growth in this west and south direction would be the values associated with irrigated agricultural land. City growth eastward beyond the timeframe of this IDP is possible but expansion in this direction is encumbered by the extensive coulee system, the Ross Creek/Bullshead Creek valley, and the existing rail line that present financial and environmental challenges to east-west arterial road access and the supply of services. The single two-lane road currently servicing the area (Highway 41A) would need to undergo extensive widening. A

second easterly arterial would need to be constructed to provide alternative access.

Other IDP areas north and east of the two urban municipalities may develop under existing County LUB districts as long as conflicts between incompatible land uses are minimized. Finally, development pressures around major future highway interchanges present opportunities for non-residential land development and these areas are recognized for their non-residential development potential.

2.5 OVERALL LAND USE AREAS

Based on population projections within this IDP timeframe, the City anticipates having a sufficient land base to develop within the City limits, while the Town may need to annex residential land.

2.5.1 Land Use Area Summary

The IDP area contains eight land use areas as seen in Map A and outlined in the table below.

Future Land Use Area Summary

Area	hectares (acres)
Potential Growth Area	4,456 hectares (11,011 acres)
Greenhouse Corridor Area (GC)	62 hectares (152 acres)
Dunmore Urban Services Area (DUS)	1,451 hectares (3,585 acres)
Potential Serviced Commercial/ Industrial Area (SCI)	1,180 hectares (2,915 acres)
Urban Reserve (Redcliff) Area	781 hectares (1929 acres)
Sand and Gravel Resource Area (SG)	1,628 hectares (4,022 acres)
Commercial/ Industrial Area (CI)	4,625 hectares (11,428 acres)
Rural Development Area (RD)	7,119 hectares (17,590 acres)
Total	18,092 hectares (44,703 acres)

The IDP provides policies that link the existing City, Town and County MDPs and the LUBs to the IDP. Direction is provided as to how these documents should be changed or coordinated with this IDP.

2.5.2 General Land Use Policy

Existing districts and
uses continue

- a) Plan area landowners shall continue to use their lands as designated within the LUB of the applicable municipality. Redesignation to another land use district will only be considered if it is consistent with the land uses identified in this IDP as shown on Map A.

Grandfathering
existing uses

- b) Existing land uses with valid development permits, prior subdivision approvals, and previously approved ASPs that existed as of the date of approval of this IDP may continue to operate in accordance with the provisions of the LUB of the applicable municipality and the MGA.

Right of way
dedication

- c) Applicants shall, at the subdivision application stage, dedicate surveyed rights of way for future road networks, pipelines, power lines, trunk servicing and stormwater management as conceptually identified in this IDP, any other statutory plan in effect and/ or as identified by any road or utility authority.

Public infrastructure
buffers

- d) Infrastructure such as landfills, treatment plants, potential wind farms and airports shall require buffers as mandated by Provincial or Federal legislation.

CFO's	e) New applications for confined feeding operations (CFOs) in the IDP area, or applications for the expansion of any existing CFOs must not be supported within the ILO exclusion district identified in the County MDP. Expansion of existing CFOs will require approval under the Natural Resources Conservation Board (NRCB) regulations. The development authority responsible for the application will review the applications for CFO expansion of existing operations and submit a recommendation of support or non-support to the NRCB.
80 acre splits not allowed	f) Subdivision of an unsubdivided parcel into two 32 hectare (80 acre) parcels is not permitted.
Protection of agricultural land	g) Agricultural land should continue to be protected for agricultural purposes.
Alberta Transportation referral	h) The County shall refer all applications for development permits, subdivision and proposed statutory plans located within 1.6 km of the Future Highway 1 and 3 Re-alignment to Alberta Transportation for comment prior to approval.
Growth in hamlets	i) The potential for growth and expansion of existing hamlet areas shall be based on servicing capacity.
Water servicing	j) All subdivision applications should identify the source(s) of potable and/or irrigation water and estimate consumption in accordance with municipal standards.

Medicine Hat Airport

- k) All subdivision and development within the City must be in accordance with the City's Airport Zoning Regulation Bylaw.
- l) The Airport Protection Overlay of the County LUB shall continue to be in effect respecting uses, height limitations and wildlife hazards (bird attractants) until such time as the County adopts an Airport Zoning Regulation Bylaw. Additional considerations of electronic interference potential shall be considered at the time of applications for a land use redesignation, subdivision or development permit approval.

2.6 POTENTIAL GROWTH AREA

2.6.1 Policy Context

The Potential Growth Area comprises 5,072 hectares (12,532 acres) of land bordering the western and southern boundaries of the City (as shown in Map A). Much of this land is irrigated with water rights typically allocated at the rate of two feet/ acre per year. Urban development in southern areas of the City extends to the limits of this policy area, while City land on the western boundary is some years away from development.

Intermunicipal Interests

The County wishes to retain the rural nature of its ratepayers and believes that serviced residential development outside existing hamlets becomes more costly and difficult to administer and maintain. The County has a limited capacity to provide an urban level of water and sewer services to the IDP area and its other hamlets.

The City has made long term servicing decisions, establishing an internal trunk-servicing pattern that is intended to service future City development in accordance

with its MDP. It is important that future development maximizes the efficiency of existing and planned infrastructure and soft services. The municipalities have discussed efficient and effective service provision that is fair to taxpayers in all three municipalities within the ICF process.

The IDP recognizes that it is in the interests of both the City and County to retain large parcel sizes for agricultural purposes. Easterly expansion is limited by topography, the South Saskatchewan River, a rail line and a single arterial access. While these items can be overcome, it would require considerable expenditure and possible intrusion into established City neighbourhoods for new arterial roads. Existing industrial designations adjacent to residential expansion areas in the north of the City limit contiguous residential growth options to the northwest. This leaves south and west of the City for residential expansion.

Limited Country Residential

Larger parcels are more desirable for continued agricultural use due to economies of scale. In addition, larger parcels allow agricultural machinery more flexibility to work around physical constraints. Large parcels are also more easily developed for future urban density - there is less landowner conflict, more efficient, economical servicing, and more design flexibility. Generally, multiple, smaller parcels broken up within a quarter section become less viable for urban development. It is especially difficult to coordinate adjacent landowners of smaller rural parcels to work together to achieve urban densities. The IDP does accept however, that in the interim, Limited Country Residential allowing subdivision of up to 10% of an unsubdivided parcel may be considered, as long as;

- the parcel is deemed suitable for residential use (suitable access, topography, geotechnical, etc),
- the subdivision application does not unduly hinder the continued agricultural use of the larger, remaining parcel, and
- the subdivision does not occur on irrigated land.

The intent of this strategy is to control the proliferation of large tracts of country residential subdivision in favour of smaller subdivided parcels within a quarter

section, and thereby retain the vast majority of a quarter section and other large parcels intact. This also allows some measure of choice for the country residential market while retaining the option for future urban development. As such, consideration of subdivision for Limited Country Residential in the Potential Growth Area allows for low densities that would have the equivalent of four parcels from an unsubdivided quarter section plus the balance (see Appendix B).

Limited Country Residential is exclusive to the Potential Growth Area and Urban Reserve (Redcliff) areas of the IDP. The County evaluates each application for its compatibility with other planning considerations such as access, physical constraints, water supply, sewage disposal and environmental constraints.

Sewer servicing for Limited Country Residential will be on-site sanitary systems. Any future consideration of piped potable water servicing may be available on a user pay basis, where it is in keeping with the business plan and policies of the County. The likelihood of piped, potable water for country residential uses will be determined by the County as water allocations become available to the prospective development with costs borne by the development.

Farmstead Separation

The County's policy permits a first parcel out of a quarter section for an established farmstead which may require a land use redesignation as per the County's LUB. However, the applicant for this first parcel out should be aware that the size of the proposed parcel to be subdivided out of the quarter will be counted towards a maximum of 6.47 hectares (16 acres) for future applications for Limited Country Residential for that quarter section (the maximum area being 10% of the unsubdivided quarter section). The maximum parcel size for a farmstead separation is 6.47 hectares (16 acres). The minimum parcel size for a farmstead separation is 0.60 hectares (1.5 acres).

Non-residential Development

Other non-residential uses may be approved for development on a variety of existing parcel sizes if they are suitable for the intended use.

Policy intent

The intent of the Potential Growth Area in the IDP, as shown on Map A, is to retain the agricultural use and extensive recreation uses of large parcels in the area while at the same time providing for some Limited Country Residential and farmstead separation options at a low density over the timeframe of this IDP. The further intent is to retain large parcels for economical subdivision for future urban development.

2.6.2 Potential Growth Area Policy

- a) Continued agricultural and agricultural support uses within the Potential Growth Area are preferred. Uses other than agricultural or agricultural support uses should not be allowed unless they are an existing use or the expansion of an existing use in place prior to the adoption of the IDP.
- b) Extensive recreation uses, Limited Country Residential, and farmstead separation may be permitted within the Potential Growth Area.

Limited Country Residential use policy defines 10% subdivision concept

- c) Parcels located within the Potential Growth Area of the IDP may be considered by the County for a LUB amendment and subdivision approval for Limited Country Residential use.

Minimum lot size variance and 10% subdivision policy for Limited Country	d) The cumulative area of subdivision shall not exceed 10% of the area of the original parcel to be subdivided as it existed prior to the adoption of this IDP.
Residential and farmstead separation	<p>e) The total number of subdivided parcels for Limited Country Residential shall not exceed four (five inclusive of the remaining parcel).</p> <p>f) The County may grant a variance for lot sizes less than 0.6 hectares (1.5 acres) due to physical constraints, or other factors.</p>
Application of 10% subdivision policy to farmstead separation	g) The area of land available for Limited Country Residential use under the 10% subdivision policy shall be reduced by the area of any farmstead separation previously subdivided from the quarter section after adoption of this IDP (see Appendix B for an example of this situation).
Maximum parcel density	h) The maximum residential density allowed to be subdivided per parcel shall not exceed the equivalent of one parcel for every 16.18 hectares (40 acres) in title up to a maximum of four parcels (not including the remainder).
Minimum parcel size eligible for subdivision	i) In order to be eligible for further subdivision into Limited Country Residential lots, an unsubdivided parcel must be greater than 16.18 hectares (40 acres) in size. Subdivision of a parcel 16.18 hectares (40 acres) or less for Limited Country Residential shall not be permitted.
Density reduced due to rights of way	j) Where public rights of way have reduced the potential subdivision density by one parcel, the County, at its

discretion, may allow the additional parcel to be subdivided as if the rights of way were not exempted from the area in title.

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| Irrigated land | k) Limited Country Residential shall not be permitted on irrigated land. |
| Future re-design to urban densities | l) A shadow plan may be required as part of future Limited Country Residential subdivision applications at the discretion of the approving authority. |
| Municipal Reserve | m) Subdivision applications for Limited Country Residential purposes shall address Municipal and School Reserve as required by the County in accordance with the provisions of the MGA. Municipal Reserve for the balance of the subdivided parcel may be deferred in accordance with the provisions of the MGA. |

2.7 GREENHOUSE CORRIDOR AREA (GC)

2.7.1 Policy Context

The Greenhouse Corridor (GC) is located in the southwest of the IDP area (as shown in Map A) and applies to land within the County.

**Policy area
intent**

The intent of this area is to facilitate continued growth of greenhouse uses within the area while discouraging incompatible uses within and surrounding this area.

2.7.2 Greenhouse Corridor Policy

More detailed planning

- a) Applications for rezoning or subdivision that would result in more than six parcels being created shall prepare an ASP, in addition to a detailed Conceptual Scheme, prior to consideration of subdivision approval.
- b) Development of an ASP within the GC should include land use policy that addresses compatibility of development within proximity of greenhouse uses.

No Multi-parcel Country Residential subdivision

- c) Multi-parcel Country Residential subdivisions shall not be permitted in the GC area.
- d) Farmstead separation may be permitted within the GC area.
- e) Previously subdivided parcels shall not be permitted to subdivide additional parcels for residential purposes.

Land use compatibility

- f) All land use applications within the GC shall follow the referral process outlined in Section 3.4 and be reviewed for compatibility with the ongoing development of greenhouses within the area by the respective municipalities.

2.8 DUNMORE URBAN SERVICES AREA (DUS)

2.8.1 Policy Context

The Dunmore Urban Services Area (DUS) is bounded to the west by Bullshead Creek and to the east and south by the future Highway 1 Re-Alignment (as shown in Map A). The IDP strategy envisions Dunmore as an alternative residential, commercial and industrial option in which to live and work in the region.

There is continued growth potential for this area for both residential and non-residential uses. The County estimates that Dunmore has the potential to approach a population of 3,000 to 4,000 within the timeframe of this IDP. The lots in Dunmore are currently larger than typical city-sized lots in order to accommodate on-site servicing. Hence, Dunmore will have a larger development footprint when compared to a similarly populated neighbourhood within the City or the Town.

While the hamlet is currently serviced with individual on-site sewage systems, a piped sewage disposal system will likely be required if Dunmore is to avoid sewage disposal issues and reach its full potential for residential, commercial and industrial growth. The County may prepare a study to assess the costs and potential for a sewage collection and centralized treatment system within a regional service delivery model. The requirement to implement a sewage collection and centralized treatment system may be driven by any of the following: negative impacts to the groundwater from the number of private sewage disposal systems resulting in a regulatory body placing a moratorium on additional development, public pressure due to the costs of upgrading existing, and installing new private sewage disposal systems to meet current Safety Codes requirements and/or public convenience.

The DUS has sufficient land to grow. An ASP has been prepared for the hamlet to ensure that future development and servicing is coordinated. Currently, there is no consideration by the Province to realign Highway 41 south along Eagle Butte Road to tie into the Future Highway 1 Re-alignment. However, the potential for a future 24 hour international border crossing has been considered at Wild Horse Alberta and enhanced border crossing hours have been implemented. That development may in future create a highway linkage with a proposed interchange near the intersection of Highway 41 and the proposed Highway 1 and 3 Re-alignment, thus creating added non-residential development opportunities in the long term.

Much of the DUS includes commercially viable sand and gravel deposits. While this is a limited and valuable resource, the extraction of this resource should

mitigate conflicts with existing and future residential areas in the hamlet. Once fully depleted and reclaimed, alternative land uses may be considered by the County.

Policy area intent	The intent of the DUS area as shown in Map B is to provide a secure future land base for the orderly expansion of the Hamlet of Dunmore. The hamlet is considered as an alternative regional option for the development of a fully serviced community in the long term.
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2.8.2 Dunmore Urban Services Area Policy

Hamlet boundary	a) As development proceeds, the County shall re-designate the official boundary of the hamlet in accordance with the IDP and its policies as applications arise for development within the DUS area.
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Master ASP	b) Proposed development shall adhere to the Dunmore Master ASP for lands within the DUS area. In the event of a conflict or inconsistency between the Dunmore Master ASP and the IDP, the IDP shall take precedence.
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ASP required for subdivision	c) Future applications for subdivision and development within the DUS area, that create more than six lots, may be required to prepare an amendment to the Dunmore Master ASP or a Conceptual Scheme.
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Future re-design to urban densities	d) A shadow plan may be required for minor subdivision applications (less than seven lots) from a large parcel at the discretion of the approving authority.
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| Bullshead Creek | e) Lands abutting Bullshead Creek shall adhere to the required setback(s) as identified within the County LUB and Dunmore Master ASP for protection from erosion and disturbance from development. |
| Sewage disposal study | f) The County may prepare a comprehensive sewage disposal study for the Hamlet of Dunmore and include the larger Dunmore Urban Services Area as part of the study area. |
| Sand and gravel resources | <p>g) Sand and gravel extraction operations shall adhere to Provincial regulations. The County will not support applications for sites that do not meet Provincial regulatory size.</p> <p>h) The County shall review applications for subdivision of new residential areas in proximity to existing or potential future sand and gravel extraction operations to ensure that future conflicts with resource extraction are minimized. Impacts of noise, groundwater, de-watering, dust, visual impacts, vibration and erosion should be assessed at the application stage.</p> <p>i) Existing and future sand and gravel operations may be redeveloped to alternative uses as part of, or after reclamation to equivalent capability has been undertaken in accordance with Provincial regulations.</p> |

2.9 POTENTIAL SERVICED COMMERCIAL/ INDUSTRIAL AREA (SCI)

2.9.1 Policy Context

The Potential Serviced Commercial/ Industrial Area (SCI) is comprised of approximately 1,180 hectares (2,915 acres) in area extending for approximately

eight kilometres (five miles) east to west along Township Road 120 between the Highway 1 Re-alignment and Bullshead Creek (as shown in Map A). The intent of this area is to encourage commercial and industrial uses to develop along this east/west arterial over the long term.

While the IDP policy shows this area as suitable for piped, potable water and sewer, the actual decision to deliver potable water and piped sewer will be subject to the terms of the gate agreements and also dependent upon the availability of water licences provided by the developer, the capacity of the City to supply the requested volume, developers and/ or the County willingness to fund the infrastructure and the approval of the County to develop the lands in accordance with the IDP and related statutory documents.

Non-residential development along Township Road 120 encourages a net positive County tax base over the timeframe of this IDP. An ASP has been prepared in advance of large-scale development with special consideration to pre-planning trunk servicing and major roads.

Since the overall intent of the area is to minimize conflicts with residential uses, residential subdivision is limited to farmstead separation.

Policy intent	The intent of the Potential Serviced Commercial/ Industrial (SCI) area, as shown in Map A, is to provide a long-term location for highway commercial and light industrial uses where, in the County's opinion, potential exists for servicing with piped, potable water and sewer.
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2.9.2 Potential Serviced Commercial/ Industrial Area Policy

More detailed Planning	a) Applications for rezoning or subdivision that would result in more than six parcels being created shall prepare an ASP
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amendment and detailed Conceptual Scheme as required by the County, prior to consideration of subdivision approval.

County LI and
Hwy-C LUB
districts apply

- b) With the exception of those uses that are in compliance with the existing County LUB at the time of approval of this IDP, all applications for more detailed ASP amendments, Conceptual Schemes, and/or subdivision and development shall require an amendment to an appropriate land use district as outlined in the County LUB, as amended from time to time. Alternatively, a similar, purpose-built, non-residential district may be prepared for County approval without a requirement to amend the IDP (applications will follow the referral process as outlined in Section 3.4).

Nuisance
mitigation

- c) Light industrial/highway/rural commercial development may result in some unavoidable nuisance factors. However, the application for light industrial/ highway commercial uses within 200 metres of an existing dwelling is a development consideration by the County. Applications for subdivision and development permits shall identify the expected nature, duration and intensity of potential nuisances such as noise, dust, heat, smoke, odours and glare and describe methods of mitigating those nuisances if the County deems these excessive. As a general rule, nuisances should not unduly extend beyond the boundaries of the light industrial/ highway commercial parcel. The County has established a minimum 200 metre buffer between the wall of the closest residence and the closest property boundary of light industrial/ highway/ rural commercial development in the Township Road 120 Master ASP.

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| Dwellings within 200m | d) Developers are expected to work with nearby residential landowners to identify what visual mitigations can be offered for the existing residences. This may include landscaping and/or berming improvement for residences that may be affected within approximately 200 metres of proposed highway commercial or light industrial development. It may also address mitigations for nuisances such as dust control, lighting, odours, etc. |
| No Multi-parcel Country Residential subdivision | e) Multi-parcel Country Residential subdivisions shall not be permitted in the SCI area. |
| Farmstead separation | f) Farmstead separation may be permitted within the SCI area. |
| Municipal reserve | g) Municipal Reserve shall be taken as cash in lieu except where the County is of the opinion that land would provide recreation purposes for the benefit of the area or provide a separation between less compatible land uses. |

2.10 COMMERCIAL/ INDUSTRIAL AREA (CI)

2.10.1 Policy Context

The Commercial/ Industrial Area (CI), as shown on Map A, has been identified as a location for commercial and industrial uses for all three municipalities. Site conditions, strategic location near major transportation infrastructure (roads, rail), utilities, and nodes of complementary land uses (existing industrial, landfill, sand and gravel, etc.) are appropriate for non-residential uses in this area. While the intent is to minimize residential occupancy of the area, farmstead separation may be permitted.

This area identifies a long-term commercial/ industrial location for large land holdings that require access to major roads, rail, and/or power infrastructure and are incompatible with residential uses. The area contains a site for existing wind turbine generators, contains an existing regional landfill, as well as several existing industrial land uses, especially along Highway 524. The future Highway 1 and 3 Re-Alignment interchange design will also affect future land uses in this area and likely intensify development pressures over the long term. The municipalities may choose to undertake a joint planning exercise to plan for orderly growth and identify suitable land uses for the CI policy area.

Policy area intent	The intent of the CI area is to provide for the orderly development of industrial and compatible commercial uses that may occur on large parcels.
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2.10.2 Commercial/ Industrial Area Policy

Wind farms	a) Land use applications in the vicinity (800 metres) of developed and future windfarms shall be made aware of the potential for future wind turbines being located in the area.
Land use planning	b) Proposed development shall adhere to the Master Highway 524 ASP within this area. In the event of a conflict or inconsistency between the Master Highway 524 ASP and the IDP, the IDP shall take precedence. c) A joint land use planning exercise may be undertaken by the City, Town and County to plan for orderly growth in the CI area.
No Multi parcel Country Residential	d) Multi-parcel Country Residential is not permitted in this area.

2.11 RURAL DEVELOPMENT AREA (RD)

2.11.1 Policy Context

The intent of the Rural Development Area (RD), as shown in Map A, is to allow for a variety of land uses that capitalize on the natural attributes of the area where they are compatible with existing land uses, provide on-site sewage disposal systems, and do not require large volumes of potable water. This includes general agricultural operations (excepting CFOs), Multi-parcel Country Residential, farmsteads and home occupations. A wide range of commercial and industrial uses may be suitable where it can be demonstrated that their location can co-exist with existing residential uses. Likewise, country residential uses should not unduly affect ongoing farming operations or constrain existing commercial and industrial uses.

When compared to the Potential Growth Area to the south and west of the city, this area is mostly dryland farming with some water licences from Ross Creek. Many parcels south of Highway 41A are not considered better agricultural land due to the topography and the Ross Creek valley. Potential City expansion eastward is possible, but it is constrained by a major rail line, a coulee system and a single east-west access road (Highway 41A). However, there is potential for country residential uses in the Ross Creek coulee system, some associated recreational uses, and some commercial and industrial uses along Highway 41 and 41A. Provincial studies consider the upper Ross Creek valley as a national Environmentally Significant Area and as such, consideration of riparian protection and environmental assessments should be undertaken prior to subdivision and development approvals in this area. Trails along the benches of the Ross Creek valley may be appropriate, but such trails should be approved as part of subdivision and development applications and in consultation with area landowners.

Policy intent

The intent of the RD area is to provide for a wide range of rural uses with on-site servicing and land uses that include, but are not limited to continued agricultural uses, extensive recreational uses, and compatible country residential uses. Commercial and industrial uses may be permitted where they do not unduly conflict with existing agricultural and residential uses. Residential uses may be permitted where they do not unduly conflict with existing commercial and industrial uses.

2.11.2 Rural Development Area Policy

**Country
Residential
provisions**

- a) Multi-parcel Country Residential development in this area is preferred to other residential uses. Reduced residential parcel sizes are encouraged to retain the balance of agricultural, extensive recreational and/ or other open space.
- b) Multi-parcel Country Residential parcel density shall not exceed the equivalent of 30 parcels per quarter section.

**Non-residential
uses**

- c) A broad range of commercial and industrial uses may be permitted where, in the opinion of the County, they do not create conflict with residential and agricultural uses.

**Nuisance
mitigation**

- d) Industrial/ commercial development may result in some unavoidable nuisance factors. The presence of non-residential uses within 300 metres of an existing dwelling is a development consideration by the County. Applications for subdivision and development permits shall identify the expected nature, duration and intensity of potential nuisances such as noise, dust, heat, smoke, odours and glare and describe methods of mitigating those nuisances if the County deems these excessive. As a general rule, such nuisances should not unduly extend beyond the legal boundaries of the proposed use.

**ASP required for
subdivision**

- e) Future applications for subdivision and development within the RD area that create more than six lots shall be required to prepare an ASP in addition to a detailed Conceptual Scheme. Applications requiring an ASP, where they are located within or near the Ross Creek valley, shall prepare an environmental review in accordance with criteria defined by the County on a case-by-case basis.

**Proximity to
sand and gravel
area**

- f) Applicants for Multi-parcel Country Residential within 500 metres of the boundary of the SG area, as shown on Map A, shall provide a study, prepared by a qualified professional, to assess the sand and gravel extraction potential within one kilometre of the boundaries of the proposed subdivision and mitigation measures to ensure that the potential for future conflicts are minimized.

2.12 URBAN RESERVE (REDCLIFF) AREA

2.12.1 Policy Context

This Urban Reserve (Redcliff) area, as shown in Map A, identifies the Town future growth interests up to and beyond the timeframe of this IDP. The Town is active in acquiring and developing land for residential and non-residential uses and this pattern is expected to continue. The Town also has limited directions in which it can expand. Physical constraints, the regional landfill to the west, Highway 1 and the County's interest in encouraging industrial uses to the north all factor into the shape and size of the Urban Reserve (Redcliff) area. Existing agricultural uses within this area may continue and expand. The Urban Reserve (Redcliff) lands are divided into two classes: future urban residential use south of Highway 1 with commercial or industrial land uses adjacent to the Canadian Pacific Railway line and future serviced industrial uses north of Highway 1.

Industrial Land Use North of Highway 1

The Urban Reserve (Redcliff) land is reserved for the Town for mainly industrial uses and therefore, residential development of any kind should be prohibited.

The County and Town agree that industrial uses may be developed on land within the County's jurisdiction in advance of annexation. This understanding must be implemented by a mechanism that ensures the orderly development of land uses on both sides of the municipal boundary and in consideration of eventual annexation and conversion to urban densities and urban servicing. This area may be considered as a part of the joint land use planning exercise contemplated for the CI area.

Map D of the IDP identifies the requirement for an "Extension ASP" or ASPs to be prepared for the Urban Reserve (Redcliff) area north of Highway 1.

Limited Country Residential South of Highway 1

On lands south of Highway 1 and west of the existing Town boundaries, private landowners in the County are eligible to apply to subdivide 10% of an unsubdivided quarter section for Limited Country Residential purposes, in advance of annexation. Landowners may be required by the County to prepare a Shadow Plan that demonstrates how the lands will be able to be incorporated into the Town and the parcels are able to be efficiently re-subdivided to urban densities over the long term.

Non-residential Development South of Highway 1

For lands South of Highway 1, other non-residential uses may be approved for a development permit on a variety of existing parcel sizes if they are suitable for the intended use and:

- are deemed to be related to agricultural industry or extensive recreation uses such as standalone golf courses (without associated residential uses),
- occur on agricultural lands that are not irrigated, and
- conform to the County LUB.

Overall policy intent

The intent of the Urban Reserve (Redcliff) area in the IDP as shown on Map A is to protect land for long term urban expansion, allow for the continued use of agricultural pursuits, and in some areas south of Highway 1, extensive recreation uses. The further intent is to retain large parcels for economical re-subdivision for future urban densities. Interim subdivision and development applications should plan for eventual annexation and urban densities.

For future urban reserve lands located north of Highway 1, there is provision for subdivision and development for industrial uses under specific circumstances as identified in this IDP. For future urban reserve lands located south of Highway 1, there is provision

for some Limited Country Residential options at a low density prior to future annexation.

2.12.2 Urban Reserve (Redcliff) Area Policy

Farmstead
separation

- a) Farmstead separation is permitted within the Urban Reserve (Redcliff) area.

North of Highway
1 Land use

- b) That portion of the Urban Reserve (Redcliff) Area located north of Highway 1 is generally suitable for continued agricultural and agricultural support uses. Uses other than those specified above should not be allowed unless they are an existing use or the expansion of an existing use prior to adoption if this IDP.
- c) Applications for subdivision and development permits for industrial uses may be considered by the County in advance of Town annexation and within ASPs as described in this IDP.
- d) All applications on County land must be preceded by a land use redesignation to an applicable land use district within the County LUB, as amended from time to time.

North of
Highway 1
Extension ASP

- e) One or more "Extension ASPs", as identified in Map D, may be prepared to address future land uses within that portion of the Urban Reserve (Redcliff) Area located north of Highway 1. The ASP(s) will identify allowable land uses, appropriate land use districts, parcel sizes, subdivision densities, conditions for LUB amendment and development permit approvals plus other matters required for the orderly development of the land for eventual urban servicing and urban densities.

By agreement of the Town and County, the ASP may be divided into:

- i) an ASP undertaken by the Town to guide growth in land annexed in 2009, and
- ii) a Joint ASP prepared by the Town, County and City for the area north of the Town and including a portion of the City.

South of Highway
1 land use

- f) That portion of the Urban Reserve (Redcliff) Area located south of Highway 1 is generally suitable for continued agricultural and agricultural support uses, extensive recreation uses, and Limited Country Residential use. Uses other than those specified above should not be allowed unless they are an existing use or the expansion of an existing use prior to adoption of this IDP.

South of
Highway 1 -
Limited Country
Residential
policy and
10% subdivision
concept

- g) Parcels located within those portions of the Urban Reserve (Redcliff) area of the IDP south of Highway 1 may be considered by the County for an LUB amendment and subdivision approval for Limited Country Residential use. The application of the Limited Country Residential use policy is explained in sketch form in Appendix B.

South of Highway
1 - minimum lot
size variance and
10% subdivision
policy

- h) Minimum parcel size for Limited Country Residential should be 0.60 hectares (1.5 acres). However, the lot size may be varied by the County due to physical constraints or other factors, but in no cases shall the cumulative area of the parcels exceed 10% of the area of the original parcel to be subdivided as it existed prior to adoption of this IDP.

- | | |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| South of Highway 1 - application of 10% subdivision policy to farmstead separation | i) The area of land available south of Highway 1 for Limited Country Residential use under the 10% subdivision policy shall be reduced by the area of any farmstead separation previously subdivided from the quarter section after adoption of this IDP. |
| South of Highway 1 - maximum parcel density | j) The maximum residential density allowed to be subdivided per parcel shall not exceed the equivalent of one parcel for every 16.18 hectares (40 acres) in title. This represents the equivalent of four parcels plus the balance of the quarter for a total maximum of five parcels from an un-subdivided quarter section. |
| South of Highway 1 - minimum parcel size eligible for subdivision | k) In order to be eligible for further subdivision into Limited Country Residential lots, a parcel must be greater than 16.18 hectares (40 acres) in size. Subdivision of a parcel with an area of 16.18 hectares (40 acres) or less shall not be permitted. |
| South of Highway 1 - density reduced due to rights of way | l) Where public rights of way have reduced the potential subdivision density by one parcel, the County, at its discretion, may allow the additional parcel to be subdivided as if the rights of way were not exempted from the area in title. |
| South of Highway 1 - Limited Country Residential criteria | m) Limited Country Residential land uses may be considered in the Urban Reserve (Redcliff) area where the proposed use meets the following performance criteria to the satisfaction of the County; <ul style="list-style-type: none">▪ Subdivision does not occur on irrigated land as defined by the County MDP. |

- Wherever possible, subdivision must occur on the less capable agricultural lands of the parcel to be subdivided.
- Wherever possible, Limited Country Residential subdivision should be contiguous and use common internal access road except where, in the opinion of the County, this is impractical by physical constraints or parcel configuration.
- Subdivisions that are proposed to be located at the intersection of range and township roads shall be designed so that the subdivision does not interfere with safety of turning movements, access management or long-term road widening requirements.

South of
Highway 1 -
future re-design
to urban
densities

- n) A Shadow Plan may be required as part of future Limited Country Residential subdivision applications at the discretion of the approving authority.

South of
Highway 1 -
Municipal
Reserve

- o) Subdivision applications for Limited Country Residential purposes shall address Municipal and School Reserve as required by the County in accordance with the provisions of the Municipal Government Act.

2.13 SAND AND GRAVEL RESOURCE AREA (SG)

2.13.1 Policy Context

Sand and gravel is a non-renewable resource identified as scarce in this region by the Alberta Geological Survey. As the nearby resources become exhausted over time, increased transportation costs and increased construction costs will affect the entire region across all sectors of the economy. A long term IDP requires a strategy to ensure the resource is available for the long term. The Alberta Geological Survey has indicated that this economic region does not have a

comprehensive inventory or assessment of the local sand and gravel resource and hence lacks an understanding of the volume of reserves and the depletion rate of those reserves. The most recent mapped sand and gravel inventory of 1981 is used as the basis for the policy area.

The Sand and Gravel Area (SG), as shown in Map A, is intended to retain the potential for sand and gravel extraction and limit potential for other uses, particularly residential development, in the area and in nearby areas that may conflict with extraction operations. These conflicts include dust, vibration, heavy truck traffic, de-watering, impacts on views, noise and hours of operation.

Once a sand and/ or gravel extraction area has been reclaimed and approved by the Province, a suitable commercial or industrial type of development use may be considered, provided that it does not preclude further extraction of adjacent sand and/ or gravel resources.

**Policy area
intent**

The intent of the SG area is to protect the sand and gravel resources for extraction and discourage potentially conflicting land uses in the vicinity from developing until such time as the resource has been reclaimed to its former equivalent use. The boundaries and locations of the SG area may change as new sand and gravel resources are identified.

2.13.2 Sand and Gravel Resource Area Policy

**SG boundary
can change**

- a) An IDP amendment should be included as applications for new extraction areas become known.

**Farmstead
separation**

- b) Farmstead separation is permitted in the SG area.

Multi-parcel Country Residential	c) Multi-parcel Country Residential shall not be permitted in the SG area.
Non-residential uses	d) Commercial and industrial uses may only be considered where <ul style="list-style-type: none"> ▪ they conform with the County LUB, ▪ they follow the reclamation of a former sand and/ or gravel extraction operation, ▪ are in support of the sand and gravel extraction operations, and ▪ they do not preclude further recovery of the resource.
Sand and gravel assessment study	e) The County, City and Town, in cooperation with the Province, the Alberta Geological Survey, the Alberta Energy Regulator and area operators should jointly prepare a detailed resource analysis and assessment of the occurrence, production and projected consumption of the region's sand and gravel resource. The purpose of the study is to control aggregate production and transportation costs, limit environmental and safety hazards associated with sand and gravel development, and determine aggregate resource revenue over the timeframe of this IDP.

2.14 HIGHWAY INTERCHANGE OVERLAY (HIO)

2.14.1 Policy Context

The Highway 1 Re-alignment will essentially result in a “barrier and gate” model for future urban expansion westward from the city and the town. According to *The Highway Development and Protection Act*, SA 2004, c H-8.5, all access to or from a major highway (including Highway 1 and 3) will eventually be limited to interchanges only. Ultimately, there will be no at-grade intersections along its length. Three interchanges within the IDP area will service interchanges to connect

major highways. Another four service interchanges are proposed by the Province to serve other roads (i.e. Highway 524, Highway 523, Range Road 55 and Highway 41). Ultimately, the only “gates” that will offer access across Highway 1 will be these four service interchanges. These interchanges will be constructed in the long term future and development pressures surrounding the service interchanges will likely follow. Therefore, Map A identifies a Highway Interchange Overlay (HIO) in recognition of the development pressures that will likely accompany the construction phase of the Highway 1 Re-alignment. Overlay policy statements serve as an overlay in addition to the underlying policy area that is shown on Maps A and B. These overlay provisions will guide non-residential development within the overlay area. Country residential densities are generally not permitted except where Limited Country Residential use provisions apply in the Potential Growth Area.

Policy intent	Notwithstanding subdivision and development limitations identified in any IDP area shown on Map A, the HIO is intended to address non-residential land use in the vicinity of interchange alignments as identified in Alberta Transportation’s Highway 1 & 3 Network Functional Planning Study. The overlay protects land from development that would compromise future development of an interchange and associated complimentary uses adjacent to the future interchanges.
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2.14.2 Highway Interchange Overlay Area Policy

Multi-parcel Country Residential restrictions	a) Commercial and industrial development is encouraged as development opportunities arise as a result of the Highway 1 Re-alignment.
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- b) The County may consider applications for commercial and industrial land uses that may be suitable in the vicinity of a highway service interchange to serve the public or compatible uses that may take advantage of the location of the interchange to provide more convenient access to the region.

Water or sewer
servicing

- c) Servicing with potable water and/ or sewer may be considered by the County in accordance with this IDP.

IDP amendment
not required to
rezone to
commercial or
industrial uses

- d) Applications for commercial or industrial land uses in this area may require an amendment to the County LUB but may not require an amendment to the IDP as long as the applications are consistent with IDP policy.

2.15 INTERMUNICIPAL SERVICING

2.15.1 Policy Context

IDP Area Servicing

The City currently provides bulk potable water sales to the County at four supply gates (Dunmore, Veinerville, Desert Blume and Seven Persons) as well as sewer for Desert Blume and Veinerville. The Town water treatment plant currently services the land within the Town boundaries. In addition, the City accepts bulk sewer service from the Town at one service gate under an existing agreement.

The current provision of bulk water and sewer identified above will remain. In order for the County to receive any additional water capacity from the City or the Town, a new or amended gate agreement, or other form of agreement between the two municipalities, will be necessary. The new agreement would specify the terms and conditions under which the City or Town will provide potable water services to the County. The County will be responsible for the allocation of the water in the IDP area subject to the specific policies in this IDP. Likewise, the County would request an agreement from the City in order to provide the County with piped sewer. For

their part, the County and the Town may enter into negotiations for the provision of water for the CI area of the IDP.

Servicing Outside of the IDP Area

The City, Town and County have identified the geographical locations of potential future regional potable water that may be addressed through the ICF process outside of the IDP area. These locations are identified on Map E for context only.

Water and Sewer Services Criteria

This IDP provides direction as to which IDP areas are desired for potable water and sewer services. A City-County water gate agreement allows the County to proceed with future, sequential construction of potable water services in accordance with the IDP and in accordance with available City supply, available water licences, County demand and financial resources of potential users.

Although the IDP provides a framework for planned growth and servicing, the considerations noted above will require time to clarify and organize. The governance mechanism that implements this servicing concept may also change over time. Therefore, an amendment to the water agreements among the municipalities will not require an amendment to this IDP except where the servicing levels for an area in this IDP would lead to a change in land use.

Water Supply

This IDP recognizes water as a limited resource. As time goes on, it becomes more clear that water cannot be taken for granted. The closure of the South Saskatchewan River basin to the provision of new water allocation licenses has created a market for water and the acquisition/ transfer of water rights. A secure water supply is essential if the IDP area is to achieve its intended strategy of serviced County nodes and long term security for the continued growth of the Town and the City over the timeframe of this IDP. As indicated in Section 2.4.1, it is the responsibility of each municipality to acquire adequate water licenses for their long

term requirements for the provision of potable water. Some, or all of the municipalities may also require developers to acquire some or all of the water license requirements for their development as a condition of development.

Piped Sewage Disposal

The Town pipes its sewage by gravity to the City for treatment. Dunmore does not have a piped sewage disposal system. However, in order for Dunmore to develop to a population of 4,000 over the timeframe of this IDP, the County may choose to install a piped sewage system in order to accommodate such growth. A piped sewage collection and disposal system will require high capital cost at the outset and recovery of those costs over a long time period. Therefore, the County is reluctant to directly invest in a municipal sewage system in the Dunmore or Township Road 120 area without additional evidence of a user base prepared to fund the cost recovery over time. The County would need to review the business case for the timing and feasibility of such a commitment.

Solid Waste Management

Currently, the County and the Town have a long term regional solid waste landfill located northwest of the town and the City has a municipal landfill north of Veinerville. The Town-County landfill currently has constructed landfill cells on a portion of one quarter section with another three quarter sections available for future landfill cell construction. The three municipalities will review the opportunities for regionalization of solid waste disposal operations under a regional service provider.

Future Potable Water or Sewer Agreements

Several gate agreements have been entered into by the City and County for the provision of piped potable water and sanitary sewer service by the City to the County. The City also provides piped sanitary service to the Town under a gate agreement. The provision of additional piped potable water and/ or sewer between

municipalities shall first require new agreements or an amendment to existing gate agreements between municipalities party to the desired services.

2.15.2 Intermunicipal Servicing Policy

Implementation
of servicing
agreements

- a) Intermunicipal provision of any potable water and/ or piped sewer services may be implemented by one or more agreements without the need to amend the IDP.

Potential
service levels
allocated

- b) Full-service water and sewer services are suitable in the IDP area for the DUS area and the SCI area along Township Road 120. Moreover, the Urban Reserve (Redcliff) Area would be serviced with full services at such time as the land is annexed to the Town, and when the Town deems it appropriate to develop full services. All other identified IDP areas may potentially be serviced with a “low flow rate” potable water system. The provision of a low flow rate water system will depend on location, availability of water licences, servicing economics and demonstrated demand.

- c) When water service is proposed or requested by landowners, the County, at its discretion, may conduct a broad survey of potential water users to assess interest levels in water service (in both low flow rate or full service areas) to ensure pipes are appropriately sized and to reduce unnecessarily replacing or twinning waterlines later.

Existing water
licences for
serviced
development

- d) The three municipalities will review the potential to utilize existing water licences of those parcels that are removed from agricultural production as a result of redevelopment to more intensive uses that would benefit from potable water.

Water
conservation

- e) Each of the three municipalities should consider measures to encourage their customers to reduce their overall water consumption through differential water rates, education and other measures as appropriate.

2.16 TRANSPORTATION NETWORK

2.16.1 Policy Context

Just as with other municipal infrastructure, new and improved roads facilitate demand for development along their alignment. Therefore, it is important that the IDP examine the future major road network to ensure it can accommodate future development. Alberta Transportation has now endorsed the recommended future Highway 1 Re-alignment as shown conceptually in Map A as the southern and western IDP boundaries. Maps A and B currently show the proposed future Highway 1 Re-alignment for the bypass and proposed interchange locations. Amendments to Map A may be required that reflect detailed alignments, changes to County road patterns, and future integration with the City and the Town arterial roads.

At present, it is expected that Highway 524, Highway 523 (Holsom Road), Highway 3, Range Road 55 and Range Road 50 may become service interchanges in the long term. Alberta Transportation has proposed a Highway 1 and 3 Re-alignment with a future construction date to be determined. The disposition of the existing Highway 1 within the IDP area will be clarified at that time respecting maintenance, repairs, additional access and speed limits. Once the Highway 1 Re-alignment is constructed, Provincial status of Highway 3 will be amended north of its interchange with Highway 1. As a result, access will not be restricted as it would no longer be a Provincial highway in this area. The future development of the SCI area will also have an impact on County range roads and City road connections. These will be further examined ahead of future development pressures.

The impact of the re-alignment of Highways 1 and 3, its service interchanges, and the development of Township Road 120 will have an impact on traffic patterns in the IDP area. The three municipalities should work toward a regional transportation network that identifies future major roads and intersections for long term commercial and industrial expansion.

The IDP should conform to the final road alignment and interchange locations for the Highway 1 and 3 Re-Alignment.

2.16.2 Transportation Network Policy

**Master
transportation
plan**

- a) The three municipalities may consider representation to the Province to fund a joint master transportation plan. This joint master transportation plan would outline the detailed standards and alignments for future City, County and Town arterial road development and any municipal servicing rights of way to be located within the road rights of way as a result of the re-alignment of Highways 1 and 3. The terms of reference may include the alteration of existing County roads due to the construction of the Highway 1 Re-alignment.

Future trails

- b) Expanding a regional trails system in the tri-area is a worthwhile endeavour that adds an important quality of life amenity to the region's population. However, many issues remain with landowners concerned about issues of illegal trespass, grass fires, litter, etc. Until these issues are resolved on a case by case basis, a comprehensive trail system in specific locations is limited to connecting the two major population centres of the Town and the City, and areas within the County deemed appropriate. Map A identifies potential (but not exhaustive) trails

within the boundaries of these urban areas. Trails may be developed as land and funds become available.

2.17 ENVIRONMENTAL PROTECTION

2.17.1 Policy Context

Environmentally Significant Areas (ESAs)

The IDP area contains creeks and coulees that are highly valued for many functions. They are visually appealing as open space, a convenient conduit for trails and wildlife movement corridors, instruments of stormwater management, and a home for a diversity of plants and animals. These uses sometimes conflict with one another and must be evaluated on the principles of long term sustainable use. The municipalities are aware of the increasing scrutiny that Environmentally Significant Areas (ESAs) will be subject to by the public and government agencies.

The Province has identified and mapped a number of ESAs at a provincial, national and international level of significance. This includes nationally significant ESAs such as Ross Creek and the north portion of the South Saskatchewan River to the northeast of the city. The South Saskatchewan River valley west of the town is seen as provincial in its level of significance. The Province also identifies a number of creek systems that, while not considered ESAs, do contain seasonal wetlands that may contain a high degree of biodiversity or are capable of being rehabilitated to improve ecological capacity within the IDP area.

Development applications in or near ESAs that, in the opinion of the County, may affect the environmental integrity of the landscape will require an environmental review. This will include review of stormwater management, erosion mitigation, protection of downstream water quality, protection of rare flora and fauna, protection of natural or manmade water bodies, and riparian areas.

Environmental Reviews

The IDP provides policies that may require environmental reviews of developments in ESAs or areas that may be considered by the County as environmentally significant. This typically will be required where development is proposed in or near identified drainage systems, natural or manmade water bodies, riparian areas, or steep slopes. The County currently addresses slope stability and erosion through its LUB. However, an environmental review process will address stormwater drainage, mitigations around identified sensitive areas, and protection of plant and animal habitats identified as provincially or nationally significant. Other agencies will review certain applications for uses such as CFOs, oil and gas sites and large sand and gravel extraction.

2.17.2 Environmental Protection Policy

Alberta
stormwater
guidelines

- a) Subdivision and development permit applications should conform with the Stormwater Management Guidelines for the Province of Alberta 1999, as well as existing stormwater management studies for the area.

Environmental
review
required

- b) An environmental review and impact assessment may be required where drainages and wetlands are present or where ESAs, as defined by the Province, are identified in the IDP area. The environmental review shall address quality of stormwater runoff, mitigations to protect water bodies including wetlands and drainages, soil erosion, air pollution, risk assessment for handling of hazardous goods, the impacts of development on wildlife, vegetation, the health of riparian ecosystems and processes plus other matters as may be determined by the approving authority to be impacts.

- c) Where required by the approving authority, an application for an ASP, subdivision or development permit shall be accompanied by an environmental review under a terms of reference adopted by the approving authority. The review shall be prepared by a qualified individual or firm and shall identify issues and mitigations to address those issues.

**Environmental
Reserve**

- d) Land suitable for ER shall be identified at the subdivision application stage and shall be taken as ER on its own or as an easement when part of a more comprehensive agreement covering a significant part of the original parcel. Development buffers required under this IDP may include ER.

Steep slopes

- e) Developers shall apply the slope policy/guidelines identified in the County LUB, as amended from time to time. Additional mitigations may be required where the nature of the application would create additional erosion concerns.

**Protection of
creeks, rivers
and seasonal
water bodies**

- f) Disturbance of existing creek drainages and water bodies, as defined by the Province, are discouraged. Applications for subdivision or development shall maintain a minimum 30 metre horizontal setback from the high water mark of water bodies to be retained. The setback for other water bodies, including manmade water bodies, shall be regulated as per the County LUB.

3. IDP IMPLEMENTATION

3.1 INTENT

Implementation is the process that translates policies on paper into detailed directives for action. It instructs staff, administrations and councils to act on staging and timelines for the policies to actually be applied in the real world. The IDP will inevitably require changes over time and policy implementation will trigger those changes. The County, Town and City Councils agree to the following guiding principles, which are utilized in implementing the policies contained in this IDP.

Implementation will require the City, Town, and County to review their MDPs, relevant ASPs and LUBs and make amendments as required and ensure future documents are consistent with the IDP.

3.2 INTERMUNICIPAL COMMITTEE

**Intermunicipal
Committee**

- a) The City, the Town, and the County agree to create a recommending body known as the Intermunicipal Committee (IC). The role, composition and function of the IC will be expressed in a Terms of Reference (TOR) which will be adopted by the City, the Town and the County.
- b) The IC TOR should consider a number of items including:
 - i. Mandate of the IC,
 - ii. Composition of IC,
 - iii. Relationship of IC to City, Town and County Councils and Administrations,
 - iv. Operating procedures, including meeting frequency and reporting requirements, and
 - v. Any other items as mutually agreed upon by the City, Town and County Councils.

3.3 FUTURE AREA STRUCTURE PLANS

Map D identifies locations where further, more detailed ASPs may be completed. The intent is to identify land uses, utility locations and major road alignments in greater detail than this IDP. As development and piped servicing expands, the conditions for economical and efficient land uses and servicing should be identified as early as possible. Planning ahead will allow for the approval of appropriate development with a minimum of delay, minimize land use conflicts and ensure more harmonious intermunicipal relations.

3.4 IDP REFERRAL PROCESSES

Referrals

- a) The County, Town and City shall refer all ASPs, ARPs, LUB amendment applications for lands within the IDP area to the other partner municipalities.
- b) The County shall refer to the Town all development permit applications for a discretionary use that requires approval of the County Planning Commission if the lands subject to the development permit are within the IDP area and north of the South Saskatchewan River.
- c) The County shall refer to the Town all subdivision applications if the lands subject to the subdivision are within the IDP area and north of the South Saskatchewan River.
- d) The County shall refer to the City all development permit applications for a discretionary use that requires approval of the County Planning Commission if the lands subject to the development permit are within 800 metres of the UR area that is identified within the City on Map A.

- e) The County shall refer to the City all subdivision applications if the lands subject to the subdivision are within 800 metres of the UR area that is identified within the City on Map A.
- f) The Town shall refer to the County all development permit applications for lands located within the UR area, as identified on Map A, adjacent to the County if:
 - i. the application is for a discretionary use that requires approval of the Town's Municipal Planning Commission, or
 - ii. there is not a subsisting ASP or ARP.
- g) The Town shall refer to the County all subdivision applications for lands located within the UR area, as identified on Map A, adjacent to the County if:
 - i. the application is not consistent with a subsisting ASP or ARP, or
 - ii. there is not a subsisting ASP or ARP.
- h) The Town shall refer to the City all development permit applications for lands located within the UR area that is identified within the Town on Map A, if:
 - i. the application is for a discretionary use that requires approval of the Town's Municipal Planning Commission, or
 - ii. there is not a subsisting ASP or ARP.
- i) The Town shall refer to the City all subdivision applications for lands located within the UR area that is identified within the Town on Map A, if:
 - i. the application is not consistent with a subsisting ASP or ARP, or
 - ii. there is not a subsisting ASP or ARP.

- j) The City shall refer to the County all development permit applications for lands located within the UR area that is adjacent to the County (as identified on Map A) if:
 - i. the application is for a discretionary use that is referred to the City's Municipal Planning Commission for a decision, or
 - ii. there is not a subsisting ASP or ARP.

- k) The City shall refer to the County all subdivision applications for lands located within the UR area that is adjacent to the County (as identified on Map A) if:
 - i. the application is not consistent with a subsisting ASP or ARP, or
 - ii. there is not a subsisting ASP or ARP.

- l) The City shall refer to the Town all development permit applications for lands located within the UR area that is adjacent to the Town (as identified on Map A) if:
 - i. the application is for a discretionary use that is referred to the City's Municipal Planning Commission for a decision, or
 - ii. there is not a subsisting ASP or ARP.

- m) The City shall refer to the Town all subdivision applications for lands located within the UR area that is adjacent to the Town (as identified on Map A) if:
 - i. the application is not consistent with a subsisting ASP or ARP, or
 - ii. there is not a subsisting ASP or ARP.

**Engineering or
planning studies**

- n) Engineering or planning studies for water, wastewater, stormwater or roads on the lands within the UR Area identified on Map A shall be referred to the adjacent municipality.
- o) The County shall refer engineering or planning studies for water, wastewater, stormwater or roads for lands within 800 metres of the UR Area (identified on Map A) to the adjacent municipality.
- p) Where a development or subdivision application is made where the municipality receiving the application can envision a potential impact on one of the partner municipalities due to the nature or scale of the proposed development or subdivision, the application shall be referred to the potentially impacted municipality.
- q) Any partner municipality may refer any development permit, subdivision, engineering or planning study to one or both of the other partner municipalities.

**Land use
compatibility**

- r) All referrals within the UR area shall be reviewed for compatibility with adjacent IDP land use areas by both the adjacent municipality and the referring municipality.

Referral process

- s) The municipalities shall follow the following referral process;
 - i. Referrals will be sent to the appropriate staff member of one or more municipalities.
 - ii. If any municipality requests an IC meeting as a result of a referral, the meeting shall be convened and hosted by the municipality requesting the meeting.

- iii. The IC will make comment on the issue and refer it to the Councils for official municipal comment. The IC may agree to refine the referral process from time to time without the need for an amendment to this IDP.

3.5 ADMINISTRATIVE PROCEDURES

Administration

- a) Each municipality will administer the IDP for lands within its municipal jurisdiction using its own staff resources. Decision-making authority may be granted to the IC as per Section 3.2.

IDP amendment costs

- b) Where a private developer proposes a development that would require amendments to the IDP, then all of the costs associated with the necessary amendments, and amendment procedures will be at the sole expense of the developer.
- c) Where amendments to the IDP are initiated and proposed by one of the participating municipalities, then the associated amendment costs will be at the expense of the initiating municipality. If the proposed amendment is at the recommendation of the IC or is of the mutual benefit of two or more of the municipalities, then all of the benefitting municipalities will equally share with the expenses.

3.6 DISPUTE RESOLUTION/ MEDIATION PROCEDURES

3.6.1 Dispute Resolution

- a) The Municipalities agree that it is important to avoid any dispute by ensuring that the intent of the IDP is followed. It is agreed that potential issues are identified and communicated as early as possible and, if there are any disagreements as to the interpretation and application of this IDP, the following binding dispute

resolution mechanism, which is a requirement of all IDPs pursuant to the MGA, will be implemented. To satisfy this requirement and to ensure that the principles of fairness and due process are respected, a dispute or disagreement resolution process consisting of seven stages has been established and agreed to.

b) If there is a disagreement regarding matters outlined in the IDP, they shall be addressed and resolved at any of the stages of the dispute resolution process outlined as follows:

Stage 1 – Notice of Dispute

- i. When a party believes there is a dispute under an IDP and wishes to engage in dispute resolution, the party must give written notice of the matters under dispute to the other party or parties. It is understood that when a notice of dispute is provided, the councils of the municipalities party to that dispute will be notified.

Stage 2 – Municipal Administrative Communication

- i. Chief Administrative Officers (CAOs) and/or Administration from the municipalities party to the dispute shall meet and attempt to resolve the issue/concern within 15 calendar days. If no resolution can be agreed upon within 30 calendar days, the issue shall be advanced to Stage 3.

Stage 3 – Optional Intermunicipal Committee Review (Confidential)

- i. If the disagreement is moved forward to the IC, a meeting of all members of the IC may be set within 21 calendar days from the time of referral from the CAO Communication.
- ii. After careful consideration of the facts and points of view, the IC may:
 - a) Request additional information to assist in its deliberations;

- b) If possible, agree on a consensus position of the IC in support of or in opposition to the proposal, to be presented to all municipal councils; or
- c) Conclude that no consensus can be reached at the IC level. If agreed to, a facilitator may be employed to help the Committee work toward a consensus position. If consensus cannot be reached within 30 calendar days, a Joint Council Session shall be held.

Stage 4 – Joint Council Session

- i. Where a dispute cannot be resolved to the satisfaction of the CAOs and/or IC after 30 calendar days, the dispute will be referred to the Mayors, Reeve, and councils of the municipalities party to the dispute. The dispute will be discussed with a focus on resolving issues; the intent is that no formal motions will be made, and it will be a closed session.

Stage 5 – Mediation Process

- i. If the dispute cannot be resolved through negotiations, the representatives must appoint a mediator to attempt to resolve the dispute by mediation.
- ii. Prior to the initiation of the mediation process, the municipalities party to the dispute shall:
 - a) Appoint an equal number of representatives to participate in the mediation process;
 - b) Engage a mediator agreed to by the municipalities at equal cost to each municipality; and
 - c) Approve a mediation process and schedule.
- iii. The initiating party must provide the mediator with an outline of the dispute and any agreed statement of facts.

- iv. The parties must give the mediator access to all records, documents, and information that the mediator may reasonably request.
- v. The parties must meet with the mediator at such reasonable times as may be required and must, through the intervention of the mediator, negotiate in good faith to resolve their dispute.
- vi. All proceedings involving a mediator are without prejudice, and, unless the parties agree otherwise, the cost of the mediator must be shared equally between the parties.
- vii. At the conclusion of the mediation process, the mediator will submit a report to all councils of the municipalities party to the dispute for consideration. The mediator's report and recommendations are not binding on the municipalities and would be subject to the approval of all councils of the municipalities party to the dispute.
- viii. If all councils party to the dispute agree to the mediation report recommendation, then the applicant municipality would take the appropriate actions to address the disputed matter.

Stage 6 – Optional Arbitration

- i. If the municipalities party to the dispute cannot reach agreement through mediation, an arbitrator may be appointed to produce a binding or non-binding decision. The municipalities party to the dispute are not required to abide by a non-binding decision.

Stage 7 – Appeal to the Municipal Government Board (MGB)

- i. In the event that mediation and/or optional arbitration proves unsuccessful, the affected municipality may appeal the matter to the MGB for resolution in accordance with the MGA. An appeal to the MGB is limited to those issues identified within the MGA.

3.7 IDP REVIEW PERIOD

3.7.1 Introduction

The IDP is a long range planning document. Regular monitoring, review and periodic amendments will be required for policies in the IDP to remain current with changing trends and growth within the region. The IDP sets forth a process for amendment of this IDP when it is in the mutual interests of the County, Town and City to do so.

3.7.2 IDP Review and Amendment Policies

- | | |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Review timing | a) The IDP is intended to be reviewed by resolution of the three Councils no later than 6 years after adoption and every 6 years thereafter. The Plan review period shall be agreed to by Council resolution of the three municipalities on the understanding that the timing of the review shall not be earlier than one year after municipal elections. The terms of reference of the IDP review shall include a public consultation program to be determined by agreement of the Councils. |
| Amendments
as information
becomes
available | b) Potential amendments to the IDP are expected to include but not be limited to clarifications respecting a Future Highway 1 Re-alignment corridor, potable water, piped sewer and energy conservation matters. These may trigger amendments to the IDP prior to the review period. |
| IDP repeal | c) The Plan will stay in effect until such time as the three municipalities mutually agree and repeal their respective IDP bylaws. At that time, the IDP will no longer be in effect. Notwithstanding the above, the IDP will terminate December 31, |

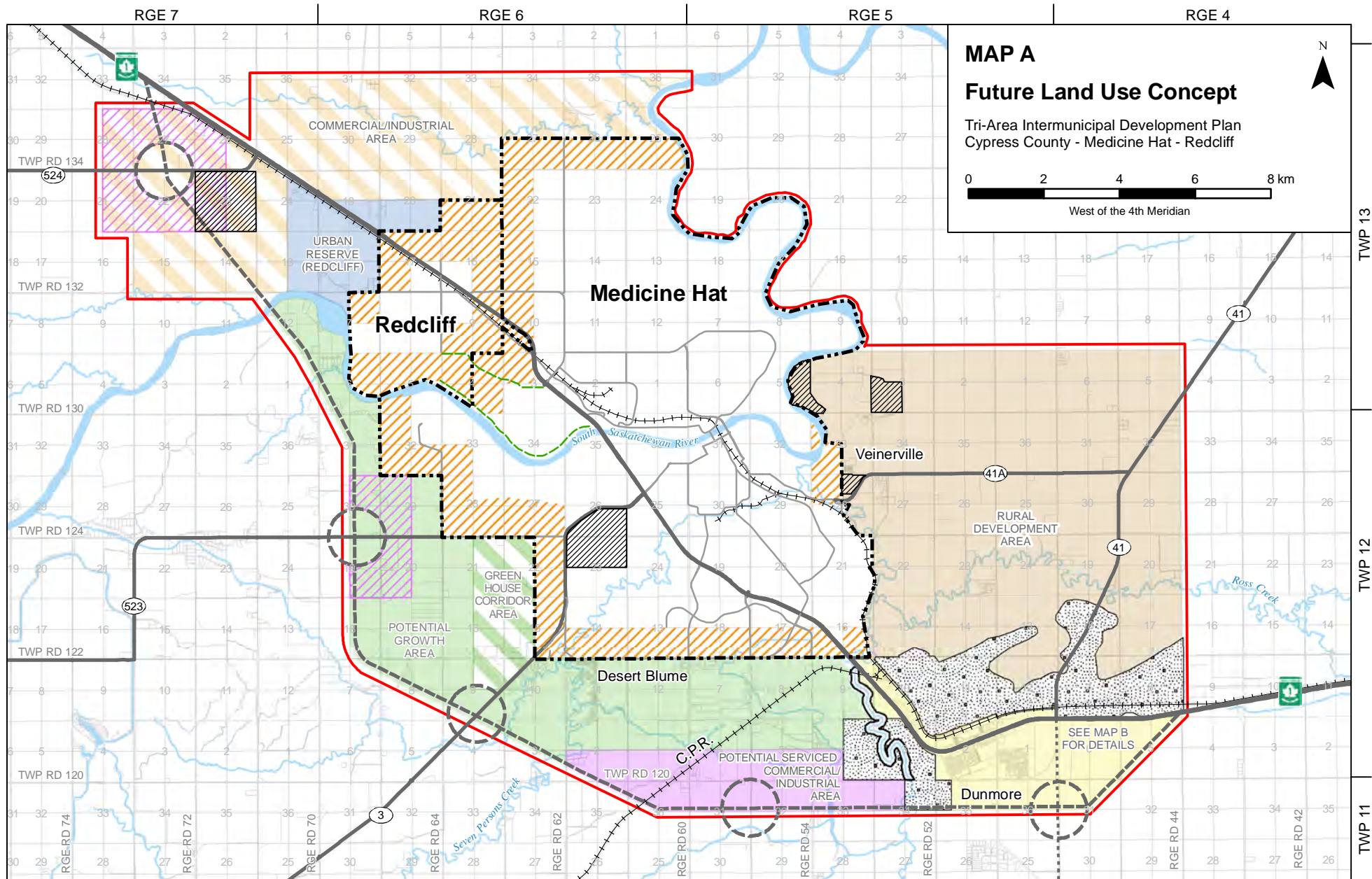
2034, unless all municipalities pass bylaws to continue the IDP past that date.

**IDP
Amendment
procedure**

- a) A Council of a municipality that is party to the IDP may request an amendment to the IDP at any time.
 - i. Where the amendment request is part of a dispute, the municipalities must first undertake the municipal dispute resolution process identified in the IDP.
 - ii. Where the amendment request is not a dispute, the amendment shall be reviewed by the IC.
 - iii. The IC may host a joint discussion of Council representatives as needed to explain the proposed amendment and listen to suggestions.
 - iv. The IC shall forward their report to the three Councils for their consideration of first reading and setting a public hearing date and location.
 - v. If the amendment is initiated and proposed by one of the participating municipalities, then the associated amendment costs may be at the expense of the initiating municipality.
- e) The Three Councils shall consider adopting the bylaws after the public hearing is completed. The bylaw amendments must be adopted by all three Councils but may be adopted in separate Council sessions as each municipality requires.

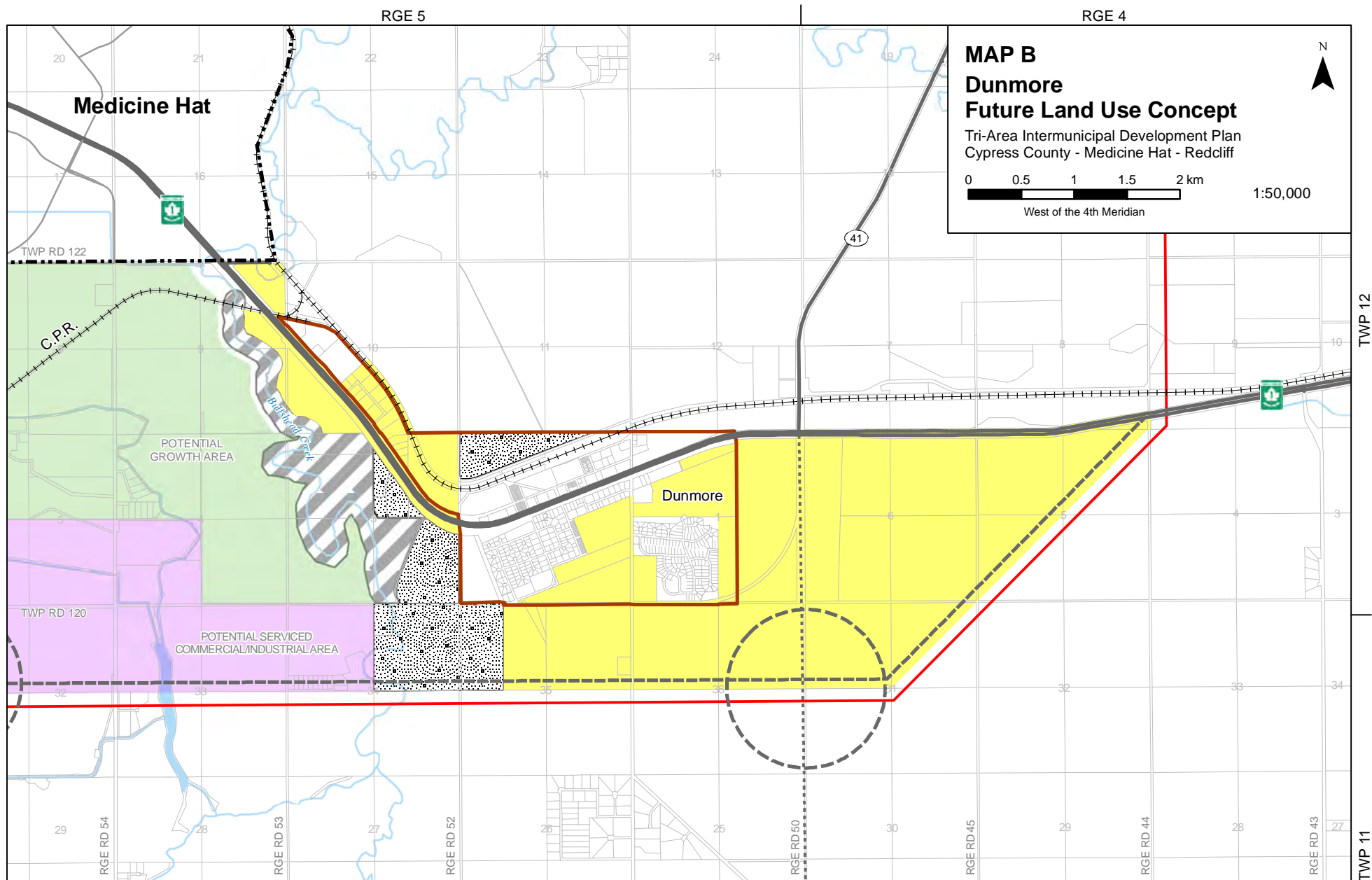
IDP POLICY MAPS

- Map A Future Land Use**
- Map B Dunmore Future Land Use Concept**
- Map C Airport Protection Overlay (City of Medicine Hat
Airport)**
- Map D Future Area Structure Plans**
- Map E Potential Future Service Areas in Region**



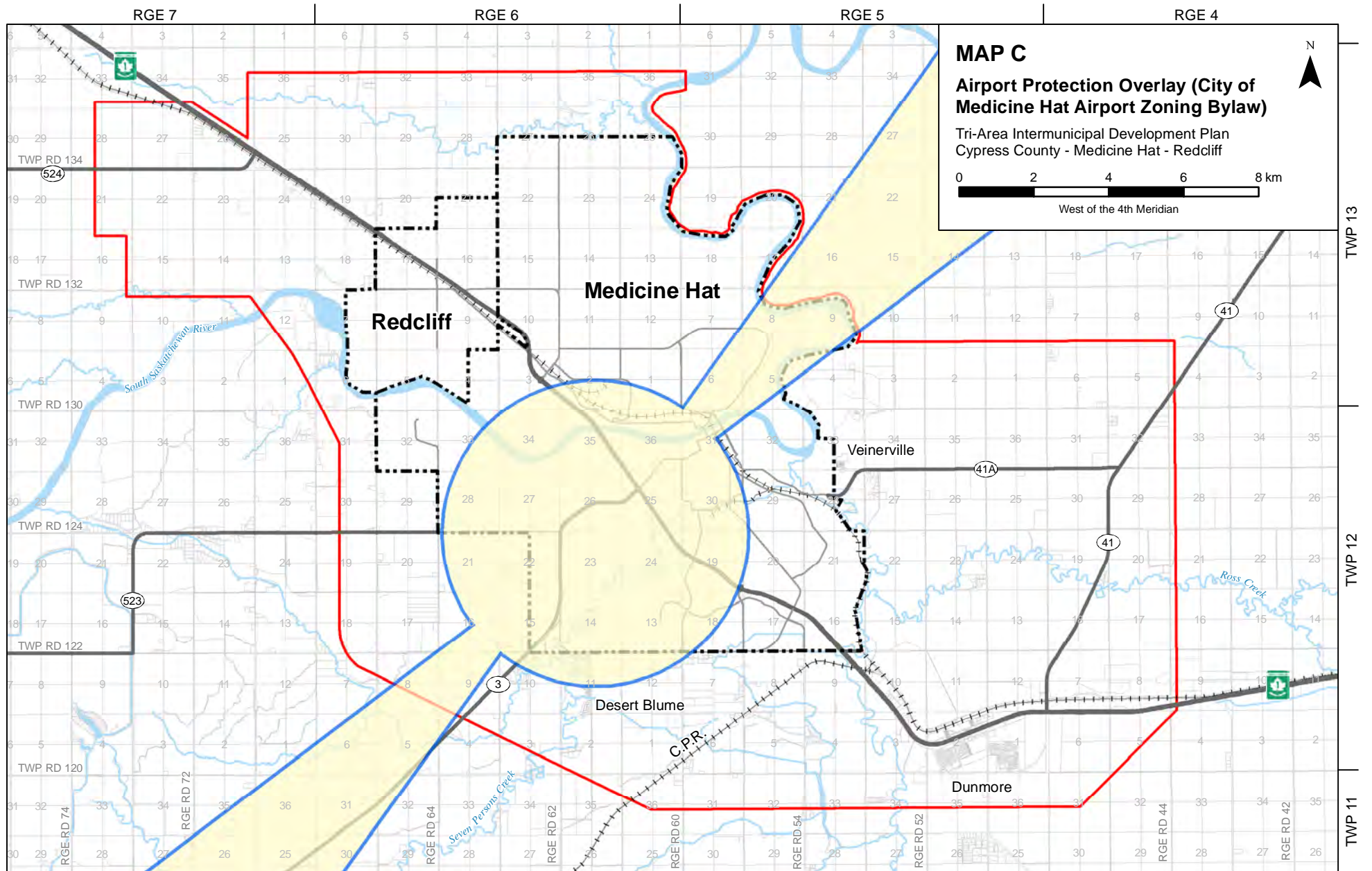
Legend

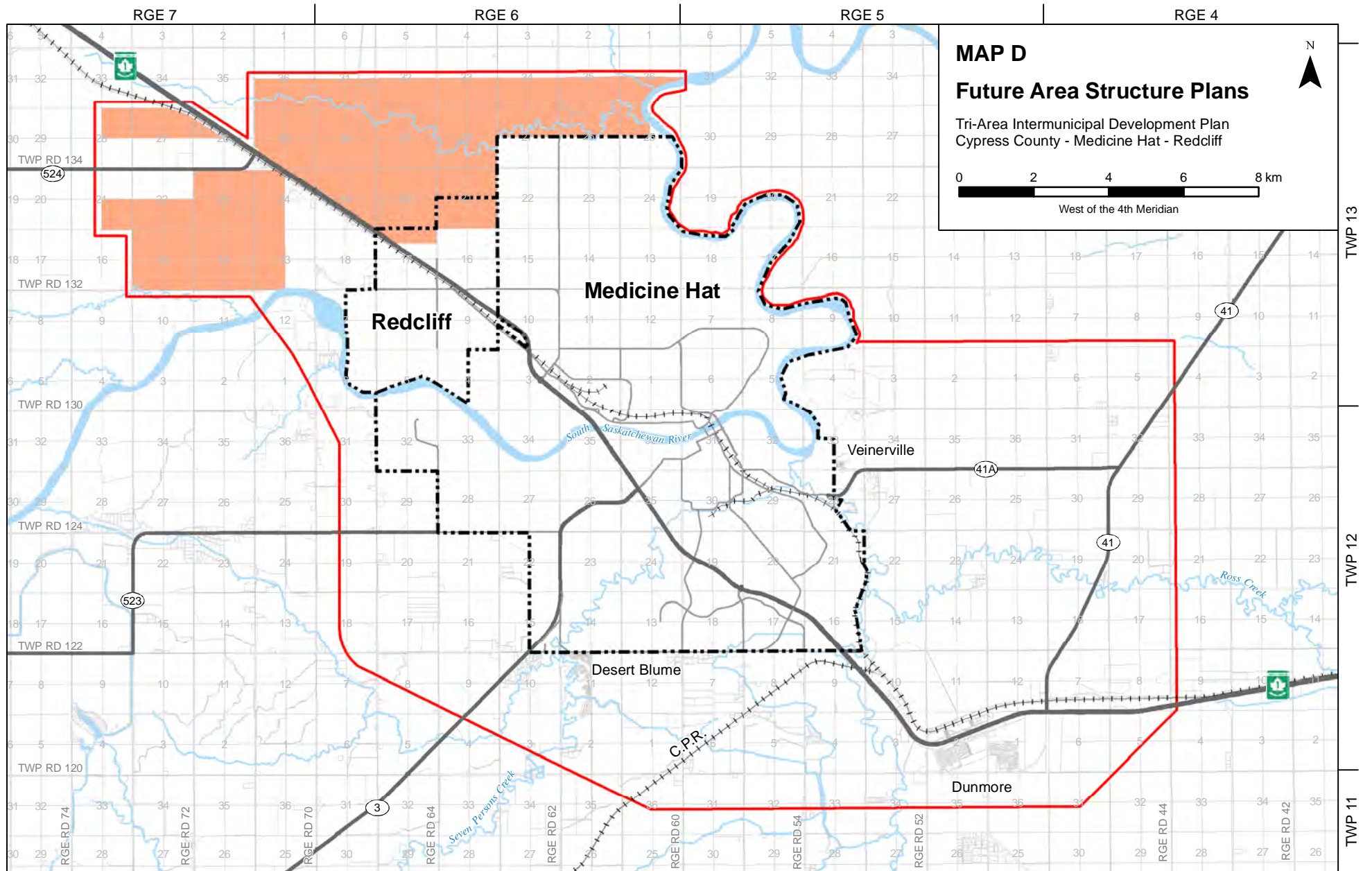
- | | | | | |
|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| IDP Boundary | Potential HWY 1 Realignment | Urban Referral Area | Potential Intermunicipal Trail Link | Potential Serviced Commercial/Industrial Area |
| Municipal Boundary | Potential HWY 41 Realignment | Commercial/Industrial Area | Rural Development Area | |
| Provincial Highway | Potential Interchange | Greenhouse Area | Riparian Protection Area | |
| Urban Arterial | Highway Interchange Overlay | Potential Growth Area | Sand/Gravel Resource Area | |
| Railway Lines | Existing Municipal Infrastructure Interests | Urban Reserve (Redcliff) | Dunmore Urban Services Area | |



Legend

- | | | | |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| IDP Boundary | Railway Lines | Sand and Gravel Extraction Potential | Dunmore Hamlet Boundary (2008) |
| Municipal Boundary | Potential HWY 1 Realignment | Riparian Protection | Potential Served Commercial/Industrial Area |
| Provincial Highway | Potential HWY 41 Realignment | Future Development Potential | |
| Urban Arterial | Potential Interchange | Potential Growth Area | |

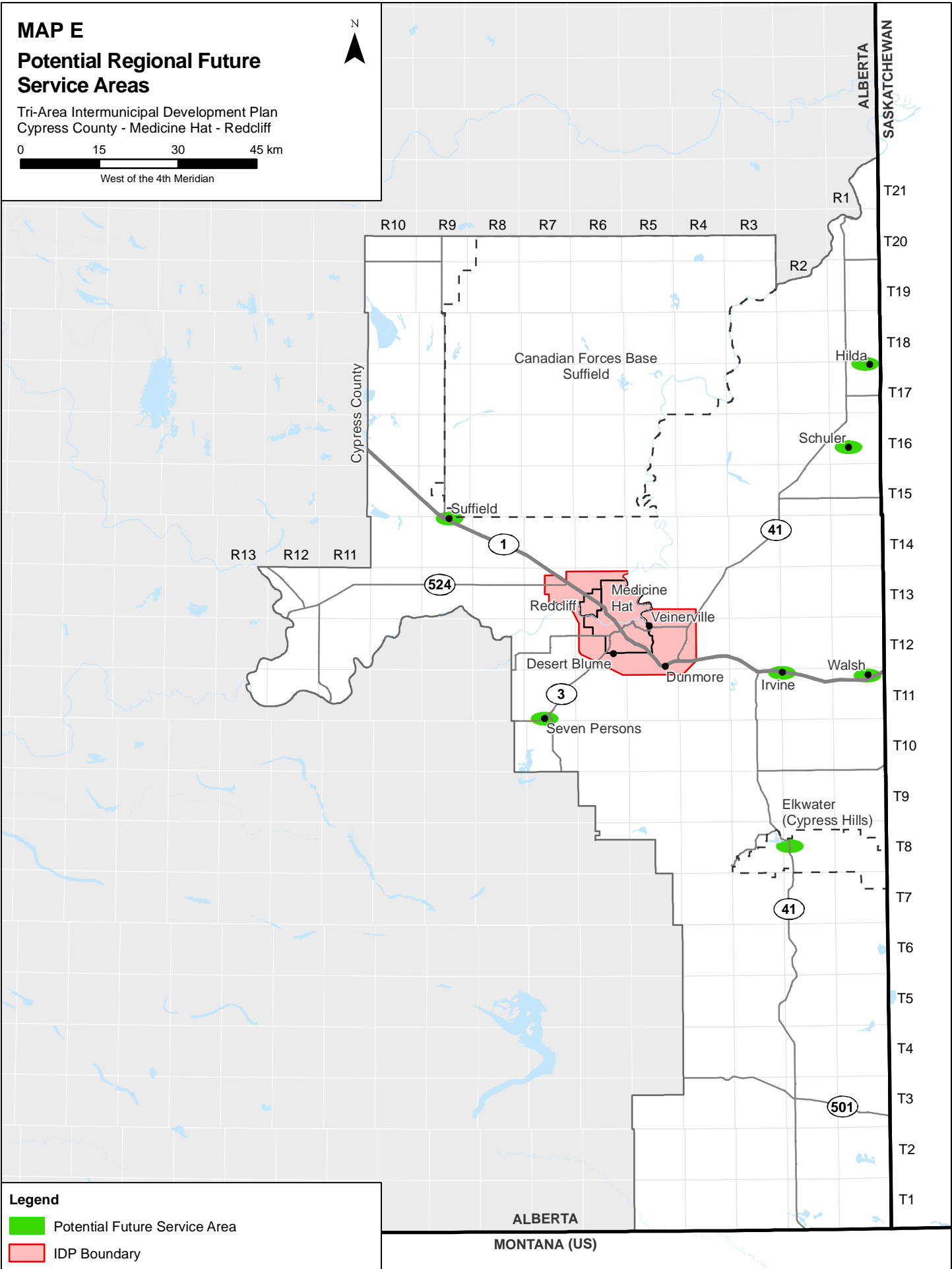
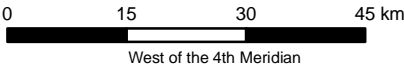




MAP E

Potential Regional Future Service Areas

Tri-Area Intermunicipal Development Plan
Cypress County - Medicine Hat - Redcliff



Legend

- Potential Future Service Area
- IDP Boundary

APPENDICES

APPENDIX A IDP HISTORY

**APPENDIX B SKETCH OF THE LIMITED COUNTRY
RESIDENTIAL SUBDIVISION POLICY**

APPENDIX A

IDP HISTORY

Rural Urban Fringe Plan - In 1992, a Rural Urban Fringe Plan was prepared and passed as a resolution of Council by the Councils of the County, the Town, and the City. The Plan set out advisory policies to address a number of issues, including the placement and operation of Intensive livestock operations (now referred to as CFOs). Many things have changed in the intervening years including transportation pressures, availability of water, development pressures and site-specific issues among the three municipalities.

IDP Steering Committee - In March 2006, the Councils of the three municipalities met and agreed to prepare an IDP. The planning process included a steering committee of elected officials and senior administration. The committee met regularly to review intermunicipal issues and drafts of the plan and administered the public consultation process. The steering committee then recommended a proposed plan for consideration of the three municipal Councils in 2009.

Public consultation process - A draft set of concepts was released for public review in November 2006 and a draft plan was circulated for comment to the public and other agencies in August 2008. During the process, two public meetings were held; one to describe draft IDP concepts and a second meeting to describe a draft IDP. Consultants also conducted in-person and telephone interviews with IDP area landowners in December 2006 to gauge landowner desires with respect to the concept IDP and the IDP process. Direct contact was made with 35 landowners in the area who together held interests in approximately 3,885 hectares (9,600 acres) or approximately 10% of the IDP area. In addition, the steering committee prepared information notifications for affected landowners and municipal websites were created to allow the public to download and review written information and maps relevant to the plan progress. In September 2008, the Steering committee held a public meeting to review the next version of the draft IDP. This resulted in further

presentations on November 27, 2008 by landowners in the County. Thereafter, the steering committee considered the comments and submitted a revised, proposed IDP for consideration by the three Councils.

In 2015-2016, the IDP was reviewed for updating purposes as required under Section 3.8, and to ensure the IDP was in alignment with the Province's adoption of the 2014 SSRP.

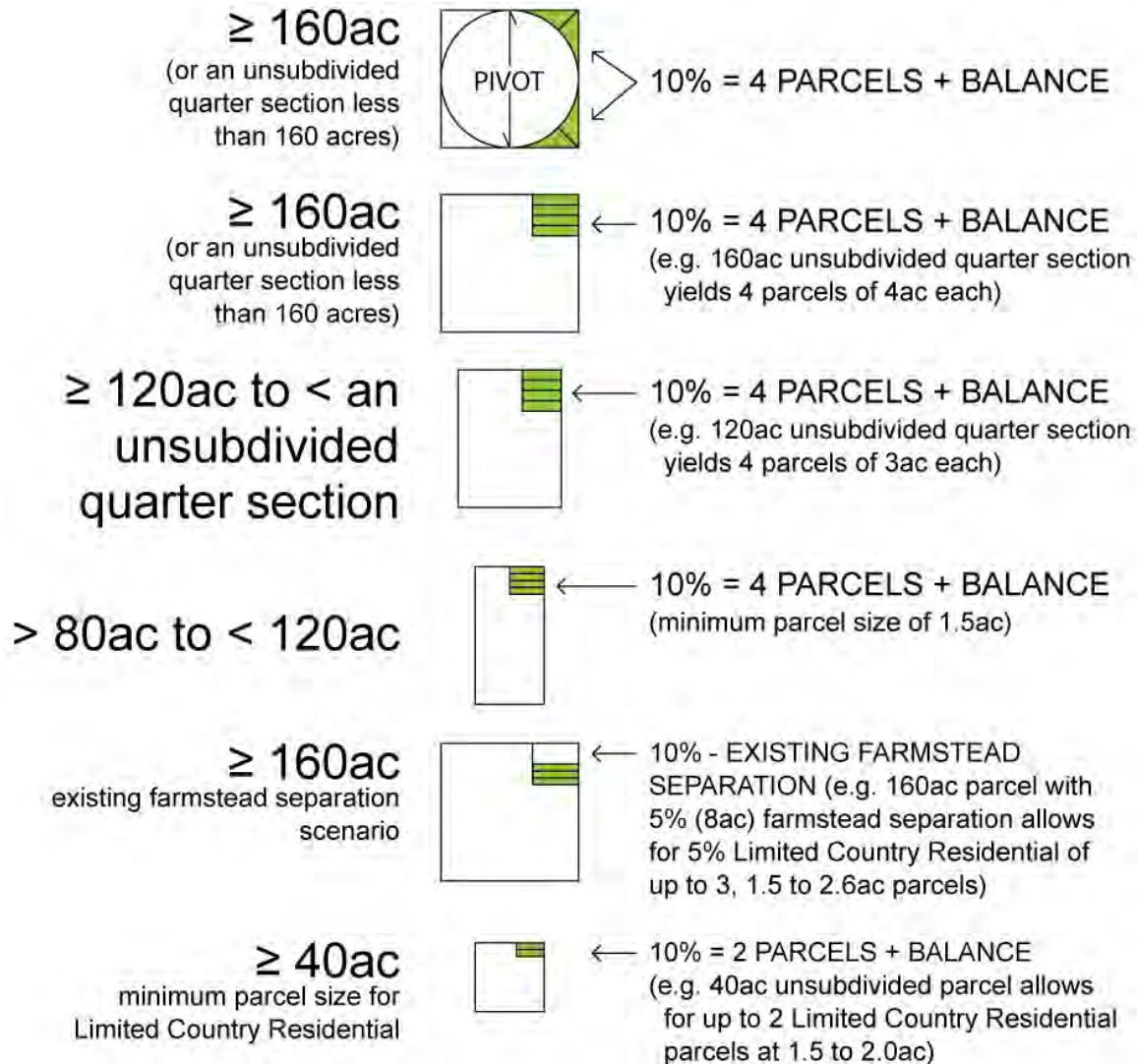
In 2018-2020, the IDP was reviewed and updated for alignment with updates to the MGA and to align with the ICF developed concurrently.

ENACTMENT

The policies contained within this IDP come into force once the Councils of the Town of Redcliff, the City of Medicine Hat and Cypress the County have passed Third Reading to the Bylaw adopting the IDP.

APPENDIX B

LIMITED COUNTRY RESIDENTIAL PARCEL DENSITY POTENTIAL IN THE POTENTIAL GROWTH AREA AND URBAN RESERVE (REDCLIFF) POLICY AREAS OF THE IDP



Note: Subdivision designs are for explanation purposes only. Exact shape and dimensions may vary on each parcel. Examples provided demonstrate maximum parcel sizes available for subdivision.

**TOWN OF REDCLIFF
REQUEST FOR DECISION**

DATE: January 27, 2020

PROPOSED BY: Public Services & Community and Protective Services Departments

TOPIC: PITCH-IN Week April 19-26, 2020

PROPOSAL: Requesting that Council offers free dumping at the landfill to residents delivering yard and household waste during the week of April 19-26, 2020 during National PITCH-IN Week

BACKGROUND:

PITCH-IN week is a commitment made by communities, individuals, families, or community groups to participate in projects that help to improve our environment. In previous years, Council has participated in helping to beautify our community by participating in our community clean-up during PITCH-IN week. Council has also supported the request for free landfill dumping to residents during PITCH-IN week.

During the week, as in previous years, we would like to offer free dumping at the landfill for all Redcliff residents, which would encompass household and yard refuse. Giving each resident the ability to utilize the landfill as often as they need to during the week. Each resident would need to provide proof of residency to ensure they aren't charged for any load he/she brings in. Certain landfill items will still incur a charge such as construction or demolition waste, commercial waste, any waste delivered by a contractor, large quantities of soil or sod, household waste mixed with ineligible waste, hazardous waste, and items that require additional disposal fee's such as appliances. Standard garbage collection schedules will be maintained and if required, an additional garbage bin collection can occur if public services are notified of a full bin. Hours of operation for the landfill will be as posted on the Town's website.

POLICY/LEGISLATION: N/A

STRATEGIC PRIORITIES: N/A

ATTACHMENTS: None

OPTIONS:

1. Support and offer free dumping at the landfill to residents delivering yard and household waste during the week of April 19-26, 2020

RECOMMENDATION:
Option 1

SUGGESTED MOTION(S):

1. Councillor _____ moved that the Town of Redcliff support PITCH-IN week by offering free dumping at the Landfill to residents delivering yard and household waste during the week of April 19-26, 2020.

SUBMITTED BY:



Department Head



Interim Municipal Manager

**TOWN OF REDCLIFF
REQUEST FOR DECISION**

DATE: January 27th, 2020

PROPOSED BY: Community and Protective Services Department

TOPIC: Redcliff Days Street Dance & Concert

PROPOSAL: To consider approving the Special Event Application for a Redcliff Days Street Dance & Concert on June 19, 20, 21, 2020

BACKGROUND:

The intent of Redcliff Days is to offer a variety of activities and events that appeal to local residents and visitors of all ages. Local residents enjoy the festivities, but it also brings visitors from the surrounding area and serves as an unofficial homecoming for family and friends.

As part of this celebration, Chris Czember is requesting permission to host a street dance and concert again this year during Redcliff Days. The activity will require that the street at the 000 block of 3rd Street SE, adjacent to Who's on Third, be blocked off on June 19, 20, 21, 2020.

The event application as submitted by Chris Czember was circulated to Town Departments, adjacent businesses, and the RCMP. The following comments were received:

1. Public Services requested that any road penetrations would need to be repaired at the expense of the special event applicant.
2. RCMP requested that the music stops at 1:30am and the beer gardens closes at 2:00am

The applicant will ensure their Certificate of insurance is current on the event dates. Confirmation of this event will ensure adequate time to arrange for entertainment.

POLICY / LEGISLATION:

Street Bylaw 1824/2016

STRATEGIC PRIORITIES:

n/a

ATTACHMENTS:

- Special Event Application

OPTIONS:

1. Approve the Special Event Application for a Redcliff Days Street Dance and Concert from June 19, 20, 21, 2020 as presented conditional to:
 - a. Public Services requested that any road penetrations would need to be repaired at the expense of the special event applicant.
 - b. RCMP requested that the music stops at 1:30am and the beer gardens closes at 2:00am
2. Request Community and Protective Services to gather further information for the Redcliff Days Street Dance and Concert from June 19, 20, 21, 2020.

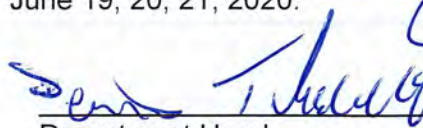
RECOMMENDATION:

Option 1

SUGGESTED MOTION(S):

1. Councillor _____ moved to approve the Special Event Application for a Redcliff Days Street Dance and Concert from June 19, 20, 21, 2020 as presented:
 - a. Public Services requested that any road penetrations would need to be repaired at the expense of the special event applicant.
 - b. RCMP requested that the music stops at 1:30am and the beer gardens closes at 2:00am
2. Councillor _____ moved to request Community and Protective Services to gather further information for the Special Event Application for a Redcliff Days Street Dance and Concert for June 19, 20, 21, 2020.

SUBMITTED BY:



Department Head



Acting Municipal Manager



TOWN OF

REDCLIFF

Community & Protective Services

13 Street NE Box 40
Redcliff, AB T0J 2P0
www.redcliff.ca
T 403.548.3232
F 403.548.6623

SPECIAL EVENT APPLICATION for Parks and Municipal Street Use

APPLICANT INFORMATION:

Name: Whos on 3rd

Title: Whosapalooza

Organization: Redcliff Days

Address: 222 Broadway East

Phone: 403 502 4228

ORGANIZATION SPOKESPERSON:

Please name an individual who can address public inquiries regarding your event (☒ same as applicant)

Name: Chris Czeiber

Title:

Organization:

Address:

Phone:

EVENT DESCRIPTION

Event Name: Whosapalooza

Event Dates and Times (including set up and tear down schedules): June 19-21

Type and Description of Event: Beer Gardens

Beer/Liquor Garden: ☐ No ☒ Yes If yes, additional requirements must be met. Please consult with staff.

Estimated Attendance: 500-600

On-Site Supervisor: Chris Czeiber

Phone: 403 502 4228

INSURANCE

If you are advised that proof of liability insurance is required; you must provide proof that you have in the amount of at least \$2 million must be provided within 10 days of event approval. "The Town of Redcliff" must be named as an "additional insured".

Have you attached confirmation of insurance?

☐ Yes

☒ No

Will proof of insurance be forwarded by insurance provider?

☒ Yes

☐ No

If no, please explain:

Will forward

BARRICADES /TABLES/GARBAGE, etc

Some municipal equipment such as garbage cans; dumpsters; barricades and picnic tables are available for **COMMUNITY EVENTS** but this must be booked a minimum of 2 weeks prior to the event and are subject to availability. (The needs of the municipality will take precedence.) Event organizers must ensure that placement of any event related equipment does not pose any hazard to event participants.

Town of Redcliff supplied: ☒ Yes ☐ No

Number of Barricades required: 8

Other equipment required, please list:

Other Source: ☐ Yes ☒ No

ROAD CLOSURE(S)

Does your event require the closure of any municipal roads. If so, please indicate and clearly label on an attached map/site plan which roads you want to close, and the dates and times required. ☐ No ☒ Yes

****You may be required to have trained flag persons and marshals.****

3rd street closed to south of back Alley
behind Pub.

CONTRACTORS/VENDORS

Event organizers are responsible to ensure that any contractors or vendors participating in the event (i.e. market vendors, traffic flagging companies, etc.) carry adequate liability insurance coverage (\$2 million minimum), or that contractors and vendors are covered under the event organizer's insurance ("Blanket contractual liability").

Are you using contractors (regardless of service)? ☐ Yes ☒ No

If yes, list contractors:

If any vendors are serving food, has the appropriate food service permit been obtained from the health authority? ☒ Yes ☐ No

Have contractors/vendors provided proof of up to date Worker Compensation insurance coverage? ☒ Yes ☐ No

Have contractors/vendors secured adequate liability insurance? ☒ Yes ☐ No

If no, are they covered under the event organizer's insurance? ☐ Yes ☐ No NA

POWER REQUIREMENTS

A deposit of \$125 is required for keys used to access electrical boxes on Municipal property. You must ensure that any placement of electrical cords does not cause a hazard (i.e. extension cords laid across walkways).

For what purpose:

Power source location:

AMPLIFICATION (for what purpose):

Event organizers must ensure noise levels comply with the terms set out in the Municipality's Noise Bylaw

☒ Pre-recorded music

☒ Live band

☐ Speeches

☒ Dancing at site

ENTERTAINMENT

Type: <u>Bands</u>
Stage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Special Requirements:

TENTS /INFLATABLES

If tents/inflatables are being used, they must be properly staked or anchored. You must ensure that anchor points do not pose a tripping hazard.	
Number being used: <u>3-6</u>	Type: <u>Stake Down</u>
Size: <u>Varying</u>	
Staked into ground: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Will cover the cost of</u>
Purpose: <u>Coverage</u>	<u>public works filling holes</u>
Location (mark on site map):	<u>as per previous years</u>

SIGNS and BANNERS

Describe all signage that will be used to direct the public, advertise the event, or publicize a sponsor. Please note that any signage posted to publicize the event may require a separate permit and must be removed following the event.	
<u>Sponsors</u>	
<u>advertising</u>	

FACILITY USE INFORMATION FORM

Town of Redcliff staff will only consider events that provide economic and cultural contributions to both visitors and locals of the community. To better assess your proposal, please provide the following information:

BENEFITS

Describe the main economic and cultural benefits to Redcliff residents and visitors.
<u>500-800 people visiting our event will hopefully</u>
<u>have a spill over effect on other</u>
<u>businesses.</u>

FUNDRAISER

If the event is a fundraiser, please indicate the primary recipient of funds raised:

MUNICIPAL PROPERTY AND FACILITY USE

If applicable, identify the facility or property required and provide a complete description of event. Please note that fees, deposits and use of municipal property is governed by local bylaws and policies.

☐ Lions Park ☐ Legion Memorial Park ☐ River Valley Park ☐ Seniors Centre ☐ Other (please identify)

MAP / SITE PLAN: Attach a map (hand drawn is acceptable) of all areas to be used outlining all proposed event features.

The individual who signs the application is responsible for all aspects of the event, including compliance with Municipal bylaws (copies available on request or from the Town's website; www.redcliff.ca), the conduct and safety of all individuals working or attending the event, clean-up following the event, and any contractors hired to provide a service to the event.

Chris Czenber
Names of Event Applicant (Please print)

Jan 21, 20
Date

[Signature]
Signature of Event Applicant

* The personal information requested on this form is collected for promotional and booking confirmation use, and will only be disclosed within the Freedom of Information Privacy Act. If you have any questions regarding the collections, use or disclosure of the information provided to the Town of Redcliff on this form, please contact (403) 548-3232.

Please forward completed application to:

By mail: Community and Protective Services Department
Town of Redcliff
Box 40; Redcliff, AB; T0J 2P0
In person: 13 Street NE; Redcliff, AB
By Email: cps@redcliff.ca
By Fax: 403-548-6623

RCMP APPROVAL
S/Sgt. S. MAXWELL
NCO i/c Redcliff Det.

[Signature]
Name of Approving Officer (Please print)

2020-01-22
Date

[Signature]
Signature of Approving Officer

COMMUNITY & PROTECTIVE SERVICES APPROVAL

Carla Spampinato
Name of Authorizer Representative (Please print)

January 22, 2020
Date

[Signature]
Signature of Authorizer Representative

Notes: Beer Gardens shall close at 2:00am, Music to stop at 1:30 am.

BYLAW APPROVAL

Derrin Thibault
Name of Approving Officer (Please print)

Jan. 22 2020
Date

Derrin Thibault
Signature of Approving Officer

PUBLIC WORKS APPROVAL

Evan Huberman
Name of Authorizer Representative (Please print)

Jan 22/20
Date

[Signature]
Signature of Authorizer Representative

ADDITIONAL APPROVAL REQUIRED FROM: _____

Name of Authorizer Representative (Please print)

Date

Signature of Authorizer Representative

Notes:

* Public works requires applicant to cover
the cost of public works filling holes made
by tent pegs as previous years.

*



Washroom Facilities

Fencing
Bar

Stage



TOWN OF

REDCLIFF

13 Street NE Box 40
Redcliff, AB T0J 2P0
www.redcliff.ca
T 403.548.3232
F 403.548.6623

Community & Protective Services

* Backup location App.

SPECIAL EVENT APPLICATION for Parks and Municipal Street Use

APPLICANT INFORMATION:	ORGANIZATION SPOKESPERSON:
Name: Who's on 3rd	Name: Please name an individual who can address public inquiries regarding your event (<input type="checkbox"/> same as applicant)
Title: Who's Palooza	Title:
Organization: Redcliff Days	Organization:
Address: 222 Broadway Ave East	Address:
Phone: 403 502 4228	Phone:

EVENT DESCRIPTION

Event Name:	June 18-21 Who's Palooza
Event Dates and Times (including set up and tear down schedules):	June 19-21
Type and Description of Event:	Beer Gardens / Concert
Beer/Liquor Garden:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If <u>yes</u> , additional requirements must be met. Please consult with staff.
Estimated Attendance:	500-600
On-Site Supervisor:	Chris Cramer Phone: 403 502 4228

INSURANCE

If you are advised that proof of liability insurance is required; you must provide proof that you have in the amount of at least \$2 million must be provided within 10 days of event approval. "The Town of Redcliff" must be named as an "additional insured".	
Have you attached confirmation of insurance?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will proof of insurance be forwarded by insurance provider?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If <u>no</u> , please explain: will forward	

BARRICADES /TABLES/GARBAGE, etc

Some municipal equipment such as garbage cans; dumpsters; barricades and picnic tables are available for **COMMUNITY EVENTS** but this must be booked a minimum of 2 weeks prior to the event and are subject to availability. (The needs of the municipality will take precedence.) Event organizers must ensure that placement of any event related equipment does not pose any hazard to event participants.

Town of Redcliff supplied: ☐ Yes ☐ No

Number of Barricades required:

Other equipment required, please list:

Other Source: ☐ Yes ☐ No

ROAD CLOSURE(S)

Does your event require the closure of any municipal roads. If so, please indicate and clearly label on an attached map/site plan which roads you want to close, and the dates and times required. ☐ No ☐ Yes

****You may be required to have trained flag persons and marshals.****

CONTRACTORS/VENDORS

Event organizers are responsible to ensure that any contractors or vendors participating in the event (i.e. market vendors, traffic flagging companies, etc.) carry adequate liability insurance coverage (\$2 million minimum), or that contractors and vendors are covered under the event organizer's insurance ("Blanket contractual liability").

Are you using contractors (regardless of service)? ☐ Yes ☒ No

If yes, list contractors:

If any vendors are serving food, has the appropriate food service permit been obtained from the health authority? ☐ Yes ☐ No

Have contractors/vendors provided proof of up to date Worker Compensation insurance coverage? ☐ Yes ☐ No

Have contractors/vendors secured adequate liability insurance ? ☐ Yes ☐ No

If no, are they covered under the event organizer's insurance? ☐ Yes ☐ No

POWER REQUIREMENTS

A deposit of \$125 is required for keys used to access electrical boxes on Municipal property. You must ensure that any placement of electrical cords does not cause a hazard (i.e. extension cords laid across walkways).

For what purpose:

Power source location:

AMPLIFICATION (for what purpose):

Event organizers must ensure noise levels comply with the terms set out in the Municipality's Noise Bylaw

☒ Pre-recorded music

☒ Live band

☐ Speeches

☒ Dancing at site

See attached application.

ENTERTAINMENT

Type:	see attached
Stage: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Special Requirements:	

TENTS /INFLATABLES

If tents/inflatables are being used, they must be properly staked or anchored. You must ensure that anchor points do not pose a tripping hazard.	
Number being used:	Type:
Size:	
Staked into ground: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Purpose:	
Location (mark on site map):	

SIGNS and BANNERS

Describe all signage that will be used to direct the public, advertise the event, or publicize a sponsor. Please note that any signage posted to publicize the event may require a separate permit and must be removed following the event.	
See attached	Sign

FACILITY USE INFORMATION FORM

Town of Redcliff staff will only consider events that provide economic and cultural contributions to both visitors and locals of the community. To better assess your proposal, please provide the following information:

BENEFITS

Describe the main economic and cultural benefits to Redcliff residents and visitors.
See attached

FUNDRAISER

If the event is a fundraiser, please indicate the primary recipient of funds raised:

MUNICIPAL PROPERTY AND FACILITY USE

If applicable, identify the facility or property required and provide a complete description of event. Please note that fees, deposits and use of municipal property is governed by local bylaws and policies.

☐ Lions Park ☐ Legion Memorial Park ☐ River Valley Park ☐ Seniors Centre ☐ Other (please identify)

MAP / SITE PLAN: Attach a map (hand drawn is acceptable) of all areas to be used outlining all proposed event features.

The individual who signs the application is responsible for all aspects of the event, including compliance with Municipal bylaws (copies available on request or from the Town's website; www.redcliff.ca), the conduct and safety of all individuals working or attending the event, clean-up following the event, and any contractors hired to provide a service to the event.

Chris Czember
Names of Event Applicant (Please print)

Jan 21, 20
Date

[Signature]
Signature of Event Applicant

* The personal information requested on this form is collected for promotional and booking confirmation use, and will only be disclosed within the Freedom of Information Privacy Act. If you have any questions regarding the collections, use or disclosure of the information provided to the Town of Redcliff on this form, please contact (403) 548-3232.

Please forward completed application to:

By mail: Community and Protective Services Department
Town of Redcliff
Box 40; Redcliff, AB; T0J 2P0
In person: 13 Street NE; Redcliff, AB
By Email: cps@redcliff.ca
By Fax: 403-548-6623

RCMP APPROVAL
S/Sgt. S. MAXWELL
NCO i/c Redcliff Det.

Name of Approving Officer (Please print)

2020-01-22
Date

[Signature]
Signature of Approving Officer

COMMUNITY & PROTECTIVE SERVICES APPROVAL

Carla Spampinato
Name of Authorizer Representative (Please print)

January 22 - 2020
Date

[Signature]
Signature of Authorizer Representative

Notes: Beer Gardens shall close at 2:00 am, Music to stop at 1:30 am.

BYLAW APPROVAL

Derrin Thibault

Name of Approving Officer (Please print)

Jan 27 2020

Date

Derrin Thibault

Signature of Approving Officer

PUBLIC WORKS APPROVAL N/A.

Name of Authorizer Representative (Please print)

Date

Signature of Authorizer Representative

ADDITIONAL APPROVAL REQUIRED FROM: _____

Name of Authorizer Representative (Please print)

Date

Signature of Authorizer Representative

Notes:

January 10, 2020

Dear Municipal Elected Officials and Leaders

Re: Legalization of Edibles, Extracts and Topicals (EET) - Information for Municipalities

I am pleased to provide you with the attached resource titled: *Phase Two of Cannabis Legalization - Edibles, Extracts and Topicals, Public Health Information for Municipalities*. Phase 2 of the federal government plan to legalize and regulate Edibles, Extracts and Topical (EET) forms of cannabis began on October 17, 2019, when the Cannabis Act was amended. Legal EET products are expected to be available in regulated cannabis retail stores by mid-January 2020. The legalization of EETs, three new and/or expanded classes of cannabis products, will have an impact on your existing local bylaws regarding consumption of cannabis in public places.

Alberta Health Services (AHS) advises that a precautionary approach be taken to minimize substance use harms and unintended consequences. This approach recognizes that it is easier to relax or remove restrictions at a later date than to tighten them after decisions have been announced, bylaws have been enacted, and investments have been made. This precautionary approach is consistent with the recommendations of the Federal Task Force on the Legalization and Regulation of Cannabis (Government of Canada, 2016). It applies the wisdom and lessons learned from alcohol and tobacco policy, which is to begin with more restrictive regulations and ease restrictions only as evidence becomes available.

AHS has developed the attached resource for municipalities to provide relevant information to assist in developing or revising local bylaws. This document outlines how EET may impact local regulations and how you can use this opportunity to strengthen or create new bylaws, based on a public health approach. It addresses consumption in public places, medical exemptions, multi-unit housing and festivals.

The location, method and accumulated volume of cannabis consumption can create a number of concerns, including increased youth access and increased normalization among youth due to increased visibility and exposure. Public consumption bylaws have the potential to protect the community and its citizens. Effective regulation, as identified in the intent behind federal legalization, supports federal and provincial goals to keep cannabis out of the hands of youth and to protect public health and safety.

AHS recognizes municipalities as important partners in public health. If you would like more information or support as you and your Council consider the impact of EET on your local bylaws, please feel free to contact me directly.

Sincerely,



Shobhit Maruti, MD, MPH, FRCPC, DABPM
Medical Officer of Health, South Zone
Alberta Health Services

Attached: Phase Two of Cannabis Legalization - Edibles, Extracts and Topicals, Public Health Information for Municipalities

Phase 2 of Cannabis Legalization – Edibles, Extracts and Topicals

PUBLIC HEALTH INFORMATION FOR MUNICIPALITIES

Alberta Health Services (AHS) recognizes that municipalities have options for their cannabis-related bylaws now that Edibles, Extracts and Topicals are included in the federal Cannabis Act. To assist in making these complex decisions, AHS encourages municipalities to consider social and health harms. Overall, because we know so little about the impacts of cannabis on the health of communities and Albertans, we support a more restrictive environment until a larger body of research can tell us more. **In this document you will find information about the public health approach to public consumption that addresses multi-unit housing, vaping, medical exemptions, and festivals.**

PUBLIC CONSUMPTION

Restricting consumption of cannabis in public places sets up a regulatory environment that can help achieve the federal and provincial objectives of legalization, which include: protecting public health, restricting youth access, and protecting safety on roads, and in workplaces and public spaces.

ALBERTA HEALTH SERVICES ADVISES MUNICIPALITIES TO RESTRICT CONSUMPTION IN PUBLIC PLACES (INDOORS AND OUTDOORS) COMPLETELY

What does a complete restriction mean?

- It means cannabis consumption is prohibited in public places, limiting use to private residences only, for:
 - Combustibles (smoking/vaping/dabbing)
 - Edibles (beverages/food)
 - Extracts (sprays/capsules/ high potency concentrates)
- It means the protective measures that society has worked diligently for years to put in place for alcohol and tobacco will be the minimum for cannabis. This approach recognizes the decades of lessons learned from other intoxicating substances.

AHS recognizes there are special considerations related to multi-unit housing, medical users and festivals. We have provided additional information about these issues on the following page.

**SUBSTANCE USE COSTS
ALBERTANS \$5.5 BILLION PER
YEAR OR \$1,332 PER PERSON
PER YEAR REGARDLESS OF AGE.¹**

Best practices in substance use help to reduce these costs and harms.

Why restrict public consumption?

- Restricting public consumption helps to limit public intoxication and reduce health and social harms in the community. This is best achieved through policy.
 - The Netherlands found less restrictive regulations caused health and social issues and are now implementing more restrictive regulations, including closing "coffee shops".²
- Occupational Health & Safety regulates both alcohol and cannabis (intoxicating substances) in the workplace to prevent workplace harms.^{3,4} In addition, public policies regulate alcohol consumption in public places to prevent harms. Restricting cannabis consumption in public places aligns with alcohol restrictions and mirrors the Occupational Health and Safety approach.
- It aligns with alcohol regulations. This means open bottles/cans of either cannabis or alcoholic beverages would not be allowed in public spaces.⁵ This helps to prevent an increase of cannabis and alcohol-related harms and associated costs.
 - While there may be practical challenges to regulation enforcement (e.g., proof edibles contain cannabis), having regulations in place supports public health and safety.
- It prevents harm from second-hand cannabis smoke/vapour.^{6, 7, 8, 9, 10, 11}
- Children tend to copy what they observe and are influenced by the normality of any type of smoking behavior around them. Thus public consumption risks increasing cannabis use and associated harms.¹¹
- All jurisdictions that have legalized cannabis advise starting with stricter regulations.¹²
- In all U.S. legalized states, decision makers banned public consumption at onset.

SPECIFIC CONSIDERATIONS IMPACTING PUBLIC CONSUMPTION DECISIONS

MULTI-UNIT HOUSING RESIDENTS

If cannabis consumption is only allowed in private units/residences, some of which have no-smoking/vaping rules, does this disadvantage multi-unit housing residents' ability to consume cannabis?

- All residents have the option of consuming other forms of cannabis in their private units, such as: edibles, drinks, capsules, sprays, or tinctures.
- As with tobacco, multi-unit housing complexes are advised to have smoke-free and vape-free indoor spaces and provide outdoor designated areas on common property for smoked or vaped products, five or more meters away from doors, windows and fresh-air intakes. If the complex is not smoke free, residents can request designated outdoor smoking and vaping areas to ensure the health and safety of all residents.

What if residents want the fast-acting effects that smoking/vaping cannabis provides?

- There are alternative products that have similar effects without the harmful effects of second-hand smoke or vapour.
- Residents can use outdoor designated consumption areas as recommended above.

FESTIVALS

Should festivals allow public consumption in the form of "cannabis gardens" (similar to beer gardens)?

- The most protective option and best way to reduce short and long-term health and social harms is to not allow cannabis gardens, because:
 - It normalizes consumption. Normalization means that a behavior or activity becomes a 'normal part' of leisure and lifestyle and is no longer considered potentially harmful. The more often use is normalized and permitted, particularly in public spaces, the greater the risk of health and social harms to communities.
 - Children tend to copy what they observe and normalizing smoking behaviour is of particular concern. As seen with alcohol and tobacco, normalization leads to increases in rates of use, including associated harms.
 - Of potential noise and nuisance complaints. For example, the City of Hague, Netherlands now restricts public consumption because of the many complaints from residents and visitors regarding smell and noise.² The Calgary Stampede has designated their event as family friendly, by banning on-site consumption.¹⁶ The Vancouver Park Board has banned 4/20 events because of the negative impact on residents, parks and facilities.¹⁷
- There may be liability for festival organizers due to risk of harm related to intoxication.

Since people will smoke/vape in the general festival space anyway, wouldn't having a designated space for smoking/vaping be a better option?

- The most protective option for the public is to prohibit public consumption.
- AHS, in collaboration with municipalities, will review and monitor harms over time. Recommendations and practices could shift as we learn more.

VAPING

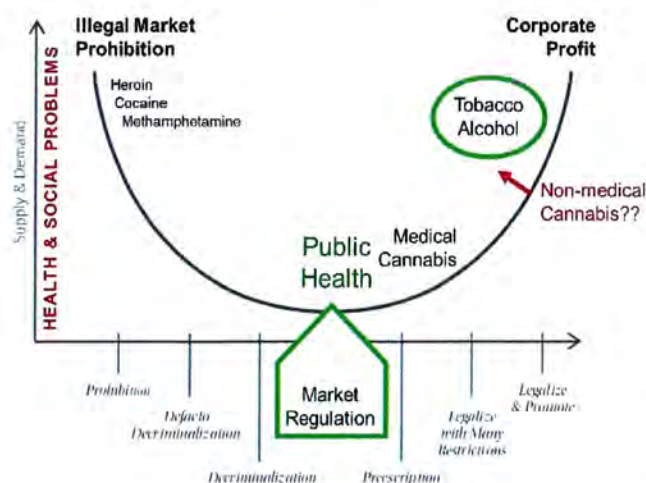
Is vaping a safer form of consumption?

- Vaping is not without risks and the health impacts are not fully understood. Vaping may also result in more frequent use and use of higher THC products.¹³
- Harms related to vaping may include severe lung disease, however at the time of this writing not enough is known about these emerging cases to understand the cause or full extent of the risks and harm.
- There is no evidence that second-hand exposure to vapour is safe, thus a precautionary approach is advised.

MEDICAL EXEMPTIONS ARE REQUIRED

- There are many different forms of cannabis products that medical users can choose from, particularly that do not involve smoking or vaping of the product.
- The Canadian Medical Association does not support combustible products as initial prescribed product for medical purposes, as alternative forms are available that minimize health risks to the patient and second hand exposure risks to those around them.¹⁵

WHAT IS A PUBLIC HEALTH APPROACH TO CANNABIS LEGALIZATION?



A public health approach strives to maximize benefits and minimize harms of substances, promote the health of all individuals of a population, decrease negative impacts on vulnerable populations, and ensure harms from interventions and legislation are not disproportionate to harms from the substances themselves.⁷ Key considerations when developing bylaws and the practices that support them include:

- Taking a precautionary approach with stricter regulations to reduce health and social problems over time.
- Begin with a more restrictive framework and ease restrictions as evidence becomes available.
- Regulations allow for enforcement when needed and are not intended to shift burden of legalization to marginalized groups. Controls and education can be put in place to ensure an equitable approach to enforcement.

**FOR MORE INFORMATION PLEASE CONTACT YOUR LOCAL MEDICAL OFFICER OF HEALTH.
MOH.SOUTH@AHS.CA**

REFERENCES

- 1 Canadian Substance Use Costs and Harms Scientific Working Group. (2018). *Canadian substance use costs and harms in the provinces and territories (2007-2014)*. Prepared by the Canadian Institute for Substance Use Research and the Canadian Centre on Substance Use and Addiction. Ottawa, Ont.: Canadian Centre on Substance Use and Addiction.
- 2 The Hague, Ban on Smoking Cannabis, available online <https://www.denhaag.nl/en/general/ban-on-smoking-cannabis.htm>
- 3 Government of Alberta, (2019). Impairment in the workplace. Information for employers and workers on how to recognize and respond to impairment in the workplace. Available online: <https://www.alberta.ca/impairment-workplace.aspx>
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- 6 Chief Medical Officers of Health of Canada & Urban Public Health Network. (2016). *Public health perspectives on cannabis policy and regulation*. Available from <http://uphn.ca/wp-content/uploads/2016/10/Chief-MOH-UPHN-Cannabis-Perspectives-Final-Sept-26-2016.pdf>
- 7 Cone E., Bigelow G., and Herrmann E., et al. (2011) Non Smoker exposure to Secondhand cannabis Smoke. III Oral Fluid and Blood Drug Concentrations and Corresponding Subjective Effects. *Journal of Analytical Toxicology*, 39(7), 497-509
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- 15 Allan, G.M., Ramji, J., Perry, D., et al. (2018). Simplified guidelines for prescribing medical cannabinoids in primary care. *Canadian Family Physician*. 64 (2) 111-120
- 16 Nickel, R., Williams, N., (2019). Cannabis banned at first Calgary Stampede since legalization. *Global News*, July 5, 2019. Available online: <https://globalnews.ca/news/5466568/calgary-stampede-cannabis-ban/>
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THE ALBERTA ORDER OF EXCELLENCE

RECEIVED

JAN 21 2020

TOWN OF REDCLIFF

January 10, 2020

*His Worship Dwight Kilpatrick
Town of Redcliff
PO Box 40
Redcliff AB T0J 2P0*

Dear His Worship Kilpatrick,

The Alberta Order of Excellence is the highest honour the Province of Alberta can bestow on a citizen of this province. The membership of the Order reflects a true diversity of strengths, ideas and fields of endeavor and yet all members have one thing in common. They are united in their understanding that caring and committed individuals can and do make a difference in the strength of our communities, in the quality of life enjoyed by Albertans and in the benefits Canada has to offer the world.

Because of your position, I trust that you might know a remarkable Albertan who has made significant contributions to the lives of other Albertans and deserves to be considered for this honour. If so, I encourage you to nominate them for 2020. Nominees must be Canadian citizens, live in Alberta and have made a significant contribution provincially, nationally or internationally.

More information and nomination forms are available on our website at www.lieutenantgovernor.ab.ca/aoe. The deadline for submission is Friday, February 15, 2020.

Sincerely,

*Andrew C.L. Sims
Chair*

*Facebook: @AlbertaOrderofExcellence
Twitter: @AOEalberta*



COUNCIL IMPORTANT MEETINGS AND EVENTS

Date	Meeting / Event	Where / Information
February 10, 2020	Council Meeting	Town Hall Council Chambers 7:00 p.m.
February 17, 2020	Statutory Holiday Family Day Town Office Closed	
February 24, 2020	Council Meeting	Town Hall Council Chambers 7:00 p.m.
February 27, 2020	Joint Council IDP Public Hearing	Esplanade Arts & Heritage Centre 6:30 p.m.