

**CLEARWATER COUNTY
COUNCIL AGENDA
May 13, 2014
9:00 A.M.
Council Chambers
4340 – 47 Avenue, Rocky Mountain House AB**

**9:30 A.M. Delegation: Darryl Park, Diamond J Industries Ltd.
10:00 A.M. Delegation: Larry & Terri Cameron, Prairie Creek Inn**

A. CALL TO ORDER

B. AGENDA ADOPTION

C. CONFIRMATION OF MINUTES

1. April 22, 2014 Regular Meeting Minutes

D. CORPORATE SERVICES

1. Westview Lodge Financial Statements
2. Westview Lodge Requisition

E. COMMUNITY & PROTECTIVE SERVICES

1. 9:30 A.M. Delegation: Darryl Park, Diamond J Industries Ltd.
Dura Enviro Spray System

F. PLANNING

1. 10:00 A.M. Delegation: Larry & Terri Cameron, Prairie Creek Inn
Bylaw 987/14 LUA First Reading
2. North Saskatchewan Regional Plan Phase 1 Consultations

G. INFORMATION

1. CAO's Report
2. Public Works Director's Report
3. Accounts Payable Listing
4. Central Alberta Association of Municipal Districts & Counties 2014 Zone Golf Tournament

H. ADJOURNMENT

TABLED ITEMS

Date **Item, Reason and Status**

04/10/12

Arbutus Hall Funding Request

- To allow applicant to provide a complete capital projects plan.

STATUS: Pending Information, Community and Protective Services



Agenda Item

Project: Westview Lodge Audited Financial Statements	
Presentation Date: May 13, 2014	
Department: Corporate Services	Author: Rudy Huisman
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area:	Goal:
Legislative Direction: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input type="checkbox"/> County Bylaw or Policy (cite) _____	
Attachments: 1) Rocky Senior Housing Council 2014 Municipal Requisitions	
2) 2013 Audited Financial Statements Rocky Senior Housing Council – Westview Lodge;	
Recommendation: Council accepts the audited financial statements for information.	
Background: Administration has received copies of the audited financial statements for the Rocky Senior Housing Council, Westview Lodge for 2013 and the requisition for calendar year 2014. The Statement of Operations for 2013 indicates a net deficit before capital items of \$114,032 which is an improvement over 2012 of about \$55,000. This improvement appears to be structural. While operating, maintenance and administration expenses all increased, as a result of operating the new facility, rental revenue showed significant growth which more than offset the increase in expenses. Council approved the 2014 requisition when it gave third reading to the Tax Bylaw at its regular meeting of April 22, 2014. The requisition for operations in 2014 increased by 3% over 2013. This increase may not be sufficient to avoid an operating deficit in 2014. As explained in the next item, the Rocky Senior Housing Council has also requisitioned the capital shortfall in the construction of Westview Lodge.	

**Westview Lodge
Rocky Senior Housing Council
2014 Municipal Requisitions**

Total Equalized Assessment

Clearwater County	\$6,406,206,075
Town of Rocky Mountain House	\$ 709,766,646
Village of Caroline	<u>\$ 35,177,111</u>
Total	\$7,151,149,832

Municipal Requisitions:

Clearwater County $\frac{6,406,206,075}{7,151,149,832} \times 538,175 = \$482,113$

Clearwater County portion of capital shortfall requisition:

$\frac{6,406,206,074}{7,151,149,832} \times 400,000 = \underline{\$358,332}$

Total Request for Clearwater County: \$840,445

Town of Rocky Mountain House $\frac{709,766,646}{7,151,149,832} \times 538,175 = \$ 53,415$

Town of Rocky Mountain House portion of capital shortfall requisition:

$\frac{709,766,646}{7,151,149,832} \times 400,000 = \underline{\$39,710}$

Total Request for Town of Rocky Mountain House \$93,125

Village of Caroline $\frac{35,177,111}{7,151,149,832} \times 538,175 = \$ 2,647$

Village of Caroline portion of capital shortfall requisition:

$\frac{35,177,111}{7,151,149,832} \times 400,000 = \underline{\$1,968}$

**Total Request for Village of Caroline for capital shortfall requisition:
\$4,615**

2014 Requisition:	\$538,175
2014 Capital Project Shortfall Requisition	<u>\$400,000</u>
TOTAL	\$938,175

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

FINANCIAL STATEMENTS

DECEMBER 31, 2013



WADE NOBLE & PARTNERS LLP

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 *J. R. WADE, B. COMM., CGA, CA
 *B. D. MAYER, B. MGMT., CA

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INDEPENDENT AUDITORS' REPORT

To The Board of Directors
 Rocky Senior Housing Council - Westview Lodge

Report on the Financial Statements

We have audited the financial position of Rocky Senior Housing Council Westview Lodge as at December 31, 2013 and the statements of operations, cash flows, changes in net assets for the year then ended, as well as the summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

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

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian auditing standards. These standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Basis for Qualified Opinion

In common with many charitable organizations, the Lodge derives revenue from donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the organization and we were not able to determine whether any adjustments might be necessary to donation revenue, surplus (deficit), and net assets.

Qualified Opinion

In our opinion, except for the effect of adjustments, if any, which we might have determined to be necessary had we been able to satisfy ourselves concerning the completeness of the donations referred to in the Basis for Qualified Opinion paragraph, these financial statements present fairly, in all material respects, the financial position of the Lodge as at December 31, 2013 and the results of its operations, cash flows and net assets for the year then ended in accordance with Canadian accounting standards for not for profit organizations.

Wade Noble & Partners LLP
 Chartered Accountants

Rocky Mountain House, Alberta
 March 17, 2014

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**FINANCIAL POSITION
DECEMBER 31, 2013**

	2013	2012
ASSETS		
CURRENT ASSETS		
Cash	\$ 208,745	\$ -
Restricted cash (Note 3)	-	88,733
Amounts receivable (Note 6)	332,217	968,708
Inventories	18,086	18,086
Prepaid expenses	<u>14,847</u>	<u>10,177</u>
	<u>573,895</u>	<u>1,085,704</u>
TERM DEPOSITS (Note 5)	<u>150,725</u>	<u>150,000</u>
CAPITAL ASSETS (Note 7)	<u>12,118,847</u>	<u>11,375,884</u>
	<u>\$ 12,843,467</u>	<u>\$ 12,611,588</u>
LIABILITIES		
CURRENT LIABILITIES		
Bank indebtedness	\$ -	\$ 22,436
Amounts payable (Note 8)	768,641	195,309
Wages payable	79,280	58,943
Deferred revenue	<u>216,900</u>	<u>-</u>
	<u>1,064,821</u>	<u>276,688</u>
CAPITAL CONTRIBUTIONS		
- RESTRICTED (Note 9)	<u>11,585,995</u>	<u>12,006,497</u>
TOTAL LIABILITIES	<u>12,650,816</u>	<u>12,283,185</u>
COMMITMENTS AND CONTINGENCIES (Note 15)		
NET ASSETS		
UNRESTRICTED NET ASSETS	42,651	178,403
INTERNALLY RESTRICTED NET ASSETS (Note 10)		
BUS REPLACEMENT RESERVE	50,000	50,000
GENERAL RESERVE	<u>100,000</u>	<u>100,000</u>
	<u>192,651</u>	<u>328,403</u>
	<u>\$ 12,843,467</u>	<u>\$ 12,611,588</u>

ON BEHALF OF THE BOARD:

Phillips M. Smith Director

April 16, 2014 Date

See accompanying notes to the financial statements

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2013**

	2013	2012
REVENUE		
Rental revenue	\$1,182,396	\$ 864,990
Interest earned	3,478	7,774
Administration allocation	139,901	181,562
Non-resident meals	20,914	22,012
Laundry	34,529	27,842
Utilities recovered	17,971	1,320
Donations	2,312	7,600
Sundry	<u>69</u>	<u>2,356</u>
	<u>1,401,570</u>	<u>1,115,456</u>
EXPENSES		
Operating - Schedule 1	1,638,275	1,483,687
Maintenance - Schedule 2	305,425	256,809
Administration - Schedule 3	<u>285,818</u>	<u>257,520</u>
	<u>2,229,518</u>	<u>1,998,016</u>
	(827,948)	(882,560)
Bus Operations - Schedule 4	<u>4,015</u>	<u>4,872</u>
DEFICIT BEFORE REQUISITIONS AND LODGE ASSISTANCE PROGRAM	(823,933)	(877,688)
Requisitions (Note 11)	489,250	475,000
Grants and Lodge Assistance Program	<u>220,651</u>	<u>233,901</u>
SURPLUS (DEFICIT) BEFORE CAPITAL ITEMS	(114,032)	(168,787)
Building Write Down	-	(24,821)
Building Demolition Expense	(101,834)	(286,080)
Amortization of Capital Assets	(342,979)	(213,849)
Amortization of Capital Contributions	<u>423,093</u>	<u>483,976</u>
SURPLUS (DEFICIT)	\$ <u>(135,752)</u>	\$ <u>(209,561)</u>

See accompanying notes to the financial statements

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2013**

	2013	2012
OPERATING ACTIVITIES		
Surplus (deficit)	\$ (135,752)	\$ (209,561)
Add (deduct) non-cash items:		
Amortization of capital assets	342,979	213,849
Amortization of capital contributions	(423,093)	(483,976)
Write down of capital assets	<u>-</u>	<u>24,821</u>
	<u>(215,866)</u>	<u>(454,867)</u>
 Net changes in non-cash working capital	 <u>1,442,389</u>	 <u>276,441</u>
Cash from (used for) operating activities	<u>1,226,523</u>	<u>(178,426)</u>
FINANCING ACTIVITIES		
Capital contributions - restricted	<u>2,592</u>	<u>745,658</u>
Cash from (used for) financing activities	<u>2,592</u>	<u>745,658</u>
INVESTMENT ACTIVITIES		
Purchase of long term deposit	(725)	(150,000)
Purchase of capital assets	(1,090,142)	(3,405,330)
Proceeds on disposal of capital assets	<u>4,200</u>	<u>5,650</u>
Cash from (used for) investment activities	<u>(1,086,667)</u>	<u>(3,549,680)</u>
 INCREASE (DECREASE) IN CASH	 142,448	 (2,982,448)
 CASH BEGINNING OF YEAR	 <u>66,297</u>	 <u>3,048,745</u>
 CASH END OF YEAR	 <u>\$ 208,745</u>	 <u>\$ 66,297</u>
 CASH COMPRISED OF:		
Cash	\$ 208,745	\$ -
Restricted cash	-	88,733
Bank Indebtedness	<u>-</u>	<u>(22,436)</u>
	<u>\$ 208,745</u>	<u>\$ 66,297</u>

For cash flows note see Note 13

See accompanying notes to the financial statements

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**STATEMENT OF CHANGES IN NET ASSETS
YEAR ENDED DECEMBER 31, 2013**

	Unrestricted Net Assets	Bus Replacement Reserve	General Reserve	Total Net Assets
2013				
Balance, beginning of year	\$ 178,403	\$ 50,000	\$ 100,000	\$ 328,403
Surplus (deficit)	<u>(135,752)</u>	<u>-</u>	<u>-</u>	<u>(135,752)</u>
Balance (deficit), end of year	<u>\$ 42,651</u>	<u>\$ 50,000</u>	<u>\$ 100,000</u>	<u>\$ 192,651</u>
2012				
Balance, beginning of year	\$ 387,964	\$ 50,000	\$ 100,000	\$ 537,964
Transfers	-	-	-	-
Surplus (Deficit)	<u>(209,561)</u>	<u>-</u>	<u>-</u>	<u>(209,561)</u>
Balance, end of year	<u>\$ 178,403</u>	<u>\$ 50,000</u>	<u>\$ 100,000</u>	<u>\$ 328,403</u>

See accompanying notes to the financial statements

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

1. PURPOSE OF ORGANIZATION

Rocky Senior Housing Council Westview Lodge is incorporated under the Societies Act and is a registered charity under the Income Tax Act. The operations of the "Lodge" fall under the provisions of the Alberta Housing Act.

Rocky Senior Housing Council Westview Lodge provides room and board for senior citizens who are functionally independent with the assistance available through existing community-based services. Contracting Municipalities are Clearwater County, Town of Rocky Mountain House and Village of Caroline.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

(a) Basis of presentation

These financial statements report solely the operations and statements of financial position of Rocky Senior Housing Council Westview Lodge. The Rocky Senior Housing Council, a related entity by virtue of being governed by the same Board of Directors, manages the operations of five additional self-contained projects in the Rocky Mountain House area which provide affordable housing to Alberta seniors. As Westview Lodge possess no control over Rocky Senior Housing Council, consolidated financial statements would not conform to Canadian accounting standards for not-for-profit organizations.

(b) Revenue recognition

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

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

Residential maintenance revenue is recognized on a monthly basis over the life of the contract. Service revenue is recognized when services have been rendered.

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(c) Cash

The Lodge's cash consists of cash held on deposits in bank accounts and cash held on hand.

(d) Inventory

Inventory is recorded at the lower of cost and net realizable value, cost is determined on a first in first out basis.

(e) Capital assets

Capital assets are recorded at cost and amortized over their estimated useful lives on a straight line basis at the following rates:

Rental Buildings	- 2.5%
Parking lot and landscaping	- 5.0%
Equipment, furnishings and office equipment	- 10%
Vehicles	- 15%

In the year of acquisition, amortization is calculated at one-half of the normal rates and no amortization is recorded in the year of disposition. No amortization provision is provided for on assets under construction.

(f) Impairment of Long-lived Assets

Long-lived assets, such as capital assets and tangible assets with finite lives, are reviewed for impairment whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. Recoverability of assets to be held and used is measured by a comparison of the carrying amount of the assets to future undiscounted cash flows expected to be generated by the assets. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the fair value of the assets. Assets to be disposed of are reported at the lower of the carrying amount or fair value less costs to sell. As at December 31, 2013, there are no events or circumstances indicating that the carrying value of long-lived assets may not be recoverable.

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(g) Use of estimates

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amount of revenue and expenses during the reporting period. Actual results could differ from those estimated. Estimates are used when accounting for items and matters such as allowance for doubtful accounts, inventory obsolescence, amortization, impairment of long-lived assets and contingencies.

(h) Capital Contributions - Restricted

Deferred capital contributions consist of restricted amounts received from the Province of Alberta, Clearwater County, Town of Rocky Mountain House, and Village of Caroline for the costs associated with construction of a new seniors lodge. Deferred capital contributions are amortized at the same rate the corresponding capital asset is amortized or expensed incurred.

(i) Contributed Services

Volunteers contribute an unmeasured amount of time per year to assist Rocky Senior Housing Council in carrying out its operating objectives. Because of the difficulty in determining their fair value, contributed services are not recognized in these financial statements.

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

(j) Financial Instruments

i) Measurement of financial instruments

When a financial asset is acquired or a financial liability is issued it is recorded at its fair value except for certain related party transactions. The entity subsequently measures all its financial assets and financial liabilities at amortized cost less any impairments. Financial assets measured at amortized cost include cash, restricted cash, term deposits, and accounts receivable. Financial liabilities measured at amortized cost include bank indebtedness, accounts payable, wages payable and deferred revenue. The Entity has not elected under Section 3856.13 of the CICA Handbook - Accounting to measure financial assets or liabilities at fair value.

ii) Impairment

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income in the year incurred.

iii) Transaction costs

The entity recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

3. RESTRICTED CASH

Restricted cash (2012 - \$88,733) is comprised of unspent funding received from the Town of Rocky Mountain House, Clearwater County, Village of Caroline and Province of Alberta for the construction of a new seniors lodge. The funds are held in a business custom plan account earning interest at 0.60% for funds on deposit less than \$500,000 and 1.05% for funds on deposit greater than \$500,000.

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

4. ECONOMIC DEPENDENCE

The Lodge derives a significant amount of funds through requisitions from local municipal governments. These funds can not easily be replaced through other dealings. Therefore the Lodge's ability to continue viable operations is dependent upon its right to requisition the local municipalities and receive the funds requested. See note 11 to these financial statements for further details.

5. TERM DEPOSITS

	2013	2012
Term deposit maturing April 17, 2014 and earning interest at 1.45% per annum.	\$ 50,725	\$ -
Term deposit maturing October 3, 2014 and earning interest at 1.45% per annum.	50,000	-
Long term deposit maturing January 19, 2015 and earning interest at 1.65% per annum.	50,000	-
Term deposit maturing March 19, 2013 and earning interest at 1.15% per annum.	-	50,000
Term deposit maturing July 19, 2013 and earning interest at 1.40% per annum.	-	50,000
Term deposit maturing July 19, 2013 and earning interest at 1.40% per annum.	<u>-</u>	<u>50,000</u>
	<u>\$ 150,725</u>	<u>\$ 150,000</u>

6. AMOUNTS RECEIVABLE

	2013	2012
Grant receivable	\$ 216,000	\$ 563,700
GST receivable	49,134	356,598
Trade receivable	<u>67,083</u>	<u>48,410</u>
	<u>\$ 332,217</u>	<u>\$ 968,708</u>

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

7. CAPITAL ASSETS

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net 2013</u>	<u>Net 2012</u>
Land	\$ 125,000	\$ -	\$ 125,000	\$ 125,000
Rental Buildings	11,575,966	517,516	11,058,450	10,977,850
Parking lot and landscaping	684,600	8,557	676,043	-
Vehicles	111,568	107,210	4,358	16,474
Equipment	255,026	127,889	127,137	110,893
Furnishings	153,294	36,785	116,509	131,838
Office equipment	89,524	78,174	11,350	13,829
	<u>\$12,994,978</u>	<u>\$ 876,131</u>	<u>\$12,118,847</u>	<u>\$11,375,884</u>

8. AMOUNTS PAYABLE

	2013	2012
Trade Payables	\$ 249,574	\$ 80,135
Trade Payable - capital	<u>519,067</u>	<u>115,174</u>
Total	<u>\$ 768,641</u>	<u>\$ 195,309</u>

During the year, property, plant and equipment was acquired at an aggregate cost of \$1,090,142 (2012 - \$3,520,504).

9. CAPITAL CONTRIBUTIONS - RESTRICTED

Deferred capital contributions represent the unamortized portion of restricted funds received from Clearwater County, Town of Rocky Mountain House, Village of Caroline and the Province of Alberta under the Lodge Modernization and Improvement Program. The funds are to be used for costs associated with the demolition of the existing lodge and construction and outfitting of a new seniors' lodge. The changes in the deferred contribution balance for the period is as follows:

	2013	2012
Balance, beginning of year	\$12,006,497	\$11,181,114
Contributions received	2,592	1,309,359
Amortized to income	<u>(423,094)</u>	<u>(483,976)</u>
Balance, end of year	<u>\$11,585,995</u>	<u>\$12,006,497</u>

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

10. INTERNALLY RESTRICTED NET ASSETS (RESERVES)

Westview Lodge allocates amounts to reserves as a means of setting aside funds for future expenditures.

11. REQUISITIONS

Requisitions from contributing municipalities consist of:

	2013	2012
Clearwater County	\$ 436,769	\$ 422,447
Town of Rocky Mountain House	49,881	50,094
Village of Caroline	<u>2,600</u>	<u>2,459</u>
	<u>\$ 489,250</u>	<u>\$ 475,000</u>

12. RELATED PARTY TRANSACTIONS

Rocky Senior Housing Council is a related party by virtue of sharing common Board of Directors as Rocky Senior Housing Council Westview Lodge.

In the current year Westview Lodge has received Project Maintenance and Administration Fees from Rocky Senior Housing Council in the amount of \$154,311 (2012 - \$181,562) and have been included in the administration revenues, in the amount of \$88,584 (2012 - \$91,068), and included in maintenance, in the amount of \$65,727 (2012 - \$90,494). Also, included in amounts receivable is \$61,492 (2012 - \$41,527) due from Rocky Senior Housing Council.

The above transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

13. CASH FLOWS

The Lodge had cash flows arising from:

	2013	2012
Interest received	\$ <u>6,070</u>	\$ <u>17,932</u>

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

14. FINANCIAL INSTRUMENTS

Risks and Concentrations

The Lodge is exposed to various risks through its financial instruments. The following analysis provides a measure of the Lodge's risk exposure and concentrations:

Credit Risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Accounts receivable are generally unsecured with various terms of repayment. The Lodge is exposed to some possible credit risks due to the concentration of amounts receivable from certain customers. One customer comprises 91% of the total amounts receivable balance.

Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The Lodge does not have significant exposure to currency or other price risk.

Interest Rate Risk

Interest rate risk is the risk that fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Lodge is exposed to interest rate risk to the extent that the carrying value of its term deposits are at fixed rates of interest.

Other Price Risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. Management is of the opinion that the Lodge is not exposed to other price risk.

Currency Risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. It is management's opinion that the Lodge is not exposed to significant currency risk arising from these financial statements.

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2013**

14. FINANCIAL INSTRUMENTS (continued)

Liquidity Risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Lodge is exposed to liquidity risk to the extent that its current asset balance at year end is not sufficient to enable the Lodge to discharge its current liabilities, which include capital items. The Lodge has managed this risk through subsequent capital grant receipts and planned requisitions from local municipalities.

15. COMMITMENTS AND CONTINGENCIES

Westview Lodge has entered into a Grant Funding Agreement with the Province of Alberta through the Lodge Modernization and Improvement program. Under the terms of the agreement, the Lodge has committed to constructing a new supportive living lodge capable of housing 88 residents. In turn, the Province has committed to providing \$5,637,000 toward construction costs of the new lodge.

Upon breach of any term of the agreement, the Minister may demand that the Lodge repay all or a portion of the grant. The Minister shall confirm such breach in writing.

Westview Lodge has entered into a Grant Funding Agreement with the Province of Alberta represented by the Minister of Seniors. The effective date of the agreement was December 1, 2011. The Province has committed to providing \$1,471,000, which is to be used for the rising costs associated with demolishing the existing lodge and construction of the new lodge.

Upon breach of any term of the agreement, the Minister may demand that the Lodge repay all or a portion of the grant. The Minister shall confirm such breach in writing.

16. SUBSEQUENT EVENT

Subsequent to year end, the Board of Directors of Westview Lodge passed a resolution to requisition the Clearwater County, Town of Rocky Mountain House, and Village of Caroline. The planned requisition is required to enable Westview Lodge to discharge its current obligations associated with the construction of its new lodge. The total amount of the requisition is still to be established as of the date of the audit report. See Note 8 to these financial statements for further details.

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**SCHEDULE OF OPERATING EXPENSES
YEAR ENDED DECEMBER 31, 2013**

	2013	2012
Cable television	\$ 8,711	\$ 21,629
Cleaning and sanitation supplies	46,552	35,866
Electricity	75,623	116,218
Employee benefits	130,699	115,753
Food	244,787	197,545
Furniture and linens	22,249	15,869
Heating	32,703	19,322
Kitchen supplies	14,132	7,898
Resident activities	12,506	9,926
Training and education	5,300	6,109
Travel and subsistence	3,101	798
Vacation pay	59,373	55,981
Wages	933,457	840,626
Water and sewer	24,813	18,774
Workers' Compensation Insurance	<u>24,269</u>	<u>21,373</u>
	<u>\$ 1,638,275</u>	<u>\$1,483,687</u>

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE****SCHEDULE OF MAINTENANCE EXPENSES
YEAR ENDED DECEMBER 31, 2013**

	2013	2012
Building maintenance	\$ 30,476	\$ 11,458
Employee benefits and staff training	23,898	22,252
Equipment maintenance	41,014	21,093
Fire alarm system	14,255	5,918
Grounds maintenance	22,171	13,186
Vacation pay expense	11,233	8,849
Vehicle allowance	8,884	6,000
Wages	149,258	164,780
Workers' Compensation Insurance	<u>4,236</u>	<u>3,273</u>
	<u>\$305,425</u>	<u>\$256,809</u>

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**SCHEDULE OF ADMINISTRATION EXPENSES
YEAR ENDED DECEMBER 31, 2013**

	2013	2012
Bank charges	\$ 1,368	\$ 1,433
Board expenses	3,058	1,674
Board fees	4,800	5,520
Dues and memberships	1,951	2,495
Employee benefits	21,044	18,207
Insurance	12,404	14,669
Office supplies	22,192	22,277
Professional fees	31,858	32,923
Telephone	11,810	12,759
Training and education	1,056	1,614
Travel and subsistence	220	-
Vacation pay expense	13,859	10,739
Wages	156,048	130,056
Workers' Compensation Insurance	<u>4,150</u>	<u>3,154</u>
	<u>\$285,818</u>	<u>\$257,520</u>

**ROCKY SENIOR HOUSING COUNCIL
WESTVIEW LODGE**

**SCHEDULE OF BUS OPERATIONS
YEAR ENDED DECEMBER 31, 2013**

	2013	2012
REVENUE		
Transportation grant	\$ 3,600	\$ 3,600
Trips	<u>10,146</u>	<u>8,368</u>
	<u>13,746</u>	<u>11,968</u>
EXPENSES		
Fuel	2,471	2,292
Insurance and licenses	3,987	3,796
Repairs and maintenance	2,603	395
Wages	<u>670</u>	<u>613</u>
	<u>9,731</u>	<u>7,096</u>
SURPLUS (DEFICIT), BUS OPERATIONS	<u>\$ 4,015</u>	<u>\$ 4,872</u>



Agenda Item

Project: Westview Lodge	
Presentation Date: May 13, 2014	
Department: Corporate Services	Author: Rudy Huisman
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: Quality of Life	Goal: Continue to evaluate, plan and support the recreation, cultural and leisure needs within the Rocky/Caroline/Clearwater community.
Legislative Direction: <input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input type="checkbox"/> County Bylaw or Policy (cite) _____	
Recommendation: That Council consider approval of the request from the Rocky Senior Housing Council to fund the County's portion of the estimated capital shortfall on the Westview Lodge Project in the amount of \$358,332 and that staff be directed to recover the additional cost by special levy in 2015. That Council consider approval of the County's portion of the 2014 Operating Requisition in the amount of \$482,113.	
Attachments List:	

Background:

The capital shortfall on the Westview Lodge construction project thus far as calculated by the auditors is \$339,782. The auditor estimates that the capital shortfall could range from \$400,000 to \$600,000 upon completion. In addition to the capital shortfall, the auditors indicate that there have been annual operating shortfalls since the project was started ranging between \$88,000 and \$209,000 attributable mostly to increased costs of operating the new facility.

The capital and operating costs for Westview Lodge are shared on the basis of the equalized assessment between the County, Town and Village. In a letter to the CAO dated April 25, the Rocky Senior Housing Council presented its requisition for 2014 in the amount of \$938,175 which includes \$538,175 for operations in 2014 and an estimated \$400,000 cost over run on the capital project. The apportionments are shown in Table (1) below:

Table 1

Westview Lodge				
2014 Requirements				
Description	Total	Apportionment		
		Village	Town	County
Equalized Assessment	\$ 7,151,149,832	\$ 35,177,111	\$ 709,766,646	\$ 6,406,206,075
	100.00%	0.49%	9.93%	89.58%
2014 Operations	\$ 538,175	\$ 2,647	\$ 53,415	\$ 482,113
Estimated Capital Shortfall	\$ 400,000	\$ 1,968	\$ 39,701	\$ 358,332
Total Requisition	\$ 938,175	\$ 4,615	\$ 93,116	\$ 840,445

It should be noted that there may be further capital costs incurred before the project is completed.

The April 25th formal request for operating funds from the Rocky Senior Housing Council agrees with the levy for the 2014 Westview Lodge Operations included in the 2014 Tax Bylaw.

Staff recommends: a) that Council authorize the payment of the County's share of the estimated capital cost overrun to Westview Lodge with a final accounting to be presented when the full cost is known; b) that staff be directed to recover the capital shortfall by special levy in 2015 and, c) that the County portion of the 2014 requisition for operating costs in the amount of \$482,113 be approved.

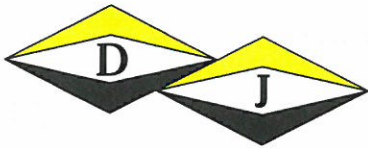


Agenda Item

Project: Diamond J Industries Delegation	
Presentation Date: May 13, 2014	
Department: Regional Waste	Author: Trevor Duley
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: N/A	Goal: N/A
Legislative Direction: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input type="checkbox"/> County Bylaw or Policy (cite) _____	
Recommendation: That Council accepts the report as information, and recommends Diamond J contact the Regional Waste Authority.	
Attachments List: Letter of Request, Brochure - Dura Enviro Spray System	

Background:

Darryl Park of Diamond J Industries has requested a delegation with Council to discuss a new product the company has developed. Please note the attached letter of request.



DIAMOND J INDUSTRIES LTD.

P.O. Box 610, Rocky Mountain House, Alberta T4T 1A5
 Telephone (403) 845-2050 Facsimile (403) 845-5755
 E-mail: john@diamondj.ca

May 13, 2014
 To Whom it May Concern,

We at Diamond J Industries Ltd., noticed a problem within the trucking industries a few years ago.

It started with our own employee whom fell into the back of his truck while installing plastic, his fall had many contributing factors that created it and brought this common practise to our attention.

i.e.. removal of the injured worker was difficult, raised WCB fees, loss of a productive employee which came from these factors, cold weather, slippery conditions, trip hazards, and the most important one of all, is an unsafe work practise that is still the industry standard!

We have created a solution to harmful landfill wastes and the industry standard of a hazardous work practice!

The Solutions is a one step process that stops the use of plastics which just end up in landfills, never to break down or dissolve. DuraEnvirospray will prevent accidents and ultimately is a 100% environmentally friendly product.

As our footprint as humans grows on a daily basis, it really is our duty and responsibility to make moves towards eliminating as much harmful waste being dumped in landfills as we can.

We are asking that "The Clear Water County" to be at the forefront and to look further into our idea and look at the potential carbon reduction we are introducing.

You can take a stand that makes it clear to your constituents and or other county's, that you are doing all that can be done to eliminate or lower our footprint onto earth and also help workers safety and lively hood.

We thank you for this time today, to present our product and also thank you for keeping and open mind. It is clear throughout history, that when we think we are doing it correctly, we look back years later and see what we could have done

Darryl A Park
 Diamond J Sales Department

MEMBER



GENERAL CONTRACTORS • TRUCKING • SAND & GRAVEL • LEASE PREPARATION • ROAD BUILDING
 COMPLETE ENVIRONMENTAL CLEAN-UP SERVICES



DURA Enviro Spray System

The Environmentally Friendly, Non-Stick Solution!



DIAMOND J
Industries Ltd.



DURA Enviro Spray™ System

Environmentally Friendly



DURA Enviro Spray™ System uses products that are controlled by the food and drug act and regulation. These environmentally friendly products are MSDS exempt, MSDS sheets are available to our clients. Our innovative, self contained, proven product, has been identified and is utilized by major oil companies such as Imperial Oil, Suncor Energy, Daylight Energy and Penn West. Our system is applicable for use, in all weather conditions.



DURA Enviro Spray™ System

Cost Effectiveness



Conventional methods of truck and trailer unit lining for contamination and/or wet material handling, consisted of lining truck/trailer units with poly plastics and/or straw. The cost incurred using these conventional methods was excessively high compared to our new innovative technology. **Diamond J Industries Ltd.** is dedicated to providing solutions that are cost effective and innovative.



DURA Enviro Spray™ System

Time Saving



Project after project, **engineers, supervisors, project coordinators** and **safety personnel**, have endorsed this new innovative technology and are aware of the time saving benefits this new innovation offers. Conventional methods required lengthy turn around times for application, however our new innovative technology, which reduces time, can be applied in just a few minutes and in turn, protects the environment and the workforce from injury.

DIAMOND J
INDUSTRIES LTD.

DURA Enviro Spray™ System

The Benefits



DURA Enviro Spray™ System is a patented, proven and innovative new solution that was designed by **Diamond J Industries Ltd.** owners, **John (CES, CEC) and Bernice Bandura.** This new innovation is a cost effective, environmentally friendly, safety conscious and time saving invention, which reduces the overall costs incurred using conventional methods such as poly plastics and/or straw.



DURA Enviro Spray™ System

Safety First



Our new innovation provides extensive cost saving benefits and most importantly, eliminates many of the safety concerns that plague the conventional methods. A highly visible, stationary, work platform is effective and ideal for reaching all areas within the inside of any truck/trailer unit. Slips, trips and falls are a concern of the past with this new innovation. **Diamond J Industries Ltd.** strives for excellence and is dedicated to protecting people, the public and the environment. Our policy is to deliver products on budget, on time, while providing cost effective solutions that conform with health and safety guidelines.



DURA Enviro Spray™ System

Contact Us

To discover the benefits of this proven and innovative product and to learn how this system can benefit your project, please contact us and more information can be provided.

Darryl Park - Sales

Phone Darryl.....403-418-5131

E-mail.....darryl@diamondj.ca

John Bandura CES, CEC (President/CEO)

Phone John..... 403-845-2050

E-mail..... john@duraenvirospraysystem.com



Box 610, HWY 11 EAST
Rocky Mountain House, Alberta
T4T 1A5

Business Phone.... 403-845-2050

Business Fax.....403-845-5755



Agenda Item

Project: 1st Reading of Bylaw 987/14 for Application No. 03/14 to amend the Land Use Bylaw 10:00 a.m. Delegation	
Presentation Date: May 13, 2014	
Department: Planning	Author: Marilyn Sanders
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: N/A	Goal: N/A
Legislative Direction: <input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input checked="" type="checkbox"/> County Bylaw or Policy (cite) <u>Municipal Development Plan (2010)</u> <u>& Land Use Bylaw</u>	
Recommendation: Consider granting 1st reading of Bylaw 987/14 and proceeding to a public hearing	
Attachments List: Application to Amend Land Use Bylaw, Supporting Letter, Site Plan, Bylaw 987/14 with Schedule "A", Recreation Facility District "RF", Aerial Photo	

Background:

Larry and Terri Cameron, operating as the The Prairie Creek Inn Ltd. currently hold title to the SW 04-38-07-W5M, containing 151.78 acres. The Cameron's have made application to redistrict approximately 43.66 acres in the eastern half of the quarter section from the Agriculture District "A" to Recreation Facility District "RF".

The subject lands are located approximately 8.5 miles south of the Town of Rocky Mountain House one half mile west of the intersection of the Everdell Road and the Prairie Creek Road. The Prairie Creek Road (paved) forms the south boundary of the subject lands and a developed municipal road allowance (gravel) forms the west boundary. A first parcel out subdivision was created in the north central portion of the quarter section with access to the road along the west side of the property. Prairie Creek meanders along the east and north boundaries of the subject lands.

The 151.78 acres currently has 20.0 acres within the Recreation Facility District "RF" and the remaining 131.78 acres Agriculture District "A". The agricultural land does not contain any building sites. The Recreation Facility District "RF" lands contains The Prairie Creek Inn. This recreational development includes the lodge with restaurant, residence and guest cabins. These improvements are located in the northeasterly portion of the quarter section. Access to the existing building site is through a long driveway from an approach onto the Prairie Creek Road. The subject lands are

comprised of grey wooded soils with gently rolling to rolling topography. There appears to be approximately 90 acres of cultivation in two separate fields with the balance being primarily comprised of native tree cover. The specific area to be rezoned is mostly tree covered except a pocket of land north of an existing lease site. Approximately 37 acres of the 43.66 acres has a Farmland Assessment Rating of 8.0% or is driveway leaving approximately 7.0 acres with an assessment rating of over 40%.

The proposal will increase the recreationally districted lands to 63.66 leaving 88.12 acres Agriculture District "A". The Cameron's have made application (File 21/3291) to subdivide this land in order to separate their business interests from the agricultural land. The subdivision application is on hold, pending the outcome of this redistricting application.

Planning Direction:

The application is subject to the provisions of the Municipal Development Plan (2010) and Land Use Bylaw.

The MDP provides eight guiding principles, one of which is to *"recognize tourism is a vital part of the County's economy, while allowing residents opportunities to enjoy the abundant natural and built recreational resources throughout the County"*.

MDP Policy 4.2.4

Clearwater County shall consider agriculture as the primary land use within the County. However, subject to Policy 4.2.4 non-agricultural land uses may be allowed.

MDP Policy 4.2.4

In evaluating development proposals that affect agricultural land, the agricultural quality of the land is one of a number of factors that Clearwater County shall consider. There are seven factors including:

- (a) the nature and extent to farming activities in the local area with a focus on the immediate area;
- (b) the location, number and type of existing and planned non-farm land uses located and proposed to be located in the local area;
- (c) the predicted impact on sustainable agricultural production in the local area resulting from the proposal;
- (d) the Farmland Assessment rating of the land within the title to be subdivided or developed;
- (e) the Farmland Assessment Rating of adjacent lands;
- (f) the proposed use of land; and
- (g) the reasonable availability of optional locations for the proposed subdivision or development.

MDP Economic Development Goal 8.1.4 is to promote the County as a tourist destination.

MDP Tourism Policy 8.2.30

Clearwater County encourages tourism land uses to locate in the County and may facilitate appropriate tourism land uses in suitable locations.

The Clearwater County Land Use Bylaw addresses the uses allowed in the Recreation Facility District "RF". The purpose of the Recreation Facility District "RF" is to accommodate and regulate the development of major or intensive recreational buildings and uses. The uses existing on the subject lands are discretionary uses in the Recreation Facility District "RF" which have all been approved.

The applicants will be in attendance at the meeting to provide further details on the proposal and to answer any questions Council may have for them.

Recommendation:

That Council consider granting first reading to Bylaw 987/14 and proceed to a public hearing.



April 8, 2014

Marilyn Sanders
Senior Planner
Clearwater County
P.O. Box 550, 4340 – 47 Ave
Rocky Mountain House, AB T4T 1A4

Dear Marilyn,

We, Larry and Terri Cameron, operating as The Prairie Creek Inn Ltd, are submitting this Application for Amendment to the Land Use Bylaw to convert 43.66 acres of our land from agricultural to recreational zoning. We request this change for a number of reasons as below:

- We require additional recreational land to allow for future expansion of the business. Current boundaries are restrictive and not conducive to the natural terrain and contours of the land with respect to proposed new building sites and roadways that have already been permitted by the County, or may be planned by the business in the future.
- Current boundaries do not allow for an ideal buffer zone between the recreational use land and the agricultural use land. We would like patrons of the business to explore the land via walking trails and nature hikes without impacting agricultural lands and lessees.
- Proposed new zoning allows for better placement of a secondary access road to the business that is currently impeded by the steep terrain and the building sites planned.
- Proposed new zoning allows for a larger ecological reserve area to protect wildlife, vegetation and natural resources which is an asset to the recreational business and greatly appreciated by its patrons, but not necessarily conducive to agricultural use.
- Proposed new zoning allows a larger buffer zone to protect the watershed from negative agricultural impact, ie pesticides, fertilizers, heavy machinery and livestock in Prairie Creek.
- Proposed land with its deep gullies, hills, heavily treed areas and open fields previously used as a borrow pit, leave agricultural value nil or negligible but recreational use ideal.
- Proposed new zoning will increase the viability, marketability and value of our tourism business and will help it to continue to grow responsibly and in full alignment with Clearwater County's strategic goals to recognize tourism as a vital part of the County's economy, quality of life and use of its beautiful natural resources.

Please call us at 403-844-2672 if you require any other information.

Sincerely,

Terri Cameron, President

Larry Cameron, Secretary/Treasurer



CLEARWATER COUNTY
Application for
Amendment to the Land Use Bylaw

Application No. 03/14

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

APPLICANT: THE PRAIRIE CREEK INN TERRI & LARRY CAMERON

ADDRESS & PHONE: BOX 22, SITE 12, RR 2 ROCKY MTN HOUSE T4T 2A2
403 844 2672

REGISTERED OWNER: THE PRAIRIE CREEK INN LTD.

ADDRESS & PHONE: SAME AS ABOVE

AMENDMENT REQUESTED:

- 1. CHANGE OF LAND USE DISTRICT FROM: AGRICULTURAL TO: RECREATIONAL
 LEGAL DESCRIPTION OF PROPERTY: SW 1/4 Sec. 4 Twp. 37 Rge. 7 W5M
 OR: LOT: _____ BLOCK _____ REGISTERED PLAN NO.: _____
 OR: CERTIFICATE OF TITLE NO.: _____ (Site Plan is attached)
 SIZE OF AREA TO BE REDESIGNATED: 43.66 (Hectares / Acres)

2. REVISION TO THE WORDING OF THE LAND USE BYLAW AS FOLLOWS:

TO CONVERT 43.66 ACRES FROM AGRICULTURAL ZONING TO RECREATIONAL ZONING.

3. REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:

SEE LETTER ATTACHED.

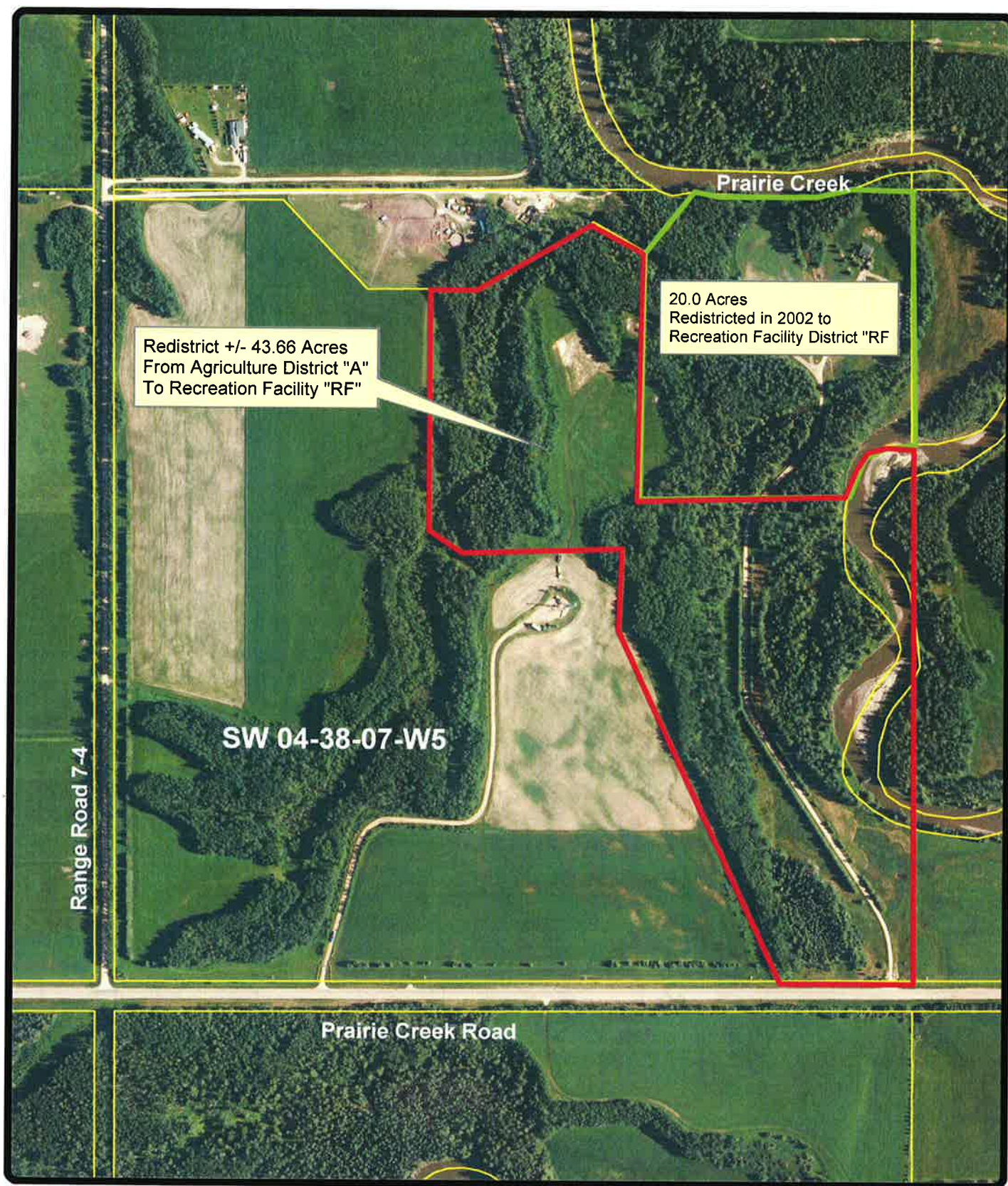
DATE: APRIL 8, 2014 APPLICANT'S SIGNATURE [Signature]

This personal information is being collected under the authority of the Municipal Government Act, Being Chapter M-26, R.S.A. 2000 and will be used to process the Land Use Bylaw amendment application. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act, Chapter F-25, RSA, 2006. If you have any questions about the collection of this personal information, please contact Clearwater County, P.O. Box 550, Rocky Mountain House AB T4T 1A4.

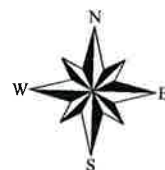
APPLICATION FEE OF \$2528.⁰⁰ DATE PAID: APRIL 15, 2014 RECEIPT NO. 98473

[Signature]
SIGNATURE OF DEVELOPMENT OFFICER
IF APPLICATION COMPLETE

IMPORTANT NOTES ON REVERSE SIDE



**Application #03/14 to Amend the Land Use Bylaw
Redistrict +/- 43.66 Acres From Agriculture District "A"
To Recreation Facility District "RF"
PT SW 04-38-07-W5, The Prairie Creek Inn Ltd.**



BYLAW NO. 987/14

A Bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw No. 714/01.

PURSUANT to the Authority conferred upon it by the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26.1 and amendments thereto, and;

WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

WHEREAS, the general purpose of the Recreation Facility District "RF" is to accommodate and regulate the development of major or intensive recreational buildings and uses;

NOW, THEREFORE, upon compliance with the relevant requirements of the Municipal Government Act, the Council of the Clearwater County, Province of Alberta, duly assembled, enacts as follows:

That +/- 43.66 acres of PT SW 04-38-07-W5M as outlined in red on the attached Schedule "A" be redesignated from the Agriculture District "A" to the Recreation Facility District "RF".

READ A FIRST TIME this ____ day of _____ A.D., 2014.

REEVE

MUNICIPAL MANAGER

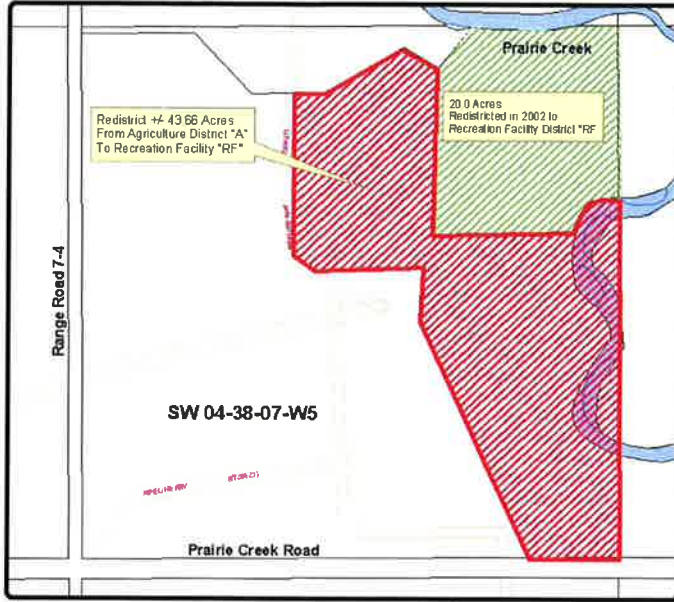
PUBLIC HEARING held this ____ day of _____ A.D., 2014.

READ A SECOND TIME this ____ day of _____ A.D., 2014.

READ A THIRD AND FINAL TIME this ___ day of _____ A.D., 2014.

REEVE

MUNICIPAL MANAGER



**Bylaw 987/14
Schedule "A"**



**Application #03/14 to Amend the Land Use Bylaw
Redistrict +/- 43.66 Acres From Agriculture District "A"
To Recreation Facility District "RF"
PT SW 04-38-07-W5, The Prairie Creek Inn Ltd.**





Agenda Item

Project: North Saskatchewan Regional Plan Phase I	
Presentation Date: May 13 th , 2014	
Department: Planning & Development	Author: Rick Emmons
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: N/A	Goal #6: Council will promote a collaborative regional services philosophy and enhance provision of regional services to the greatest extent possible.
Legislative Direction: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input type="checkbox"/> County Bylaw or Policy (cite) _____	
Recommendation: For Council to accept the information as presented by Administration and approve Council's attendance, pending individual Councilor availability and interest.	
Attachments List:	

Background:

On May 1st, 2014 Clearwater County received the following email regarding the North Saskatchewan Regional Plan Phase I consultations:

From: LUF [<mailto:LUF@gov.ab.ca>]
Sent: May-01-14 10:22 AM
Subject: NSRP Phase 1 consultations

Good Morning,

This month the first phase of public consultation is being organized for the North Saskatchewan Regional Plan. We invite you to attend the upcoming daytime or evening sessions to learn more about the region as well as share your thoughts on the issues and strategies contained in the Terms of Reference for Developing the North Saskatchewan Regional Plan. See the dates and locations below, which are subject to change.

The North Saskatchewan Region is located in central Alberta and has approximately 85,780 square kilometres, or just under 13 per cent of Alberta's total land base. The region is bordered by Saskatchewan to the east, British Columbia to the west, the Upper Athabasca and the Lower Athabasca regions to the north and the South Saskatchewan and Red Deer regions to the south.

The purpose of regional planning is to support the numerous policies and strategies that guide natural resource development, support economic growth and protect our environment. Regional plans will integrate these policies and strategies at the regional level and provide the policy direction and clarity for decision makers at the federal, provincial and local levels.

Daytime and afternoon/evening sessions are being planned for the following communities. Stay tuned for more information about how you can RSVP to one of these workshops.

May 27 – Rocky Mountain House, Lloydminster

May 28 – Drayton Valley, St. Paul

May 29 – Spruce Grove, Fort Saskatchewan

June 3 – Banff

June 4 – Caroline

June 5 – Wetaskiwin

June 10 – Smokey Lake, Wainwright

June 11 – St. Albert, Vegreville

June 12 – Leduc, Sherwood Park

June 17 – Provost

June 18 – Killam

June 19 – Camrose

June 24 – Calgary

June 25 – Red Deer

June 26 – Edmonton

Land Use Secretariat

9th floor, 10035-108st

Centre West Building

LUF@gov.ab.ca

Subsequently Administration sent an email requesting further information on behalf of Council and received the following response:

Hi Rick,

We're working on materials for the upcoming consultation sessions and will share them as soon as they're available (the week of May 15 is the target date).

Thanks for your interest. We will be following up soon.

Ciarán Thompson

Engagement Officer

Land Use Secretariat

9th Floor, Centre West Building

10035 – 108 Street

Edmonton, AB T5J 3E1

Once additional information is received, Administration will forward it to Council via email.



32 Main Street
Post Office Box 400
Three Hills, AB TOM 2A0
Phone: (403)443-5541
Toll Free: 1-866-443-5541
Fax: (403)443-5115

You are invited to the
CAAMDC 2014 ZONE GOLF TOURNAMENT
Thursday, July 17, 2014
Dinosaur Trail Golf & Country Club
Drumheller, Alberta

Kneehill County is pleased to host the CAAMDC 2014 Zone Golf Tournament on Thursday, July 17, 2014 at the Dinosaur Trail Golf & Country Club.

The day's agenda is as follows:

9:00 to 9:45 am	Registration and Continental Breakfast
10:00 am	Shotgun Start-Best ball format
Noon	Lunch after the first nine
4:00pm	Awards and BBQ Steak Dinner

The \$100 registration fee includes: 18 Hole Green Fees+ Cart Rental + Continental Breakfast+ BBQ Steak Dinner+ Awards and Door Prizes!

For those wishing to golf only, the cost is \$75, dinner only is \$26. Club rentals are available but you must pre-book this with the clubhouse by calling 403-823-5622.

**PLEASE RSVP TO TRACY BY
MAY 27
IF YOU WISH TO ATTEND**

thaight@clearwatercounty.ca

Should you require overnight accommodations, there are several hotels and campgrounds available in the Drumheller Area. Please let us know if you require assistance with reservations.