

**CLEARWATER COUNTY
COUNCIL AGENDA
May 27, 2014
9:00 A.M.
Council Chambers
4340 – 47 Avenue, Rocky Mountain House AB**

**11:00 A.M. Public Hearing: Bylaw 988/14 LUA – Di-Corp Properties
1:00 P.M. Delegation: Kevin Koe, External Relations – Talisman Energy Inc.**

A. CALL TO ORDER

B. AGENDA ADOPTION

C. CONFIRMATION OF MINUTES

1. May 13, 2014 Regular Meeting Minutes

D. PUBLIC WORKS

1. Grader Maintenance Tender Award – Grader Beat #503
2. Withrow Communal Wastewater System Funding
3. Contractor Rate Review

E. PLANNING

1. Nordegg Lease Rental Rates
2. 11: 00 A.M. Public Hearing: Bylaw 988/14 LUA
3. Bylaw 988/14 LUA Consideration of Second & Third Reading

F. MUNICIPAL

1. David Thompson Health Advisory Council – Municipal & Community Leaders Networking Event & Health Forum
2. 1:00 P.M. Delegation: Kevin Koe, External Relations – Talisman Energy Inc.

G. INFORMATION

1. CAO's Report
2. Public Works Director's Report
3. Accounts Payable Listing
4. Councillor Remuneration

H. IN CAMERA

1. Talisman Energy Inc. – Third Party Interest
2. Labour – Village of Caroline CAO Position

I. 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: Grader Maintenance Tender Award – Grader Beat #503	
Presentation Date: May 27th, 2014	
Department: Public Works	Author: Kurt Magnus/Marshall Morton
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: Infrastructure & Asset Management	Goal: To effectively manage the financial and physical assets of the County in order to support the growth and development of the County while obtaining maximum value from County owned infrastructure and structures.
Legislative Direction: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input type="checkbox"/> County Bylaw or Policy (cite) _____	
Recommendation: That Council reviews the information and approves awarding the Grader Beat # 503 contract to Jordan Harbidge .	
Attachments List: N/A	

Background:

The Administration has tendered the proposed maintenance of Grader Beat # 503. This program is to begin on June 1st, 2014, and entails the maintenance of approximately 160 km of gravel road.

A tender opening was held on Thursday, May 15th, 2014, at 2:01 p.m. for the work outlined above. Five bids were received with **Jordan Harbidge** being the low valid bidder. The following is a summary of the tenders received.

<u>Contractor</u>	<u>Cost per hour</u>
Complete Equipment Solutions	\$175.00
Ogopogo Graders Ltd	\$ 92.98
Double M Grader Service	\$ 91.50
Jomad Industries Ltd.	\$ 90.00
Jordan Harbidge	\$ 89.50



Agenda Item

Project: Withrow Communal Wastewater System Funding	
Presentation Date: May 27 th , 2014	
Department: Public Works	Author: Kurt Magnus/Marshall Morton
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: Infrastructure & Asset Management	Goal: Ensure that County operates effective and efficient water and wastewater systems that meet or exceed Provincial requirements.
Legislative Direction: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input type="checkbox"/> County Bylaw or Policy (cite) _____	
Recommendation #1: That the Divisional Councilor and staff meet with the Withrow Community Association and discuss options that may be available.	
Recommendation #2: That Council directs staff to develop a “Draft” policy for Council’s consideration regarding wastewater needs in all hamlets in the County.	
Attachments List: Withrow Figure 1 Site Plan	

Background:

In June of 2013, the residents of Withrow approached Clearwater County with the request to have a study completed on the feasibility of constructing a communal wastewater system. MPE Engineering Ltd. completed the study along with the estimated costs. The study was intended to review viable alternative systems and develop an opinion of anticipated costs, and, to provide community residents with the information needed to determine if they wish to proceed with the concept of a communal wastewater system.

The most cost effective and viable treatment system option was determined to be a conventional lagoon located at the existing Leslieville lagoon site.

The system is illustrated in the attached Withrow Figure 1 Site Plan.

The estimated capital cost is presented in the below Table 1.0. Staff have also identified potential government funding, such as the Alberta Municipal Water and Wastewater Partnership

(AMWWP) program, and the Building Canada Fund (BCF). As noted below, the AMWWP is currently 0% funded by the Province and the BCF program is a competitive grant based on submissions from municipalities throughout Alberta.

Table 1.0: Capital Cost Estimates Wastewater System with Treatment Lagoon at Leslieville

	INDIVIDUAL ON-LOT COSTS; SEPTIC TANK AND PUMP		COSTS SHARED OVER ALL 44 LOTS					TOTAL COSTS		
	Total For 30 Developed Lots	Average \$/lot	Collection System	Forcemain	Treatment System	TOTAL	SHARED PER LOT	TOTAL	PER DEVELOPED LOT (30)	PER UNDEVELOPED LOT (14)
Capital Cost	\$750,000	\$25,000	\$540,000	\$943,180	\$ 826,820	\$2,310,000	\$52,500	\$3,060,000	\$77,500	\$52,500
Funding Eligibility	BCF 66%		BCF 66%	AMWWP 75%	AMWWP 75%					

The following describes the types of government funding assistance available for projects such as this:

Alberta Municipal Water and Wastewater Partnership (AMWWP)

The Alberta Municipal Water and Wastewater Partnership (AMWWP) program is the most significant provincial source of capital funding for this type of project. The AMWWP offers shared funding to municipalities for the development of municipal wastewater treatment systems and disposal facilities. This fund is accessible to towns, villages, summer villages, regional commissions, eligible hamlets within rural municipalities, and cities under the population of 45,000. This program applies to the treatment facility and force main only. On-lot and collection system costs are not eligible for AMWWP funding.

Under AMWWP for municipalities with a population of less than 1,000, the project costs are shared on a 75/25 basis between the Province and the municipality. Currently all of the funds are already committed to planned projects. Therefore, funding from this program is highly unlikely until after 2017; and even then it is typically granted on a priority basis, so there is no guarantee that any money from this program would be available to fund the Withrow wastewater system.

Building Canada Fund (BCF)

In the 2014 federal budget the government announced that it was continuing the BCF for another 10 years. Announced commitment for the new BCF is \$1.4 billion/year over the next ten years, funded equally by one third each from federal, provincial, and municipal

governments. The advantage of this program is that the entire project cost, including the collection system, would be eligible.

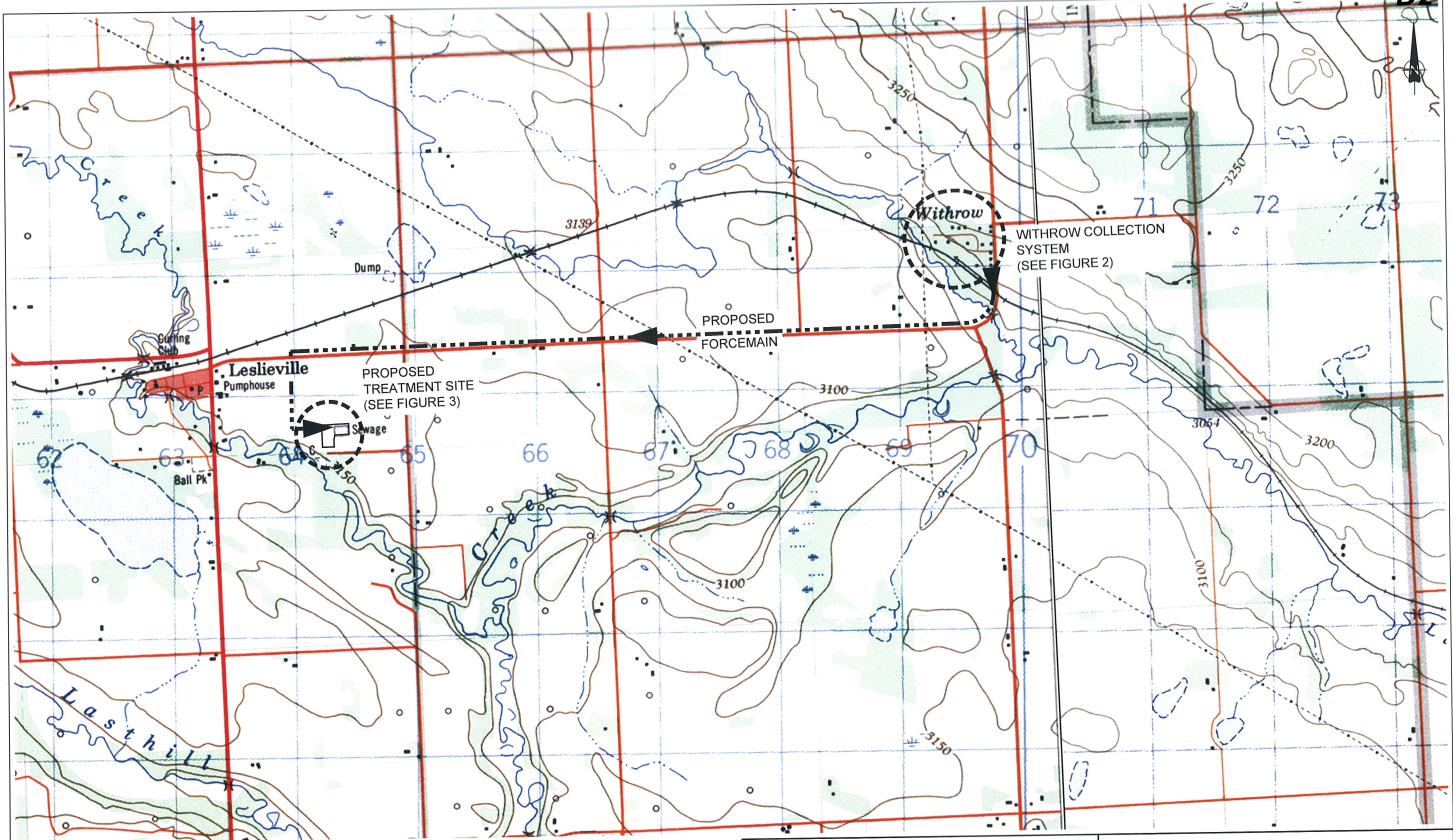
When you look at the overall funding of this program split between urban and rural municipalities and being distributed between provinces it is unlikely that this project would be considered a priority even at a provincial level.

As such, on the evening of Wednesday, April 23rd, 2014, 27 residents of the Withrow Community Association met and reviewed the Engineering Feasibility Study and Cost Estimate. As a result, the community would like to continue to move forward and, therefore, would now like to meet with MPE Engineering Ltd. and Clearwater County. The Withrow Community Association would like to discuss the following:


- 1.) Clarify some of the technical details of the proposed wastewater system and,
- 2.) How, and if so, can Clearwater County and/or the Province of Alberta assist with funding so that a communal wastewater system can be engineered and constructed by the end of the year 2015?

Obviously, the lack of provincial and federal funding is creating some challenges for municipalities and how large waste water projects have been historically undertaken and funded. The administration is recommending that Council discuss the need for a policy on how Clearwater County will deal with these types of requests now and in the future.

It is Administrations view that the Withrow wastewater project should be reviewed in a broader policy context as the other hamlets may have similar upgrade requirements in the next 5 – 10 years.



SANITARY
FORCE MAIN

 MPE Engineering Ltd.		CLEARWATER COUNTY	
		COMMUNAL WW SYSTEM FEASIBILITY STUDY WITHROW WASTE WATER SYSTEM SITE PLAN	
SCALE: 1:30 000	DATE: NOVEMBER 2013	JOB: 4200-076-00	FIGURE: 1



Agenda Item

Project: Contractor Rate Review	
Presentation Date: May 27, 2014	
Department: Public Works	Author: Erik Hansen/ Marshall Morton
Budget Implication: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: Infrastructure & Asset Management	Goal: To effectively manage the financial and physical assets of the County in order to support the growth and development of the County while obtaining maximum value from County owned infrastructure and structures.
Legislative Direction: <input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input checked="" type="checkbox"/> County Bylaw or Policy (cite) <u>Hiring of Equipment Policy</u>	
Recommendation: That Council reviews the information provided and approve the revised Contractor Equipment Rate Schedule.	
Attachments List: Hiring of Equipment Policy, Rate Comparison Spreadsheet, Request Letter	

Background: Clearwater County has received a letter from some of our local contractors requesting a review of our contractor equipment rates. The Administration is therefore bringing fourth the Clearwater County Contractor Equipment Rate Schedule for Council's review.

The existing rate schedule is a list of commonly used equipment that is utilized by the Municipality for day labour projects .Some of these projects include the Gravel Road Rehabilitation program, Drainage Works program, Ditching program and the Summer Gravel program. The current rate schedule is based on a percentage of the 2011 Alberta Road Builder`s and Heavy Construction Association (ARHCA) equipment rental rates. This rate was endorsed by Council and brought into effect in June 2011.

Administration also wishes to identify that the contracted rates only apply to projects of less than \$75,000 or projects that the County is administering and is paying hourly or day rates. Typically these projects reflect approximately \$6 million of the Public Works budget.

The Administration has compiled a recommended rate schedule based on a percentage of the 2014 ARHCA rate book. Using the ARHCA rates as a base line, consideration must be given to the fact that rate book is intended to be (in its own words) a guide only. Consideration must be given to the following:

- Utilization of the equipment
- Costs due to isolation
- Adverse Conditions
- Equipment Availability
- Cost of fuel and lubrication products
- Supply and Demand

Clearwater County does well to cover off most of these considerations.

- The utilization of the equipment would be average in comparison to most all other construction projects.
- Clearwater County is geographically central therefore equipment parts and supplies are readily available.
- Most projects located in the settled regions would not qualify as adverse conditions.
- Equipment is readily available with an abundance of contractors in the area.
- As the cost of fuel can be volatile, Council has endorsed a fuel index if warranted.

Historically Council has directed that the administration to manage the equipment rates in a way that allows the Municipality to compensate its contractors in a manner that the market will facilitate, in essence a “supply and demand” philosophy. Clearwater County would pay an economical rate while still being able to obtain the required equipment to undertake our programs and share out the work.

See Attached

Clearwater County

HIRING OF EQUIPMENT

EFFECTIVE DATE: June 26, 2001

SECTION: Public Works

POLICY STATEMENT:

Clearwater County is committed, to the greatest extent possible, to use private equipment and personnel (i.e. contractors) located within the boundaries of the County (this includes the Town of Rocky Mountain House and the Village of Caroline), in the delivery of its construction and maintenance services. In addition the County will endeavour to distribute County work among contractors as fairly as Clearwater County deems possible.

PROCEDURE:

Hiring of Equipment:

1. Staff is authorized to hire equipment.
2. Unless otherwise directed by Council, all equipment will be paid in accordance with rates established by Council. The Public Works Director is authorized to set rates for equipment that is not covered in the current rate book. Rates may be set considering the Alberta Roadbuilders Current Rate book and the County's current rates.
3. Staff may only hire equipment that is identified on the Public Works Contractors List, and is in good working condition with qualified and capable operators. Contractors must maintain adequate insurance (\$2,000,000.00 min.) and be in good standing with the Workers Compensation Board.
4. The Public Works Department will keep a Contractors List of contractors willing to work for the County. This will include the equipment each registered contractor has available for work. In this regard only contractors with a base of operation or property owners within the County may have their names on the list. Contractors may add or delete equipment from the list, in accordance with this policy, at any time. If a contractor refuses to work due to County rates the Public Works Director may remove the contractor from the County's Contractors List.
5. If a required piece of equipment is not available in the County the Public Works Director is authorized to hire outside equipment and shall report such hiring to Council at the next regular meeting.
6. The Public Works Director is responsible to ensure that work is distributed among contractors as fairly as possible. The following considerations will be applied when hiring equipment:
 - past work history with the County along with the cooperative record of the contractor making equipment available to the County in times of need or difficult situations;
 - the experience of the operator, and the suitability and condition of the equipment;
 - the amount of hourly work the contractor or contracting company has received or is expected to receive from the County;
 - the location of the equipment in relation to the work site;

- normally, for contractors with a fleet of trucks or equipment, the County will have no more than two trucks or pieces of equipment from one contractor working at one time.

Each supervisor will report to the Public Works Director on a regular basis, the equipment he has working. These reports (and others such as financial) will be used by the Public Works Director to assess the degree to which work is being distributed and to direct staff on hiring.

SAFETY AND QUALITY OF WORK:

1. All operators must be qualified and equipment shall be operated in a safe and effective manner.
2. Truckers, while working for the County, are to travel at recommended speed limits. Truckers are to use the roads courteously, considering such factors as privacy, noise levels and dust conditions. A County employee may issue a warning to a non-complying operator. Repeat offenders may be suspended from further hauling.
3. All operators must follow the directions of the County's supervisor.
4. County supervisors are responsible to provide clear directions to operators and are to ensure that all operations are conducted in a safe and effective manner.
5. Supervisors are to document improper conduct of performance of an operator. In the case where someone operates the equipment other than the owner, the supervisor will communicate his/her concerns to the equipment owner in addition to the operator. The supervisor will identify the inappropriate action and the supervisor's expectations for improvement. Supervisors will terminate any contractor for continued improper conduct or performance.
6. Upon termination the operator/contractor will be asked to remove his/her piece of equipment from the work site. The County may not rehire a terminated operator nor may he/she operate a piece of equipment hired by the County.
7. The terminated equipment will be removed from the Contractor's List of available equipment and will only be replaced at the discretion of the Public Works Director. For guidance purposes, equipment removed from the contractor's list may be replaced on the list when the Public Works Director is satisfied that the County's directions will be adhered to. In the event that a piece of equipment is removed from the contractor's list on a second occasion, it will not be eligible for replacement.
8. Contractors may appeal to Council, a supervisor's decision for dismissal or the Public Works Director's decision to not replace the equipment on the contractor's list.
8. Only Council may re-instate a contractor terminated by Council.

General:

1. Water trucks equipped with pressurized spray bars on their discharge systems are preferred. Water trucks utilizing splash pans may be hired by the County only if no trucks with a spray bar (on the contractor's list) are available.
2. The County will pay for equipment moves both to and from the job site if the project is considered to be a small job (i.e. less than three days in duration). If the job exceeds three days, the County will normally pay for the move to the site only. The Public Works Director is however authorized to use his discretion regarding the payment for equipment moves when special circumstances warrant.

3. The County may pay travel time to remote parts of the County as approved by the Public Works Director.
4. All trucks must be in good working order and properly certified. A copy of the valid certification will be supplied to the County upon initial registration to be eligible for the Contractor's List. A copy of the valid certification will be required annually after initial registration.
5. The County will tender all but one of its grader beats. Each tendered beat will be tendered for a three-year period and contracts will be staggered so that all contracts will not terminate in the same year. If deemed appropriate, the County may extend Grader Contracts for 1, 2 or 3 year period upon Council's approval and the Contractors agreement.
6. As per Working Alone Legislation, completed hazard assessment forms will have to be filed with the County prior to equipment being hired in working alone situations.

2014 EQUIPMENT RATE COMPARISON

D3

<u>Equipment Description</u>	<u>2011 County</u> <u>Rate</u>	<u>2014 Draft</u> <u>Rate</u>
<u>Rubber Tired Hoes</u>		
Case 580 Super L	\$ 87.00	\$ 102.00
Case 580 SM	\$ 97.00	\$ 113.00
Case 580 SN	\$ 100.00	\$ 117.00
Case 580 M	\$ 97.00	\$ 113.00
Case 580 L	\$ 87.00	\$ 102.00
Case 590 SM	\$ 109.00	\$ 120.00
Case 590 SL	\$ 90.00	\$ 106.00
John Deere 310 G	\$ 87.00	\$ 102.00
John Deere 310 SG	\$ 87.00	\$ 102.00
John Deere 310 D	\$ 87.00	\$ 90.00
John Deer 310 SE	\$ 87.00	\$ 102.00
John Deer 315 SG	\$ 90.00	\$ 106.00
John Deere 410 E	\$ 98.00	\$ 108.00
JCB 215	\$ 90.00	\$ 106.00
Caterpillar 416D	\$ 87.00	\$ 102.00
(Add 3% extended hoe)		
(Add 3% 4X4)		
<u>Gravel Trucks</u>		
Tandem	\$ 90.00	\$ 92.00
Truck & Pup	\$ 121.00	\$ 124.00
Truck & Triaxle Trailer	\$ 130.00	\$ 132.00
Tri-Axle Belly /End Dump	\$ 127.00	\$ 130.00
Tandem Sander & Plow	\$ 138.00	\$ 143.00
Truck & Wagon	\$ 137.00	\$ 139.00
Tandem & Quad Wagon	\$ 146.00	\$ 148.00
<u>Tractor & Low Boy</u>		
Highway Tractor Tandem Axle	\$ 144.75	\$ 145.00
8 Wheel	\$ 177.00	\$ 178.00
12 Wheel	\$ 185.00	\$ 186.00
16 Wheel	\$ 195.00	\$ 194.00
20 Wheel	\$ 216.00	\$ 216.00
24 Wheel	\$ 236.00	\$ 237.00
28 Wheel	\$ 253.00	\$ 253.00
32 Wheel	\$ 267.00	\$ 269.00
36 Wheel	\$ 281.00	\$ 283.00
40 Wheel	\$ 296.00	\$ 297.00
48 Wheel	\$ 333.00	\$ 334.00
Tri-Drive Truck Add \$22.00		
<u>Water Trucks</u>		
Up to 42.9 US Barrel	\$ 74.00	\$ 74.00
43-52.9 US Barrel	\$ 89.00	\$ 78.00
53-68.6 US Barrel	\$ 89.00	\$ 89.00
68.7-85.7 US Barrel	\$ 100.00	\$ 95.00
85.8-102-9 US Barrel	\$ 100.00	\$ 106.00
103-120 US Barrel	\$ 113.00	\$ 119.00

2014 EQUIPMENT RATE COMPARISON

D3

<u>Equipment Description</u>	<u>2011 County</u> <u>Rate</u>	<u>2014 Draft</u> <u>Rate</u>
120.1-138 US Barrel Based On Legal Load	\$ 124.00	\$ 131.00
<u>Skidsteer</u>		
S185 Bobcat Tracked	\$ 79.00	\$ 90.00
277 Cat Skidsteer Tracked	\$ 94.00	\$ 102.00
<u>Rock Trucks</u>		
D300E Cat	\$ 157.00	\$ 168.00
730 Cat	\$ 174.00	\$ 186.00
TA25 Terex	\$ 149.00	\$ 157.00
TA30 Terex	\$ 175.00	\$ 186.00
TA40 Terex	\$ 220.00	\$ 231.00
MT26 Moxi	\$ 174.00	\$ 157.00
MT30XT Moxi	\$ 157.00	\$ 168.00
MT31 Moxi	\$ 195.00	\$ 212.00
MT40B Moxi	\$ 197.00	\$ 208.00
Volvo A30D	\$ 157.00	\$ 186.00
<u>Motor Graders</u>		
14G Caterpillar	\$ 170.00	\$ 159.00
140 G Caterpillar	\$ 121.00	\$ 131.00
14 H Caterpillar	\$ 170.00	\$ 159.00
140 H Caterpillar	\$ 121.00	\$ 131.00
143H Caterpillar	\$ 121.00	\$ 131.00
160 H Caterpillar	\$ 137.00	\$ 143.00
740A Champion VHP	\$ 136.00	\$ 143.00
750A Champion VHP	\$ 137.00	\$ 143.00
780 Champion	\$ 150.00	\$ 141.00
780A Champion	\$ 170.00	\$ 159.00
772D John Deere	\$ 135.00	\$ 144.00
872D John Deere	\$ 152.00	\$ 158.00
(Add \$10.00 per ripping hour)		
(Add 5% for Six Wheel Drive)		
<u>Pull/Motor Scrapers</u>		
435 Scraper(Hydraulic)	\$ 28.00	\$ 30.00
435 Scraper(cable)	\$ 23.50	\$ 26.00
627F Scraper	\$ 312.00	\$ 331.00
627G Scraper Twin Eng	\$ 344.00	\$ 367.00
621F Scraper	\$ 229.00	\$ 245.00
621G Scraper	\$ 254.00	\$ 272.00
80 Cat Scraper (Hydraulic)	\$ 35.50	\$ 39.00
<u>Compaction Equipment</u>		
213 Bomag Pad Foot	\$ 115.00	\$ 122.40
Cat CP 563 C	\$ 111.00	\$ 137.70
815 B Caterpillar	\$ 156.00	\$ 158.10
815 F Caterpillar	\$ 194.00	\$ 198.05

2014 EQUIPMENT RATE COMPARISON

D3

<u>Equipment Description</u>	<u>2011 County</u> <u>Rate</u>	<u>2014 Draft</u> <u>Rate</u>
DYNAPAC CA 302 PD	\$ 143.00	\$ 153.00
840 Super Pac	\$ 129.00	\$ 137.70
1103 PD Super Pac	\$ 144.00	\$ 153.00
1403 PD Super Pac	\$ 129.00	\$ 153.00
<u>Loaders</u>		
644H John Deere	\$ 128.00	\$ 134.00
824K John Deere	\$ 181.00	\$ 197.00
380-3 Komatsu	\$ 128.00	\$ 133.00
WA 450-3 Komatsu	\$ 157.00	\$ 178.00
WA 500-3 Komatsu	\$ 192.00	\$ 198.00
W36 Case	\$ 113.00	\$ 118.00
530 C Dresser	\$ 99.00	\$ 107.00
540 Dresser	\$ 121.00	\$ 130.00
L70 (C,D & E) Volvo 3 Yd	\$ 120.00	\$ 116.00
950 F II Cat	\$ 128.00	\$ 133.00
<u>Track Hoes</u>		
EX150 Hitachi	\$ 104.00	\$ 112.00
EX200LC Hitachi	\$ 122.00	\$ 126.00
EX230LC Hitachi	\$ 123.00	\$ 128.00
ZX225 Hitachi	\$ 137.00	\$ 140.00
EX270LC Hitachi	\$ 135.00	\$ 139.00
EX300LC Hitachi	\$ 141.00	\$ 146.00
EC330LC Hitachi	\$ 157.00	\$ 166.00
ZX200 Hitachi	\$ 122.00	\$ 126.00
ZX230 Hitachi	\$ 123.00	\$ 128.00
ZX250LC5 Hitachi	\$ 150.00	\$ 155.00
ZX270 Hitachi	\$ 141.00	\$ 146.00
ZX290LC5 Hitachi	\$ 157.00	\$ 162.00
ZX330 Hitachi	\$ 157.00	\$ 166.00
ZX350LC-3 Hitachi	\$ 186.00	\$ 189.00
200 EL Caterpillar B(wrist)	\$ 116.00	\$ 112.00
336 EL Caterpillar	\$ 187.00	\$ 189.00
314C Caterpillar with Thumb	\$ 104.00	\$ 109.00
320 CL Caterpillar	\$ 135.00	\$ 140.00
322 CL Caterpillar	\$ 138.00	\$ 142.00
324 DL Caterpillar	\$ 149.00	\$ 155.00
330 CL Caterpillar	\$ 175.00	\$ 184.00
200 LC John Deere (twist wrist)	\$ 148.00	\$ 154.00
230LC John Deere (twist wrist)	\$ 136.00	\$ 141.00
270LC JD with Thumb	\$ 141.00	\$ 146.00
270DLC John Deere	\$ 158.00	\$ 155.00
290 GLC John Deere	\$ 158.00	\$ 162.00
330CLC John Deere	\$ 157.00	\$ 166.00
PC 138 USLC-8 Komatsu	\$ 111.00	\$ 116.00
PC 200 LC-7 Komatsu	\$ 122.00	\$ 126.00
PC 200 LC-8 Komatsu	\$ 135.00	\$ 140.00
PC 220 LC-7 Komatsu	\$ 123.00	\$ 128.00

2014 EQUIPMENT RATE COMPARISON

D3

<u>Equipment Description</u>	<u>2011 County</u> <u>Rate</u>	<u>2014 Draft</u> <u>Rate</u>
PC 220 LC-8 Komatsu	\$ 137.00	\$ 142.00
PC 270 LC-7 Komatsu	\$ 142.00	\$ 146.00
PC 300 LC-7 Komatsu	\$ 157.00	\$ 166.00
PC 400 LC-7 Komatsu	\$ 196.00	\$ 203.00
EC330B Volvo	\$ 175.00	\$ 184.00
(Add \$5.00p/h for thumb)		
(Add \$25.00p/hr for Hydro axe)		

Crawler Tractors

D3CIII (L.G.P Incl).Caterpillar	\$ 98.00	\$ 104.55
D3K (L.G.P Incl.) Caterpillar	\$ 108.00	\$ 116.45
D5M XL Caterpillar	\$ 118.00	\$ 125.80
D5N XL Caterpillar	\$ 130.00	\$ 139.40
D6D Caterpillar	\$ 120.00	\$ 130.90
D6M XL Caterpillar	\$ 135.00	\$ 147.90
D6N XL Caterpillar	\$ 149.00	\$ 164.05
D6R II Caterpillar	\$ 154.00	\$ 164.90
D6R XW Caterpillar	\$ 171.00	\$ 183.60
D7H Caterpillar	\$ 147.00	\$ 156.40
D7R XL Caterpillar	\$ 169.00	\$ 181.05
D7R II XR	\$ 190.00	\$ 218.45
D8N Caterpillar	\$ 152.00	\$ 198.90
D8R Caterpillar	\$ 209.00	\$ 224.40
650K Case	\$ 108.00	\$ 112.20
850K Case	\$ 111.00	\$ 119.85
450 H John Deere	\$ 83.00	\$ 90.95
450 J John Deere	\$ 92.00	\$ 101.15
550 H John Deere	\$ 97.00	\$ 101.15
550 J John Deere	\$ 108.00	\$ 112.20
650 H John Deere	\$ 99.00	\$ 107.95
650 J John Deere	\$ 108.00	\$ 112.20
750 J (L.G.P Incl) John Deere	\$ 166.00	\$ 178.50
850 J (L.G.P Incl.) John Deere	\$ 178.00	\$ 192.95
D37E-5 Komatsu	\$ 98.00	\$ 101.15
D41E-6 Komatsu	\$ 117.00	\$ 125.80
D58E Komatsu	\$ 120.00	\$ 96.05
D51EX-22 Komatsu	\$ 130.50	\$ 139.40
D61EX-2 Komatsu	\$ 135.00	\$ 147.90
D85E-21 Komatsu	\$ 168.00	\$ 181.05
D155AX-5B Komatsu	\$ 209.00	\$ 224.40

(add \$25.00 for ripper time D8&up)

(add \$5.00per/hour for LGP or 6-Way)

Farm Tractors

Up to 40	\$ 52.00	\$ 54.00
41-80	\$ 65.00	\$ 67.00
81-120	\$ 77.00	\$ 80.00
121-165	\$ 88.00	\$ 92.00
166-200	\$ 105.00	\$ 110.00

2014 EQUIPMENT RATE COMPARISON

D3

<u>Equipment Description</u>	<u>2011 County</u> <u>Rate</u>	<u>2014 Draft</u> <u>Rate</u>
201-275	\$ 114.00	\$ 119.00
276-350	\$ 137.00	\$ 143.00
 <u>Tractor Attachments</u>		
10" Breaking Disc	\$ 13.00	\$ 15.00
12" Breaking Disc	\$ 15.75	\$ 17.00
14" Breaking Disc	\$ 18.25	\$ 20.00
Rock Picker	\$ 11.25	\$ 12.00
Double Sheeps Foot	\$ 12.25	\$ 13.00
Double Sheeps Foot 48"	\$ 10.50	\$ 11.00
15 Wheel Wobblies	\$ 11.25	\$ 12.00
Grid Packer	\$ 14.00	\$ 15.00

D3

**ERK'S GRADER SERVICE LTD.
RR #1, SITE 9, BOX 24
ROCKY MOUNTAIN HOUSE, AB
T4T 2A1
TELEPHONE: 403-844-8409**



MAR 24, 2014

Clearwater County

Box 550

Rocky Mountain House, AB

T4T 1A1

Attention: Brian Bilawchuk

Dear Brian:

We the equipment contractors would like to meet with the County to discuss the rates paid to the contractors. Over the last few years general operating expenses such as fuel, repair costs, insurance, and wages have increased. We as contractors would like to discuss an increase to offset these costs. Most of the contractors are small business owners who live in the county and do most of their business locally. I have enclosed a list of some of the contractors who are interested in meeting with you. If you have any questions, please contact me on my cell phone (403-844-5739). Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Kevin Erkinger".

Kevin Erkinger
Owner/Operator

Contractor List

Kevin Erkinger	Erk's Grader Service Ltd.
Doug Redhead	
Cliff Christie	Cliff Christie Trucking
Blair Ross	
Terry Murphy	
Bob Heaton	Bob's Trackhoe Service.
Ron Cech	Ron Cech Trucking
Darry	D Arken Contracting
Wayne Devereaux	
Mike Shippelt	
Pete McMeekin	
Dan Harder	
Ross Harder	
John	Rijovan Trucking
Shane Nafziger	Jomad Industries
Des Crawford	
Gary Schamehorn	



Agenda Item

Project: Nordegg Lease Rates	
Presentation Date: May 27 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 #1: Council will develop and market the community of Nordegg, as financial resources permit and in accordance with the Nordegg Development Plan and Design Guidelines.	Goal #2: Council will encourage development in and around Hamlets that is complementary to the function and character of the community with a view to encouraging economic and residential development.
Legislative Direction: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) _____ <input type="checkbox"/> County Bylaw or Policy (cite) _____	
Recommendation: Administration is requesting Council to review the information and pass the schedule of fees as presented.	
Attachments List:	

Background:

Council has held numerous discussions in regards to the Nordegg lease rates. Complimenting these discussions, Council has also entertained a delegation, conducted a survey, and scrutinized other area markets for comparisons. This is not an easy subject as it has many different perspectives, opinions and potential consequences to both the lessee and leasor(s). The fact that Council has been dialoguing this topic for over a year is a testament to Council and how seriously this topic is being taken. Council recognized the currents rates have not been reviewed in the past twenty years, therefore if increases were to be entertained, they would have to be phased in over a three year period to give lease holders an opportunity to adjust.

Council has heard varying opinions, ranging from “the rates simply need to be brought up to current market value” to “leave them as is” to “reduce them.”

Clearwater County has heard residents state that with the current lease and rental rates being so far below market; an individual could view the municipality’s rates as being subsidized.

Administration has researched some area markets shown on the following chart for discussion purposes:

Nordegg Lease Rate Comparison

Mobile Home Lots - *70% or less of Rocky Mountain House's market

Lease No.	Area (Lot Size)	Nordegg Rent	Market Rents	Recommended
#1 - Occupied Lot	Undefined	\$150	\$330- \$365	\$250
Adjacent Lot Unoccupied	Undefined	\$100	\$330- \$365	\$250

Security Houses

Lease No.	Nordegg Rent	Market Rent	Recommendation
#2 – two bedrooms	\$300/month	\$700 - \$1000	\$500
#2 – three bedrooms	\$350/month	\$700 - \$1000	\$500

Business

Lease No.	Area (Lot Size)	Nordegg Rent	Market Rents	Recommendation
#3	undefined	\$150/month	\$2.5/ft ² X 546 ft ² = \$1,365/m	\$820/m
#4	undefined	\$75/month	\$600 - \$1200/m	70% is \$420 – rec. \$250/m
#5	undefined	\$75/month	\$600 - \$1200/m	\$250/m
#6	undefined	\$75/month	\$600 - \$1200/m	\$250/m
#7	1.9 acres	\$333.75/year	\$190/m Est. \$60k/acre value (charge 2% of value)	\$500/yr.
#8	7.44 acres/3.01 hectares	\$624.40/year	Market set at \$150k/acre at 2% = \$1860/m	\$1860/m
#9	1.85 acres/0.75 hectares	\$442.50/year	\$185/m Est. \$60k/acre value (charge 2% of value)	\$250/m
#10	undefined	\$150/month	Market set at \$150k/acre at 2% = \$375/m	\$375/m

Council has heard from some residents in the mobile home lots voicing concerns regarding affordability, requesting Council to consider the remoteness, lack of services, and added cost (i.e. – propane (no natural gas availability) to live in the west vs. Rocky Mountain House. Clearwater County is in the process of exploration for a mobile home park; recognizing this; perhaps it may be best to leave the rates as is until such time as investigations have been concluded. If a future move is required, is it fair to raise the rates at this time?

The Security houses were constructed in 1914. Clearwater County has recognized these homes require maintenance and has budgeted to start improving on the quality of these homes. If Council is to consider raising the rental rates on these units, it may be only fair for the occupants to expect a better living environment.

Lease Holder #7 is being operated by an individual with long standing ties to the community. This business may be required to relocate, pending the geophysical and engineering reports for the mobile park location.

Clearwater County is negotiating a smaller lease with Lease Holder #8 than the one currently being held. Council may choose to postpone raising this lease for one year, pending the outcome of the negotiations.

Lease Holder #10 has requested their lease rate remain the same for one year and be negotiated in the following years. Clearwater County is in the process of negotiating a longer termed lease agreement with the Association to better meet their needs.

<u>Proposed Fee Schedule</u>				
Lease No.	Current Rate	2014	2015	2016
#1	\$150/m (occ)	\$185/m	\$220/m	\$250/m
	\$100/m (unocc)	\$185/m	\$220/m	\$250/m
#2	\$300/m	\$365/m	\$430/m	\$500/m
#3	\$150/m	\$420/m	\$690/m	\$955/m
#4	\$75/m	\$135/m	\$195/m	\$250/m
#5	\$75/m	\$135/m	\$195/m	\$250/m
#6	\$75/m	\$135/m	\$195/m	\$250/m
#7	\$27.81/m	\$80/m	\$130/m	\$190/m
#8	\$52.03/m	\$640/m	\$1,230/m	\$1,820/m
#9	\$36.88/m	\$110/m	\$180/m	\$250/m
#10	\$200/m	\$255/m	\$310/m	\$375/m



Agenda Item

Project: Application No. 02/14 to amend the Land Use Bylaw – Public Hearing 11:00 a.m. Delegation	
Presentation Date: May 27, 2014	
Department: Planning	Author: Eleanor Pengelly & 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 _____ <input checked="" type="checkbox"/> County Bylaw or Policy <u>Municipal Development Plan (MDP) & Land Use Bylaw (LUB)</u>	
Recommendation: Pending the results of the public hearing, it is recommended Council grant 2nd and 3rd readings to Bylaw Bylaw 988/14	
Attachments List: Application to Amend Land Use Bylaw, Supporting Letter, Site Plan, Farmland Assessment Rating Aerial Photo, Bylaw 988/14 with Schedule "A", Industrial District "I", Aerial Photo	

Background:

Robert and Sylvia Clayton currently hold title to the NW 28-39-05-W5M containing a total of approximately 149.90 acres. The Claytons have applied and been approved for the subdivision by fragmentation of 33.85 acres lying north of the active railroad crossing the quarter section. The Claytons have authorized Di-Corp Properties to act on their behalf to apply for the redistricting of the subject fragmented parcel.

Di-Corp has made application to redistrict the 33.85 fragmented parcel from Agriculture District "A" to the Industrial District "I". Di-Corp Properties is a distributor of specialty chemicals, parts and accessories serving mining and drilling industries in Canada and the United States. They completed a trans-loading terminal at Grand Prairie in 2013. The transloading facility provides offloading and storage capacity for frac sand used by oil and gas industries in the hydraulic fracturing process to hold shale fractures open and let natural gas and oil flow out. Di-Corp proposes to construct a trans-loading facility for frac sand at the subject property. The trans-loading facility is similar to a grain storage loading facility, therefore would be considered a discretionary use on an Industrial District "I" parcel of land.

The trans-loading facility would include one main building as a control room, six (6) silos

for the storage and transfer of frac sand, a secondary truck loading facility and a railway siding. There is an anticipated 4-5 workers at the site per day for two separate shifts. The frac sand would be delivered by railway and distributed off-site by truck. The development of the site would include a double connected track able to hold 60 cars. Truck traffic is estimated to be 30 trucks per day. Once the facility is no longer required for the trans-loading of frac sand the facility could be used for fertilizer transport which is similar to a grain elevator but includes trucking facilities.

The subject lands lie approximately 10 miles east of the Town of Rocky Mountain House. There is legal and physical access via an existing approach to Hwy 598 lying adjacent the north boundary of the quarter section. The Alhambra Road (Range Road 5-4) lies adjacent the west boundary of the subject land.

Planning Direction:

The application is subject to the provisions of the Municipal Development Plan (2010) (MDP) and the Land Use Bylaw 714/01 (LUB).

MDP Policy 4.2.1

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 Policy 8.2.2

In making decisions on proposed land redesignations, subdivisions and developments in areas of the County where agriculture is the primary use, Clearwater County should seek to limit infringements on agricultural operations except where otherwise provided for in the Municipal Development Plan (2010).

MDP Policy 8.2.9

Through the Land Use Bylaw Clearwater County shall provide a variety of commercial and industrial land uses within the County, including a variety of locations for these uses.

MDP Policy 8.2.16

Clearwater County prefers that industrial and commercial uses that are appropriate for business park locations be located in a business park. However, the MDP states that Clearwater County may approve a proposal for an isolated commercial or industrial use outside a planned business park provided the following criteria are met to the satisfaction of the County:

- (a) the proposal adequately demonstrates that an isolated location is required;
- (b) the site characteristics are suitable for the proposed land use;
- (c) the type, scale, size, and site design of the proposed land use are appropriate for the area and compatible with adjacent land uses;
- (d) the development can be serviced on-site in accordance with Provincial regulations;
- (e) the traffic generated by the proposed land use would not adversely impact the municipal road network; and
- (f) any other safety or environmental issues identified by the County and any other applicable provisions of this Plan.

MDP Policy 11.2.21

To consider a proposed redesignation, subdivision or development for a large multi-lot subdivision, major development or other form of land use change as determined by the County, Clearwater County may require the applicant to prepare for consideration of approval by the County an area structure plan or outline plan.

LUB Section 13.4(5)

The Clearwater County Land Use Bylaw addresses the uses allowed in the Industrial District "I". The purpose of the Industrial District "I" is to accommodate industrial operations appropriate for rural locations.

Discretionary uses include:

- * fertilizer manufacture, storage and sales;
- * grain milling, cleaning, drying and elevator; and
- * railway trackage and related installations.

Development of the parcel would be subject to development approval from Clearwater County and Alberta Transportation. Development, including any storage areas, would be required to meet the minimum yard setbacks, including a minimum of no development or storage within 50 metres (165 feet) from the north property boundary, 40 metres (131 feet) to the west property boundary, 7.5 metres (25 feet) from the south and 3 metres (10 feet) from the east.

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

First Reading:

At the regular Council meeting held on April 22, 2014, Council reviewed and gave first reading to Bylaw 988/14. As required by legislation, comments were invited from the adjacent landowners and referral agencies. Upon consideration of the representations made at the Public Hearing, Council may consider whether or not to grant second and third readings to the bylaw.



CLEARWATER COUNTY
APPLICATION FOR
AMENDMENT TO THE LAND USE BYLAW

E2/3
Print, Sign and
Return

Application No. 02/14

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

APPLICANT Robert and Sylvia Clayton PHONE 403-729-2362

ADDRESS Box 6, Site 4, R.R. 1, Rocky Mountain House, AB

AMENDMENT REQUESTED:

1. CHANGE OF LAND USE DISTRICT FROM Agriculture District (A) TO Industrial District (I)

LEGAL DESCRIPTION OF PROPERTY: NW 1/4; SEC 28 ; TWP 39 ; RGE. 5 W5M

OR - LOT BLOCK PLAN

OR - CERTIFICATE OF TITLE NO. (Site Plan is attached.)

SIZE OF AREA TO BE REDESIGNATED Approximately 33.85 HECTARES / ACRES

REGISTERED OWNER: Robert and Sylvia Clayton

ADDRESS: Box 6, Site 4, R.R. 1, Rocky Mountain House, AB

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

REDISTRIC 33.85 ACRES LYING NORTH OF CN RAILWAY
FROM AGRICULTURE DISTRICT "A" TO INDUSTRIAL DISTRICT "I"

3. REASON IN SUPPORT OF APPLICATION FOR AMENDMENT:

AMEND LAND USE DISTRICT TO ALLOW FOR THE
CONSTRUCTION AND OPERATION OF A
FRAC SAND TRANSLOADING FACILITY

DATE April 3/2014 SIGNATURE x Robert Clayton Sylvia Clayton

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, R.S.A. 2006. If you have any questions about the collection of this personal information, please contact Clearwater County, P.O. Box 550, Rocky Mountain House, Alberta T4T 1A4.

APPLICATION FEE OF \$2,183.70 PAID: APRIL 10, 2014 RECEIPT # 98412

Signature of Development Officer
SIGNATURE OF DEVELOPMENT OFFICER
IF APPLICATION COMPLETE

IMPORTANT NOTES ON REVERSE SIDE



8750-53 Avenue, Edmonton, Alberta, Canada T6E 5G2
 Tel: 780.440.4923 Fax: 780.469.1899 Web: www.di-corp.com

April 10, 2014

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

**RE: DI-CORP – TRANS-LOAD FACILITY
 AMENDMENT TO THE LAND USE BYLAW – NW 28-39-05 W5M – 33.85 + Acres**

Ms. Sanders:

Please accept this correspondence as our official request for an Amendment to the Land Use Bylaw for the referenced property. The subject property consists of approximately 33.85 acres, more or less, and is bound by Hwy 598 to the north, Range Road 54 (Alhambra Road) to the west, CN railroad along the south, and a lease road along the east boundary. The existing land use is Agriculture District (A), and our request is to amend the land use to Industrial District (I).

Diversity Technologies Corporation, (“Di-Corp” or the “Company”) is a leading distributor of specialty chemicals serving the energy, mining, food processing and small-bore drilling industries. The Company operates 8 divisions: Cementing & Stimulation, Drilling Fluid Supply, Food Ingredients, Mineral Exploration, Production Mining, Mining Processing, Testing Equipment, and Drilling Depot, each focusing on specific industries with customers across Canada, the United States and around the world. Di-Corp has existing sales relationships with all major and minor pumping customers in the Western Canadian Sedimentary Basin (“WCSB”) The Company was established in 1957 and is headquartered in Edmonton, Alberta.

As reflected on the conceptual plans, Di-Corp intends to develop a state of the art frac sand trans-load facility, which will be very similar to a facility completed in Grande Prairie last October. The frac sand product, shipped from mines in the United States and Canada via rail, is trans-loaded onto transport trucks and delivered to drilling sites. The proposed facility is composed of a railcar unloading system, silo storage system, and truck load-out system. The railcar unloading system is comprised of a concrete pit, hopper, belt conveyor, bucket elevator, and distribution system to feed each silo. The silo storage system includes six steel bolted tanks with a capacity of 2000 tons each for a total of 12,000 ton capacity. The silos are designed with an elevated cone with openings for truck drive-thru. The truck load-out system has two certified truck scales that are positioned through each silo. The cones have a retractable dustless load-out spout for filling the trailers by gravity.

In addition to the industrial facility, the project will include a railcar storage yard and control building. The facility will be fully automated to ensure maximum efficiency and provide additional quality control measures. The facility will be fully enclosed, with dust collection on material handling equipment and storage tanks, to limit the potential for emissions. The design of this facility was developed based on multiple projects



throughout the States. This facility, along with the Grande Prairie facility, are the most advanced and efficient trans-load facilities anywhere in Canada.

The site was selected based on several critical elements: (1) rail access; (2) safe highway access; and (3) compatibility with surrounding properties (priority for low population density). The CN has provided positive feedback and is working to review our proposed operational protocols. We have initiated a Traffic Impact Study to be submitted in the near future to Alberta Transportation. We have worked with Clearwater County officials and Alberta Transportation to develop the most advantageous location for our entrance into the property. With respect to compatibility, the proposed location is very advantageous because it is located within 0.5 kilometers from another industrial property (Bunch Welding) and only two residential houses within 0.5 kilometers, both of which are west of the property along Hwy 598.

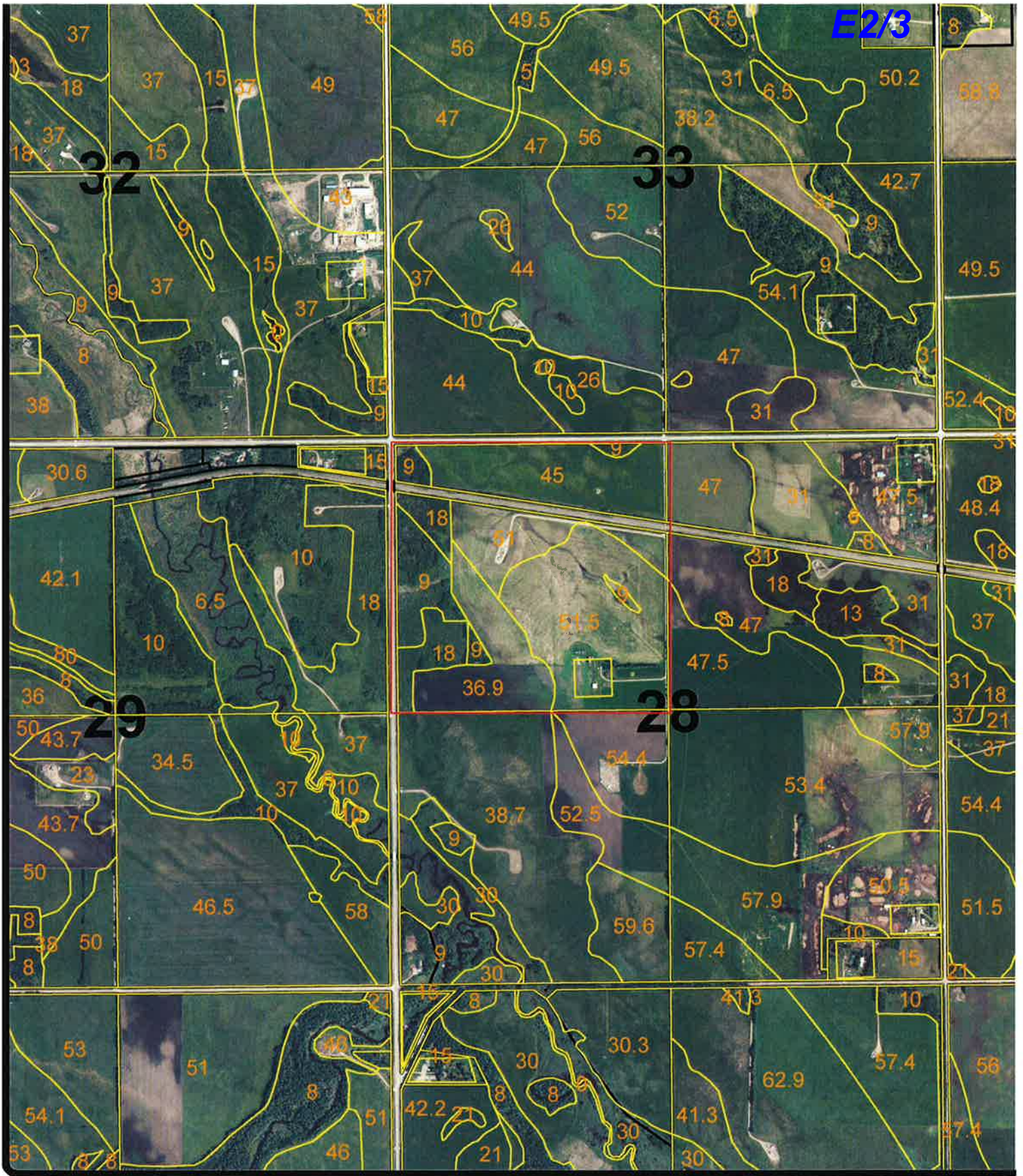
The proposed development will impact approximately 30% of the 33 acre tract. We are currently preparing our grading and drainage plan. We will analyze the drainage and provide on-site detention as required.

We look forward to working with Clearwater County in conjunction with this development.

Respectfully,

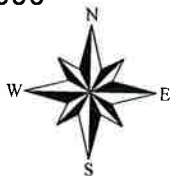
Hubert St.Jean
Project Manager
Di-Corp





**Farmland Assessment Rating
NW 28-39-05 W5M and surrounding lands**

1:15,000



13.4 (5) INDUSTRIAL DISTRICT "I"

THE GENERAL PURPOSE OF THIS DISTRICT IS TO ACCOMMODATE INDUSTRIAL OPERATIONS APPROPRIATE FOR RURAL LOCATIONS.

A. PERMITTED USES

1. Farming

B. DISCRETIONARY USES

1. Abattoir
2. Agricultural supply depot
3. Airport and related buildings and facilities
4. Ancillary building and uses
5. Asphaltic mix manufacture
6. Auction mart, livestock sales yard and related holding pens
7. Auto-wrecking and salvage
8. Construction camp (temporary)
9. Electricity generating facility
10. Fertilizer manufacture, storage and sales
11. Grain milling, cleaning, drying and elevator
12. Gravel and sand pit, crushing, screening and washing
13. Heavy industry contractors
14. Industrial equipment storage
15. Manufacturing and processing plants occupying at least 500 square metres (5,500 sq. ft.) of enclosed or developed plant space
16. Mining, quarrying and primary processing of mined products
17. Petroleum refining or gas processing and upgrading plants or related installations
18. Public works garage and maintenance facilities
19. Public utility building or facility required to serve this district
20. Railway trackage and related installations
21. Radio, television, and other communications tower and related buildings not exceeding 75 square metres (800 sq. ft.)
22. Redi-mix concrete plant
23. Sales secondary to the principal use on a lot.
24. Security or gatekeepers residence
25. Storage, display and sales lot for pre-fabricated buildings and recreation vehicles
26. Tannery or taxidermy
27. Timber and lumber milling and storage
28. Tradesperson's business, including contractors for plumbing, heating, electrical, carpentry, masonry, mechanical, auto-body, excavation, construction, trucking and the like

- 29. Veterinary clinic and animal shelter
- 30. Warehouse

C. MINIMUM LOT SIZE

1 hectare (2.5 acres) unless otherwise approved by the Development Officer.

D. MINIMUM TOTAL FLOOR AREA

185 square metres (2,000 sq. ft.) or as required by the Development Officer except for manufacturing and processing plants.

NOTE: Adding multiples of industrial uses into one building or onto one site are not an accepted means of achieving the minimum floor area.

E. MINIMUM DEPTH OF FRONT YARD

- 1. 15 metres (50 feet) on an internal road and otherwise as required pursuant to Section 10.3 and Figures 1 to 7 of the Supplementary Regulations.
- 2. Where there is a service road next to a primary highway, the minimum front yard depth shall be determined by the Development Officer.

F. MINIMUM WIDTH OF SIDE YARD

3 metres (10 feet) except for a corner parcel where the minimum side yard adjacent to a public road shall be determined as though it were a front yard, although Section 20.2 applies.

G. MINIMUM DEPTH OF REAR YARD

7.5 metres (25 feet) unless otherwise approved by the Development Officer.

NOTE:

- 1. Existing lots which cannot comply with the foregoing and created prior to this Bylaw coming into effect shall meet setback requirements as determined by the Development Officer.
- 2. An industrial development having characteristics which are offensive due to noise, dust, odor or appearance may be required to locate at a greater distance from any property line than stated in subsections E, F and G, at the discretion of the Development Officer.

H. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

New construction only, with the exterior completed using acceptable finishing materials approved by and to the satisfaction of the Development Officer.

I. LANDSCAPING

1. In addition to other provisions of this Bylaw, any approved use may be subject to screening from view by vegetation or other screening of a visually pleasing nature as required by the Development Officer.
2. Reclamation to standards acceptable to the Development Officer may be required following the abandonment of all or any portion of a gravel or sand pit, sawmill or other land surface disturbing operation.

BYLAW NO. 988/14

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 Industrial District "I" is to accommodate industrial operations appropriate for rural locations;

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 +/- 33.85 acres of PT NW 28-39-05-W5M as outlined in red on the attached Schedule "A" be redesignated from the Agriculture District "A" to the Industrial District "I".

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

REEVE

MUNICIPAL MANAGER

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

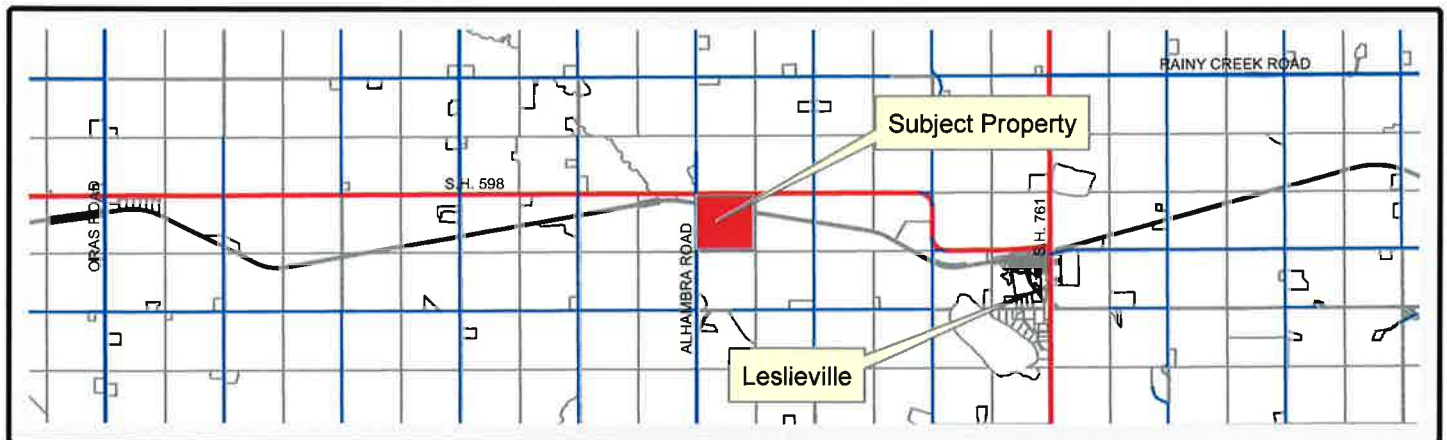
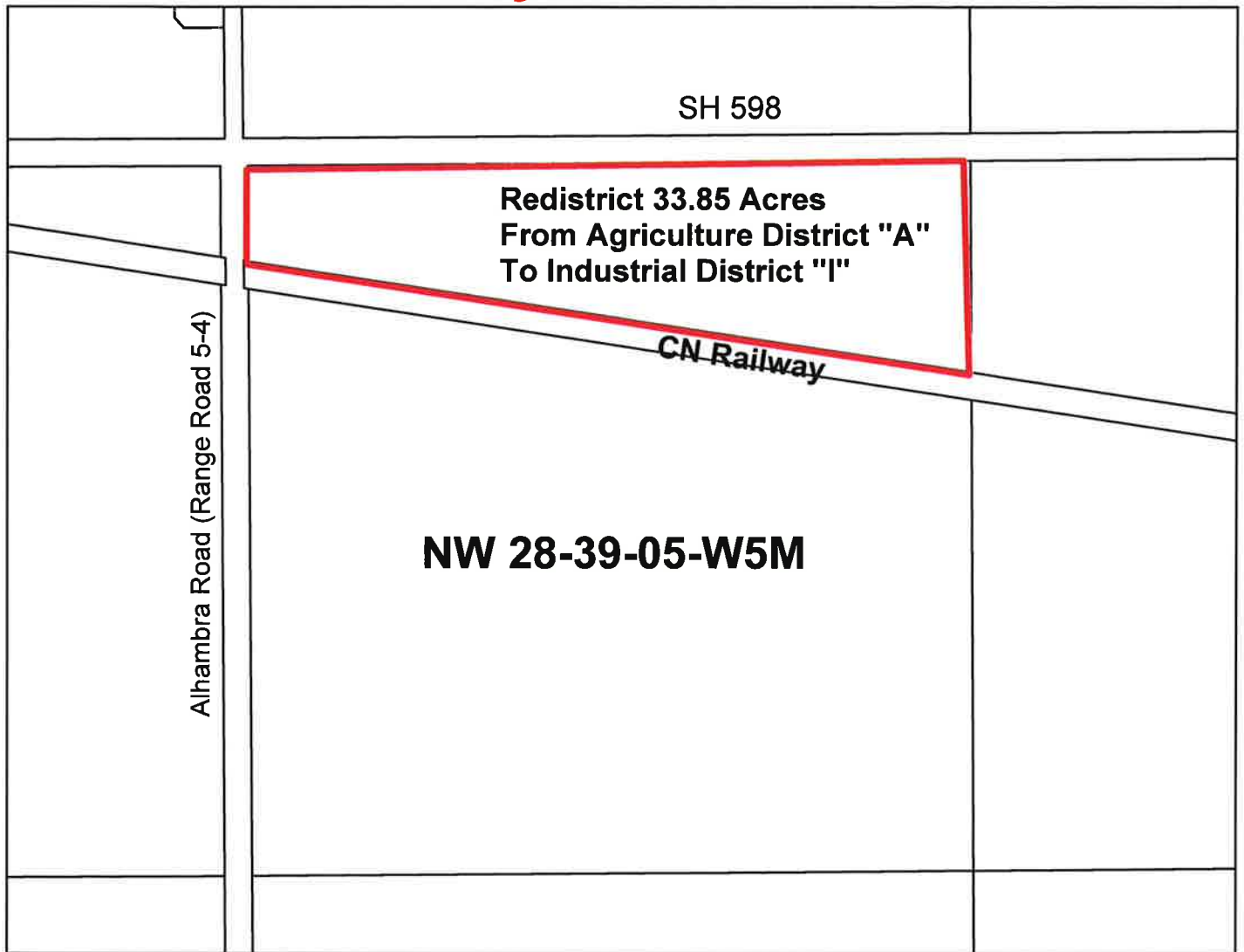
READ A SECOND TIME this ____ day of _____ A.D., 2014.

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

REEVE

MUNICIPAL MANAGER

Bylaw 988/14 Schedule "A"



Application #02/14 to Amend the Land Use Bylaw
Redistrict 33.85 Acres
From Agriculture District "A" to Industrial District "I"
PT NW 28-39-05-W5M
Di-Corp Properties





**Application #02/14 to Amend the Land Use Bylaw
Redistrict 33.85 Acres
From Agriculture District "A" to Industrial District "I"
PT NW 28-39-05-W5M
Di-Corp Properties**





Agenda Item

Project: David Thompson Health Advisory Council – <i>Municipal and Community Leaders Networking Event and Health Forum</i>	
Presentation Date: May 27, 2014	
Department: Community & Protective Services	Author: Tracy Haight/Ron Leaf
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) _____	
Recommendation: That Council authorizes two to three Councillors attendance at the June 24 event.	
Attachments List: “Save The Date” Notice	

Background:

The David Thompson Health Advisory Council (HAC) and Central Zone, Alberta Health Services (AHS), invite two to three elected leaders to participate in the second annual *Municipal and Community Leaders Networking Event and Health Forum* on Tuesday, June 24 from 4:30 to 8:30 pm.

Staff requests direction regarding if Councillors wish to attend and, if so, who will represent Council.

SAVE THE DATE

David Thompson Health Advisory Council is inviting municipal and other community leaders to its 2nd annual health forum to:

- Network with council members and Alberta Health Services senior leaders
- Connect with and learn about the Health Advisory Council
- Hear about the health services and programs offered in the area
- Provide feedback on health services



Watch for further information and registration later in May, 2014

When: Tuesday, June 24, 2014

Where: Pomeroy Inn and Suites Conference Centre, Olds College, Olds AB

Reception: 4:30 – 5:00 p.m.

Program: 5:00 – 8:30 p.m.

Light meal and refreshments provided

For further information or to RSVP, contact:

Arley Nelson

Health Advisory Council Officer

780-643-4644; or Email:

yellowheadeast@albertahealthservices.ca



Bringing the voice of communities to
build a better health system



Agenda Item

Project: Talisman Energy Inc. Delegation	
Presentation Date: May 27, 2014	
Department: Corporate Services	Author: Ron Leaf
Budget Implication: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation	
Strategic Area: Land & Economic Development	Goal: #3 - The County will develop an economic development plan which supports and promotes industry, business and agri-business and tourism opportunities in the County.
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 information as presented.	
Attachments List:	

Background:

Kevin Koe, External Relations - Talisman Energy Inc., will attend Council's meeting to update Council on Talisman Energy's presence in the Rocky Mountain House/ Clearwater County area. Mr. Koe wishes to update Council with information regarding their *Stakeholder Engagement* philosophy and process for *Community Consultation in Canada*.

Clearwater County

Councilor and Board Member Remuneration Statement

For the Year of ...2014.....

Name of Councilor / Board MemberPat Alexander.....

Payment Periods

January

February

May

June

March

April

July

August

September

October

November

December

Supervision Rate – \$550.00 Monthly
Reeve Supervision Rate - \$850.00 Monthly

Date	Type of Meeting Attended	First 4 Hours \$152.00	Next 4 Hours \$121.00	Next 4 Hours \$121.00	Regular Council Meeting \$276.00	Lunch \$16.00	Mileage @ \$0.54 / km
Mar 10	Airport	X					74✓
Mar 11	Council				X		74✓
Mar 12	Regional Planning				X		74✓
Mar 14	Chamber Awards	X					74✓
Mar 17	AAMDC				X		197
Mar 18	AAMDC				X		
Mar 19	AAMDC+NSWA				X	X	225
Mar 20	Meet with CAO	X					74
Mar 25	Council Meet WRSD				X		74
Mar 26	NWSA	X	X	X		X	198
Mar 27	NSWA Stergeon	X	X	X		X	231
Mar 28	ICC	X	X				74

{more Space on Back of Page}

Remuneration Calculation

<u>6</u>	Meetings @ \$152.00=	<u>912.00✓</u>	<u>1369</u>	Kms @ \$0.54=	<u>739.26✓</u>
<u>5</u>	Meetings @ \$121.00=	<u>605.00✓</u>	<u>3</u>	Lunch @ \$16.00=	<u>48.00✓</u>
<u>6</u>	Meetings @ \$276.00=	<u>1656.00✓</u>		ACCOMMODATION	<u>676.41✓</u>
	Supervision=	<u>850.00✓</u>		(RECEIPTS ON FILE)	
	TOTAL=	<u>4023.00</u>		TOTAL=	<u>1463.67</u>

Signature {Councilor / Board Member}

Clearwater County

G4

Councilor and Board Member Remuneration Statement

For the Year of ...2014.....

Name of Councilor / Board Member ..**Jim Duncan**.....

Payment Periods

January	February	May	June
March	April	July	August
September	October	November	December

Supervision Rate – \$550.00 Monthly
Reeve Supervision Rate - \$850.00 Monthly

Date	Type of Meeting Attended	First 4 Hours \$152.00	Next 4 Hours \$121.00	Next 4 Hours \$121.00	Regular Council Meeting \$276.00	Lunch \$16.00	Mileage @ \$0.54 / km
April 1	Tax rate bylaw deliberation	X					40
April 1	NSWA presentation to town	-					-
April 2	Rec Board	X					40
April 3	Landcare Board	X					40
April 8	Regular Council				X		40
April 9	FCSS Board	X					10
April 9	Arena Expansion Committee	X					10
April 9	CREMA update	X					20
April 10	NSWA Municipal Forum	X	X	X			426
April 11	Community Volunteer lunch	-	-				-
April 14	A + P meeting	X	X				40
April 16	Clearwater Trails Initiative	X					40
April 16	Prov. ASB Conference call	-					-
April 17	ASB Board	X					40
April 22	Regular Council				X		40

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Remuneration Calculation

<u>11</u>	Meetings @ \$152.00=	<u>1672.00</u>	<u>902</u>	Kms @ \$0.54=	<u>487.08</u>
<u>3</u>	Meetings @ \$121.00=	<u>363.00</u>		Lunch @ \$16.00=	<u> </u>
<u>2</u>	Meetings @ \$276.00=	<u>552.00</u>			
	Supervision=	<u>\$550.00</u>			
	Sub Total=	<u> </u>		Sub Total=	<u>487.08</u>
	TOTAL=	<u>3137.00</u>		TOTAL=	<u> </u>

Signature {Councilor / Board Member} Jim Duncan

Clearwater County

G4

Councilor and Board Member Remuneration Statement

For the Year of2014.....

Name of Councilor / Board Member *Theresa Leung*

Payment Periods

January February May June
 March April July August
 September October November December

Supervision Rate – \$550.00 Monthly
Reeve Supervision Rate - \$850.00 Monthly

Date	Type of Meeting Attended	First 4 Hours \$152.00	Next 4 Hours \$121.00	Next 4 Hours \$121.00	Regular Council Meeting \$276.00	Lunch \$16.00	Mileage @ \$0.54 / km
April 1, 2014	Continuation of Council ^{minutes}			✓			14.0
Apr 8/14	Council				✓		14.0
Apr 9/14	FCSS	✓					14.0
Apr 9/14	Arena Expansion		✓				—
April 9/14	CREMA			✓			—
Apr 10/14	MPC	✓					14.0
Apr 11/14	Agenda + Priorities	✓					14.0
April 16	Senior Housing *	✓					14.0
April 16	PAMZ (2-830)	✓	✓				161.0
April 17	Museum Committee	✓					14.0
April 22	Council				✓		14.0
April 23	Library Board	✓					14.0

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Remuneration Calculation

1	SR MTG @ \$72	72.00				
6	Meetings @ \$152.00=	912.00		287		Kms @ \$0.54= 154.98
4	Meetings @ \$121.00=	484.00				Lunch @ \$16.00=
2	Meetings @ \$276.00=	552.00				
	Supervision=	550.00				
	TOTAL=	2570.00				TOTAL= 154.98

Signature {Councilor / Board Member} *Theresa Leung*

Clearwater County

G4

Councilor and Board Member Remuneration Statement

For the Year of ...2014.....

Name of Councilor / Board Member Curt Maki

Payment Periods

January	February	May	June
March	<u>April</u>	July	August
September	October	November	December

Supervision Rate – \$550.00 Monthly
 Reeve Supervision Rate - \$850.00 Monthly

Date	Type of Meeting Attended	First 4 Hours \$152.00	Next 4 Hours \$121.00	Next 4 Hours \$121.00	Regular Council Meeting \$276.00	Lunch \$16.00	Mileage @ \$0.54 / km
April 1	Bylaw Discussion	✓					70
April 8	Council				✓		70
9	Crema	✓					70
14	A+P	✓	✓				70
17	Community futures	✓					110
17	Museum / Vic		✓				70
22	Council				✓		70

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Remuneration Calculation

<u>4</u>	Meetings @ \$152.00=	<u>608.00</u>	<u>530</u>	Kms @ \$0.54=	<u>286.20</u>
<u>2</u>	Meetings @ \$121.00=	<u>242.00</u>		Lunch @ \$16.00=	
<u>2</u>	Meetings @ \$276.00=	<u>552.00</u>			
	Supervision=	<u>550.00</u>			
	TOTAL=	<u>1952.00</u>		TOTAL=	<u>286.20</u>

Signature {Councilor / Board Member} Curt Maki

Clearwater County

Councilor and Board Member Remuneration Statement

For the Year of2014.....

Name of Councilor / Board Member

EARL GRAHAM

Payment Periods

January	February	May	June
March	<u>April</u>	July	August
September	October	November	December

Supervision Rate – \$550.00 Monthly
Reeve Supervision Rate - \$850.00 Monthly

Date	Type of Meeting Attended	First 4 Hours \$152.00	Next 4 Hours \$121.00	Next 4 Hours \$121.00	Regular Council Meeting \$276.00	Lunch \$16.00	Mileage @ \$0.54 / km
April 1/14	ANP / BYLAW	✓					92
April 3/14	Flood Mitigation Mtg.	✓	✓			✓	205
April 7/14	Library	✓					22
April 8/14	COUNCIL				✓		92
April 8/14	AG SOCIETY			✓			22
April 9/14	CREATA / ORIENTATION	✓					92
April 10/14	MPC	✓					92
April 11/14	RPRWA	✓	✓			✓	205
April 14/14	ANP	✓	✓				92
April 15/14	SPOG	✓					92
April 15/14	REG DEER COUNTY / FLOOD		✓	✓			190
* April 16/14	WESTVIEW						-
April 17/14	SPOG (GOVERNANCE)	✓					92
April 22/14	COUNCIL				✓ AAA		92
April 23/14	IWCC	✓	✓	✓		✓	513

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OVER

Remuneration Calculation

1	Westview @ 72.	72.00			
12	Meetings @ \$152.00=	1824.00	2108	Kms @ \$0.54=	1138.32
9	Meetings @ \$121.00=	1089.00	3	Lunch @ \$16.00=	48.00
2	Meetings @ \$276.00=	552.00			
	Supervision=	550.00			
	TOTAL=	4087.00		TOTAL=	1186.32

Signature {Councilor / Board Member}

Date	Type of Meeting Attended	First 4 Hours \$152.00	Next 4 Hours \$121.00	Next 4 Hours \$121.00	Regular Council Meeting \$276.00	Lunch \$16.00	Mileage @ \$0.54/ km
April 25/14	RDRMVG	✓	✓				195
April 29/14	Vo/C	✓					22