



Agenda

Call to Order

National Anthem

1.0 Additions to the Agenda

2.0 Adoption of Agenda

3.0 Corrections or Amendments:

3.1. May 22, 2019, Regular Meeting of Council Minutes 3-7

4.0 Adoption of:

4.1. May 22, 2019, Regular Meeting of Council Minutes

5.0 Proclamations

5.1. ALS Awareness Month 8

6.0 Public Hearings

6.1. Bylaw 2019/11/D – Land Use Amending (Direct Control Three (DC-3)) Bylaw 9-11

7.0 Delegations / Administrative Updates

7.1. Drayton Valley RCMP Stats – April 2019 – S/Sgt. Malcolm Callihoo 163-168

8.0 Decision Items Pages 12-155

8.1. Appointment of Deputy Mayor 12-13

8.2. Proposed Land Use Amending (Direct Control Three (DC-3)) Bylaw 2019/11/D
Presented for Second and Third Readings 14-36

8.3. Subdivision Application DV/19/01 within SE5-49-7-5 37-68

8.4. Discretionary Use at 5804 Power Centre Blvd (Lot 2; Block 104; Plan 1321286) - Development Permit Application DV19-018 69-88

8.5. Drayton Valley Library Board Bylaw DVLB-2018-01, Amendments to Schedules B and E 89-93

8.6. St. Anthony's Parish Religious Procession, June 23, 2019 – Road Closure Request 94-96

8.7. Property Tax Exemption Request through the Community Organization Property Tax Exemption Regulation (COPTER) 97-115

8.8. Alternative Landfill Operations 116-155

9.0 Department Reports

9.1. Engineering and Development/Capital Project Update Rick Wheatley

9.2. Community Services and FCSS Annette Driessen

9.3. Emergency Services Tom Thomson

9.4. CAO/Administration Erin Felker (Acting)

10.0	Council Reports	
	10.1. Councillor Peebles	
	10.2. Councillor Dodds	
	10.3. Councillor Gammana	
	10.4. Councillor Wheeler	
	10.5. Deputy Mayor Ballas	
	10.6. Mayor Michael Doerksen	
11.0	Information Items	Pages 156-168
	11.1. STAR Catholic School Board Meeting Highlights – May 2019	157
	11.2. Sustainability Committee Meeting Notes – May 2, 2019	158-160
	11.3. Drayton Valley / Brazeau County Fire Services Stats – May 2019	161-162
	11.4. Drayton Valley RCMP Stats – April 2019	163-168
12.0	Adjournment	



Meeting Minutes

THOSE PRESENT:

Mayor Doerksen
Deputy Mayor Ballas
Councillor Dodds
Councillor Gammana
Councillor McGee
Councillor Wheeler
Winston Rossouw, Chief Administrative Officer
Bernice Taylor, Acting Director of Community Services
Rick Wheatley, Director of Engineering
Tom Thomson, Fire Chief
Kevin McMillan, Director of Finance
Jennifer Stone, Executive Assistant and Communications
Sabine Landmark, Administrative Assistant
Debbi Weber, Corporate Initiatives and GIS Manager

Erin Felker, Manager, Corporate Initiatives
Matt Ellis, Planner
Peter Cheng, Civil Engineering Tech
Keith Arndt, Planning and Development Officer
Merlin Klassen, Health & Safety Coordinator, Director of Emergency Management
Jody Poulin, Community Peace Officer
Hari Dusi, Junior Networks & Systems Administrator
Cathy Weetman, Western Review
Members of the Public

ABSENT:

Councillor Peebles

CALL TO ORDER

Mayor Doerksen called the meeting to order at 9:00 a.m.

1.0 Additions to the Agenda

Following item was added to the Agenda:
6.8. Color Run 5 km, June 8, 2019 – Road Closure Request

2.0 Adoption of Agenda

RESOLUTION #0101/19

Councillor Gammana moved to adopt the Agenda for the May 22, 2019, Regular Meeting of Council, as amended.

CARRIED

3.0 Corrections or Amendments:

3.1. May 1, 2019, Regular Meeting of Council Minutes

There were no corrections or amendments to the May 1, 2019, Regular Meeting of Council Minutes.

3.2. May 1, 2019, Public Hearing Minutes, Bylaw 2019/06/P

There were no corrections or amendments to the May 1, 2019, Public Hearing Minutes, Bylaw 2019/06/P.

- 3.3. May 8, 2019, Special Meeting of Council Minutes
There were no corrections or amendments to the May 8, 2019, Special Meeting of Council Minutes.

4.0 Adoption of:

- 4.1. May 1, 2019, Regular Meeting of Council Minutes
4.2. May 1, 2019, Public Hearing Minutes, Bylaw 2019/06/P
4.3. May 8, 2019, Special Meeting of Council Minutes

RESOLUTION #0102/19

Councillor Ballas moved to adopt the Minutes of the May 1, 2019, Regular Meeting of Council, May 1, 2019, Public Hearing Minutes Bylaw 2019/06/P, and the May 8, 2019, Special Meeting of Council, as presented.

CARRIED

5.0 Delegations / Administrative Updates

- 5.1. Cause for Critters – Lesley Gigg and Amanda Osbourne
Ms. Gigg and Ms. Osbourne presented Council with detailed information on Cause for Critters and the animal shelter.

6.0 Decision Items

- 6.1. ATCO Gas and Pipelines Ltd. (ATCO) Natural Gas Distribution System Franchise Agreement Bylaw 2019/08/F, Presented for First Reading

RESOLUTION #103/19

Councillor Wheeler moved that Council give First Reading to ATCO Gas and Pipelines Ltd. Natural Gas Distribution System Franchise Agreement Bylaw 2019/08/F, as presented.

CARRIED

- 6.2. Traffic Enforcement Amending (Maximum Speed Limits) Bylaw 2019/07/P

RESOLUTION #104/19

Councillor Gammana moved that Council give Second Reading to Traffic Enforcement Amending (Maximum Speed Limits) Bylaw 2019/07/P, as presented.

CARRIED

RESOLUTION #105/19

Councillor Ballas moved that Council give Third and Final Reading to Traffic Enforcement Amending (Maximum Speed Limits) Bylaw 2019/07/P, as presented.

CARRIED

- 6.3. Proposed Land Use Amending (Direct Control Three (DC-3)) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D, Presented for First Reading

RESOLUTION #106/19

Councillor Wheeler moved that Council give First Reading to proposed Land Use Amending Direct Control Three (DC-3) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D with amendments to add cannabis counselling business and amend clause 26.2. as recommended by Administration.

CARRIED

6.4. Discretionary Use at 5037 62 Street (Lot 1; Block 100; Plan 4057MC) -
Development Permit Application DV19-013

RESOLUTION #107/19

Councillor Gammana moved that Council approve Development Permit DV19-013 with following conditions, as presented.

CARRIED

Mayor Doerksen called a break at 9:52 a.m.

Mayor Doerksen reconvened the meeting at 10:01 a.m.

6.5. Appointment of Prohibited Noxious & Noxious Weed Inspectors for 2019 Season

RESOLUTION #108/19

Councillor Dodds moved that Council appoint the following individuals as Weed Inspectors for the Town of Drayton Valley for the 2019 season:

Rhiannon Gressler, Weed Inspector, Brazeau County
Dawnia McCann, Manager Agriculture Services, Brazeau County
Corbyn Pankonin, Assistant Ag. Fieldman, Brazeau County
Dale Holst, Public Works, Town of Drayton Valley
Joan Elworthy, Public Works/Parks, Town of Drayton Valley

CARRIED

6.6. Re-allocation of Capital funds

RESOLUTION #109/19

Councillor McGee moved that Council approve the re-allocation of funds from Capital Projects CP 177, CP 334, CP 382 and CP 391 for a total of \$595,000 to CP 244 (62 St / RR75) to support 2019 construction.

CARRIED

6.7. Contract Award - CP 244 (62 St / RR 75) Construction

RESOLUTION #110/19

Councillor Wheeler moved that Council award the contract to Parkway Enterprises of Drayton Valley in the amount of \$2,009,898.68 (not including GST) for the reconstruction of CP 244 (62 St./ RR 75) as presented by Administration.

CARRIED

6.8. Color Run 5 km, June 8, 2019 – Road Closure Request

RESOLUTION #111/19

Councillor Dodds moved that Council authorize the closure of the start/finish area on 52 Avenue between 50 Street and 51 Street between 9:00 a.m. and 12:00 p.m., and approve the use of Town property (sidewalks, trails, and parks) for the purpose of the Anytime Fitness Color Run on June 8, 2019, and that Council allow colour application to occur on the closed portion of 52 Avenue as well as in Ivan To Park and Lions West Valley Park for the purpose of the Anytime Fitness Color Run on June 8, 2019.

CARRIED

Councillor Wheeler exited the meeting at 10:43 a.m.

Councillor Wheeler returned to the meeting at 10:45 a.m.

7.0 Department Reports

7.1. Engineering and Development/Capital Project Update

Mr. Wheatley provided an update on the activities of the Engineering Department and Public Works Department. Council asked to look into replacing the speedbumps by the Omniplex with flashing lights.

7.2. Community Services and FCSS

Mrs. Taylor provided an update on the activities of the Community Services Department, FCSS and Early Childhood Development Centre.

7.3. Emergency Services

Fire Chief Thomson reviewed the Drayton Valley/Brazeau County Fire Services stats for April 2019 and advised of the recruitment campaign for members.

7.4. CAO/Administration

Mr. Rossouw provided Council with an update on various Town activities.

8.0 Council Reports

8.1. Deputy Mayor Ballas

- May 1 – Alberta Legal Council
- May 3 – Joint Exploratory Recreation and Culture Ad-Hoc Committee Meeting
- May 5 – Pancake Breakfast
- May 6 – Joint Council
- May 8 – Special Meeting
- May 8 – McHappy Day
- May 9 – Triathlon Orientation
- May 11 – Triathlon
- May 13 – Aquatic Facility Committee Meeting
- May 14 – Economic Development Committee Meeting
- May 15 – Governance & Priorities Committee Meeting
- May 16 – Yellow Fish Road™ Event
- May 17 – EAVOR Meeting
- May 21 – Hemp Alliance Presentation to Yellowhead County

8.2. Councillor Peebles

- Was not present to give a report.

8.3. Councillor Dodds

- Sustainability Committee Meeting
- Pancake Breakfast
- Economic Development Committee Meeting
- EAVOR Meeting
- Joint Council
- Homelessness and Poverty Reduction Committee Meeting
- Yellow Fish Road™ Event
- Zero Fee Meetings

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8.4. Councillor Gammana

- May 2 – Sustainability Committee Meeting
- May 3 – Eldorado Elementary School Grade 2 Reading
- May 5 – Pancake Breakfast
- May 6 – Joint Council
- May 7 – Zero Fee Meeting
- May 8 – Special Meeting
- May 8 – DV Education Task Force Meeting
- May 8 – McHappy Day
- May 9 – DVHTA Community Recognition Night
- TELUS Safe Cities Meeting
- May 14 – Economic Development Committee Meeting
- May 16 – Yellow Fish Road™ Event
- May 17 – EAVOR Meeting

8.5. Councillor McGee

- Upcoming Global Petroleum Show and meeting with Obsidian Energy

8.6. Councillor Wheeler

- Yellow Fish Road™ Event
- Upcoming AUMA Strategic Planning
- Upcoming Frank Maddock High School Graduation
- Upcoming Aquatic Facility Committee Meeting and Sustainability Committee Meeting

8.7. Mayor Doerksen

- May 14 – Ted Hirsch in Drayton Valley

9.0 Information Items

-
- 9.1. Economic Development Committee Meeting Notes – January 8, 2019, and February 12, 2019
-
- 9.2. Sustainability Committee Meeting Notes – March 14, 2019
-
- 9.3. Aquatic Facility Committee Meeting Minutes – April 18, 2019
-
- 9.4. Budget Meeting Notes – April 29, 2019
-
- 9.5. Drayton Valley / Brazeau County Fire Services Stats – April 2019
-

RESOLUTION #112/19

Councillor Gammana moved that Council accept the above items as information.

CARRIED

10.0 Adjournment

Mayor Doerksen adjourned the meeting at 11:16 a.m.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Town of Drayton Valley

Proclamation

ALS Awareness Month

June 2019

- WHEREAS** ALS (Amyotrophic Lateral Sclerosis) is a rapidly fatal motor neuron disease for which there is no known cause or cure; and
- WHEREAS** over 3,000 Canadians, at any given time, are living with ALS; and
- WHEREAS** ALS can strike anyone regardless of age, gender or circumstances; and
- WHEREAS** recent advances in ALS research have produced promising leads and we must continue this crucial work; and
- WHEREAS** the ALS Society of Alberta is one of the largest contributors to the national ALS research program;
- WHEREAS** Betty's Run for ALS and the WALK for ALS across Alberta have been tremendously successful in raising financial contributions and awareness for ALS; and
- WHEREAS** the ALS Society of Alberta is dedicated in providing support to ALS patients, along with their families and caregivers, to ensure the best quality of life possible while living with ALS;
- NOW THEREFORE** I, Bill Ballas, Deputy Mayor of the Town of Drayton Valley, do hereby proclaim the month of June 2019 as "ALS Awareness Month" in the Town of Drayton Valley.

DATED at the Town of Drayton Valley,
in the Province of Alberta,
this 12th day of June, 2019.

Bill Ballas, Deputy Mayor



PUBLIC HEARING

June 12, 2019

9:00 A.M.

Council Chambers – Civic Centre

1. DECLARE PUBLIC HEARING OPEN

Bylaw No. 2019/11/D – Land Use Amending (Direct Control Three (DC3)) Bylaw

2. PRESENT

3. PURPOSE OF THE PUBLIC HEARING

To receive comments, concerns and questions from the public regarding proposed amendments to Town of Drayton Valley Land Use Bylaw 2007/24/D to re-zone the subject lands located at 4929 46 Street (as shown cross-hatched in red in the photo to the right) from the current R2-General Residential district to a newly created Direct Control district known as DC3.

Bylaw 2019/11/D is to add the following Land Use Bylaw definition for a Residential Conversion:

“Residential Conversion means a development located in a Residential district that involves the conversion of a Detached House for the use of a low-impact Personal Service Establishment (but does not include Dry Cleaning) or Professional Service business. Examples of such uses include, but not necessarily limited to lawyers, accountants, hair dressing, fitness training and tailoring”.

The proposed DC3 district as part of Bylaw 2019/11/D would:

1) Deem the following uses as Permitted Uses in the DC3 district:

- Detached Houses
- Home Businesses
- Home Offices
- Minor Day Care Operations
- Secondary Suites
- Public Parks and Recreation Areas
- Buildings and uses accessory to the above
- Residential Conversion

2) Deem the following uses as Discretionary Uses in the DC3 district:

- Moved-in houses, including new Manufactured Homes
- Day Care Facilities
- Group Homes
- Utility Installations
- Residential Sales Centre
- Bed and Breakfast Establishments
- Buildings and Uses Accessory to the above

3) Include minimum parking standards for a Residential Conversion in the DC3 district

4) Include minimum landscaping and screening standards for a Residential Conversion in the DC3 district

5) Include restrictions on the hours of operation for a business in the DC3 district

6) Include restrictions on the amount of employee/customer traffic for a business in the DC3 district

7) Include restrictions on the amount, type and size of signage for a business in the DC3 district

4. BACKGROUND

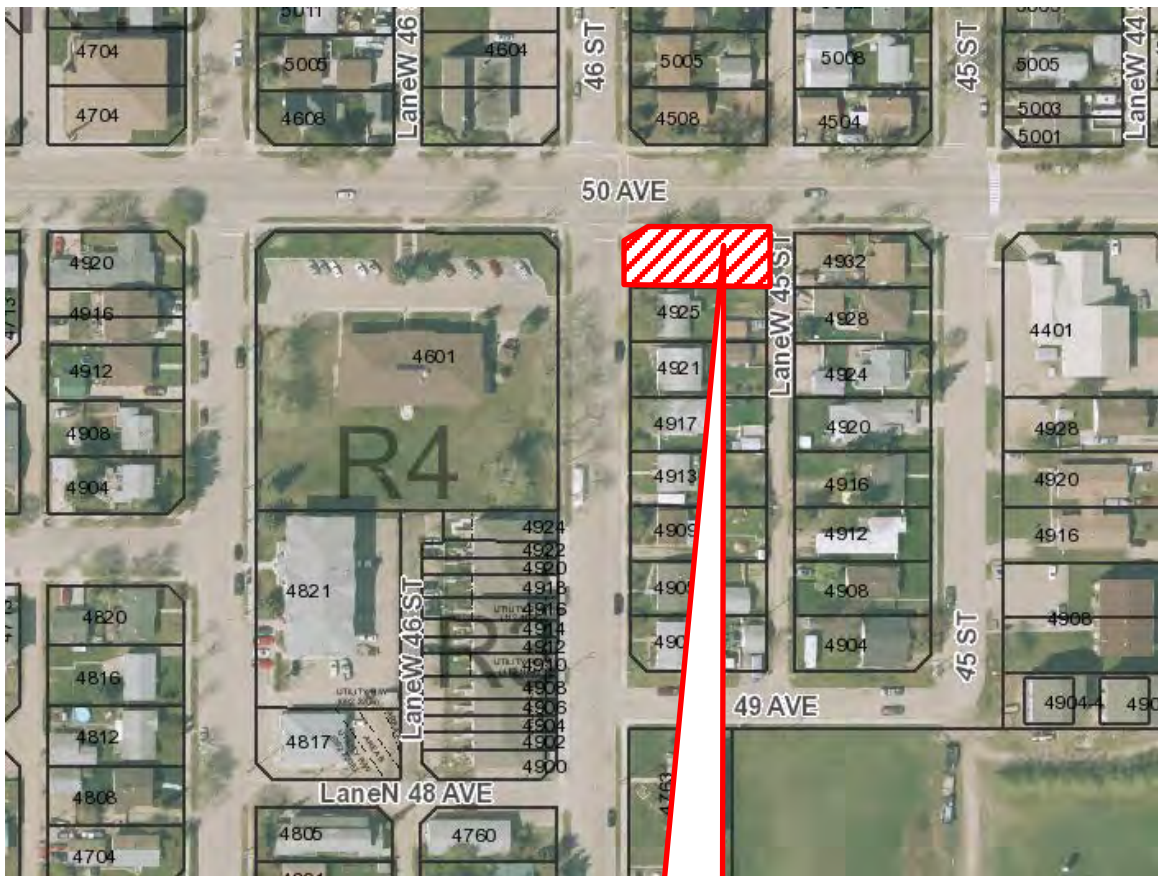
The above Bylaw received First Reading at the May 22, 2019, Regular Meeting of Council, and may receive Second and Third Readings today, depending upon the comments received at this Public Hearing.

Notification of the Bylaw, requesting comments from the public, and advising them of the Public Hearing, has been provided through in accordance with Town of Drayton Valley Bylaw 2018/07/A (Electronic Advertising Bylaw). To facilitate the Public Hearing process, any comments received (written or verbal) will be presented as a package at the time of the Public Hearing.

5. CALL FOR COMMENTS FROM THE FLOOR.

6. CALL FOR COMMENTS OR WRITTEN SUBMISSIONS.

7. DECLARE PUBLIC HEARING CLOSED.



4929 46 Street

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	Appointment of Deputy Mayor
MEETING:	June 12, 2019 Regular Meeting of Council
PRESENTED BY:	Administration on behalf of Council

1. PROPOSAL AND BACKGROUND:

The Municipal Government Act (MGA) Section 152(1) states that “[a] Council must appoint one or more councillors as deputy chief elected official so that (a) only one councillor will hold that office at any one time, and (b) the office will be filled at all times.”

As per Policy C-03-14, the position of Deputy Mayor for the Town of Drayton Valley is held on a rotating basis for a term of eight months. The order of rotation is based on the number of votes each Councillor received in the election in descending order: however, within Policy C-03-14, Council may choose to change the order of appointments. In keeping with that provision, Council amended the order of appointments following a vacancy in late 2018 (Resolution 253/18). The amended order is as follows:

Councillor Fayrell Wheeler	October 25, 2017 – June 30, 2018
Mr. Eric Butz	July 1, 2018 – October 23, 2018
Councillor Bill Ballas	October 31, 2018 – June 30, 2019
Councillor Corey Peebles	July 1, 2019 – February 28, 2020
Councillor Nancy Dodds	March 1, 2020 – September 30, 2020
Councillor Amila Gammara	October 1, 2020 – May 30, 2021
Councillor Thomas McGee	June 1 – October 31, 2021

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

There are no anticipated budgetary implications connected with this decision.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	MGA, Section 152
Municipal Bylaws	N/A	
Municipal Development Plan	N/A	
Sustainability Vision 2019-2021	N/A	
Town of Drayton Valley Strategic Plan 2019-2021	N/A	
Other Plans or Policies	Yes	Appointment of Deputy Mayor Policy C-03-14




4. POTENTIAL MOTIONS:

- A. That Council approve the appointment of Councillor Corey Peebles as the Deputy Mayor for the period July 1, 2019 – February 28, 2020.
- B. That Council appoint _____ as the Deputy Mayor for the period July 1, 2019 - February 28, 2020.

5. RECOMMENDATION

6. ATTACHMENTS:

- 1. None

REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION



SUBJECT:	Proposed Land Use Amending (Direct Control Three (DC-3)) Bylaw 2019/11/D Presented for Second and Third Readings
MEETING:	June 12, 2019 Regular Meeting of Council
PRESENTED BY:	Matt Ellis Planner

1. PROPOSAL AND BACKGROUND:

Proposed Bylaw 2019/11/D- Land Use Amending Direct Control (DC3) received First Reading at the Regular Council Meeting held on May 22, 2019. This Bylaw would facilitate the conversion of the existing single family dwelling located at 4929 46 Street (**See Attachment 1- Site Location Map**) to a hair salon and massage therapy business (**see Attachment 2- Development Plans and Justification Letter**). The subject property is currently zoned General Residential- R2.

Surrounding land uses include mixed-density residential dwellings, places of worship, a dance studio, schools (St. Anthony's and Frank Maddock High School) and commercial uses at the fringe of the Downtown Core four to five blocks (approximately 400 meters) to the west (**see Attachment 3- Surrounding Land Uses**).

Bylaw 2019/11/D- Land Use Amending Direct Control (DC3) would add the following Land Use Bylaw definition for Residential Conversion:

"Residential Conversion means a development located in a Residential district that involves the conversion of a Detached House for the use of a low-impact Personal Service Establishment (but does not Dry Cleaning) or Professional Service or professional-type service business. Examples of such uses include lawyers, accountants, hair dressing, fitness training and tailoring".

The Bylaw would also re-zone the subject property to a newly created Direct Control district known as DC3. As mentioned in the previous report, Administration believes that while Residential Conversions to low-impact commercial businesses should be accommodated, potential impacts to adjacent/surrounding properties shall also be mitigated. Therefore, the proposed Bylaw 2019/11/D- Land Use Amending Direct Control (DC3) district:

- Limits the zones where a Residential Conversion could occur to Country Residential- CR, Country Residential Suburban Estates- CRS, Residential Low Density- R1A, Standard Residential- R1B, Estate Residential- R1E and General Residential- R2;
- Requires exterior renovations to be compatible with the character and appearance of surrounding residential properties;
- Requires the same number of parking spaces as an Office (one space per 100 square meters of Gross Leasable Area);
- Requires the surface of the proposed parking area to be the same or similar as the surface of the street or lane that provide access to the said parking area (i.e. if the lane or street is paved, the parking area must also be paved or concrete; if the street or lane is gravel, the parking area can also be gravel);
- Restricts the amount of customer and employee traffic to a maximum of six persons at the business at any one time;

- Requires the subject property to be reasonably landscaped and compatible with adjacent properties.
- Limits hours of operation to 9:00am-5:00pm Sunday to Thursday and 9:00-8:00pm Friday and Saturday, and;
- Limits proposed signage to one non-illuminated sign no larger than 0.275 square meters (3 square feet) in area.

Municipal Development Plan 2012/27/D, Land Use Bylaw 2007/24/D

Please see Administration's report dated May 22, 2019 as it pertains to the Municipal Development Plan (MDP) and Land Use Bylaw (LUB) (**see Attachment 4- Request for Decision- May 22, 2019**).

Bylaw 2019/11/D Amendments

Prior to giving First Reading to proposed Bylaw 2019/11/D- Land Use Amending Direct Control (DC3), Council amended the definition for Residential Conversion to include Cannabis Counselling and Section 26.2 of the Bylaw to change the authority for issuing a Development Permit from Council to a Development Officer.

Administration has since amended the proposed Bylaw as presented for Second and Third Readings to reflect these changes (**see Attachment 5- Draft Bylaw 2019/11/D**).

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

Typical budget expenses were incurred for this bylaw with mailing Public Meeting notices to surrounding landowners within 300 meters of the subject property and advertising in the Drayton Valley Western Review.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Municipal Government Act</i> (Sections 230, 606 and 606.1)
Municipal Bylaws	Yes	Town of Drayton Valley Land Use Bylaw 2007/24/D , Sections 3 (Definitions- Personal Services Establishment and Professional Services), 13.6 (criteria for evaluating a Variance), A23 (Landscaping of Existing Development) A32 (Number of Parking Stalls Required), A33 (Parking Lot Design)
Municipal Development Plan	Yes	Map 4- Identifies the subject property located within the Residential Area of Town. Section 2.6.1 and 2.6.3 (Mature Residential Areas).
Sustainability Vision 2019-2021	N/A	None
Town of Drayton Valley Strategic Plan 2019-2021	Yes	Goal One (Building Municipal Economic Resilience) where appropriate, the proposed DC3 district would allow for a residential property to be re-zoned to foster entrepreneurship for small businesses owners where locating in a

		typical commercial area of the Town is not feasible due to the higher levels of rent in these locations. This could increase the supply of available land for small business where the impacts to surrounding landowners are anticipated to be low.
Other Plans or Policies	Yes	<p>Economic Development Strategy- Strategy provides numerous broad goals and objectives focused on supporting entrepreneurship and business retention. The proposed DC3 district would (where Council feels it is compatible with surrounding properties) allow small business owners of low-impact businesses to convert a single family dwelling into their place of employment and, therefore, allow these businesses to stay in Drayton Valley.</p> <p>PD-04-08- Development Notices to the Public Policy- requires that notices for applications that propose to re-zone a property are circulated to surrounding landowners within 300 meters of the subject property are, advertised in the newspaper and advertised on social media for two weeks before prior to the Public Hearing.</p>

4. POTENTIAL MOTIONS:



- A. That Council give Second Reading to proposed Land Use Amending (Direct Control Three (DC3)) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D, as presented.
- That Council give Third Reading to proposed Land Use Amending (Direct Control Three (DC3)) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D, as presented.
- B. That Council give Second Reading to proposed Land Use Amending (Direct Control Three (DC3)) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D with amendments to _____.
- That Council give Third Reading to proposed Land Use Amending (Direct Control Three (DC3)) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D, as amended.
- C. That Council table proposed Land Use Amending (Direct Control Three (DC3)) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D, with direction to Administration as to next steps: _____.

5. RECOMMENDATION

Administration recommends giving Second and Third Readings to Land Use Amending Bylaw 2019/11/D to add a land use definition for Residential Conversion and re-zone the subject lands at 4929 46 Street to a newly created Direct Control (DC3) district.

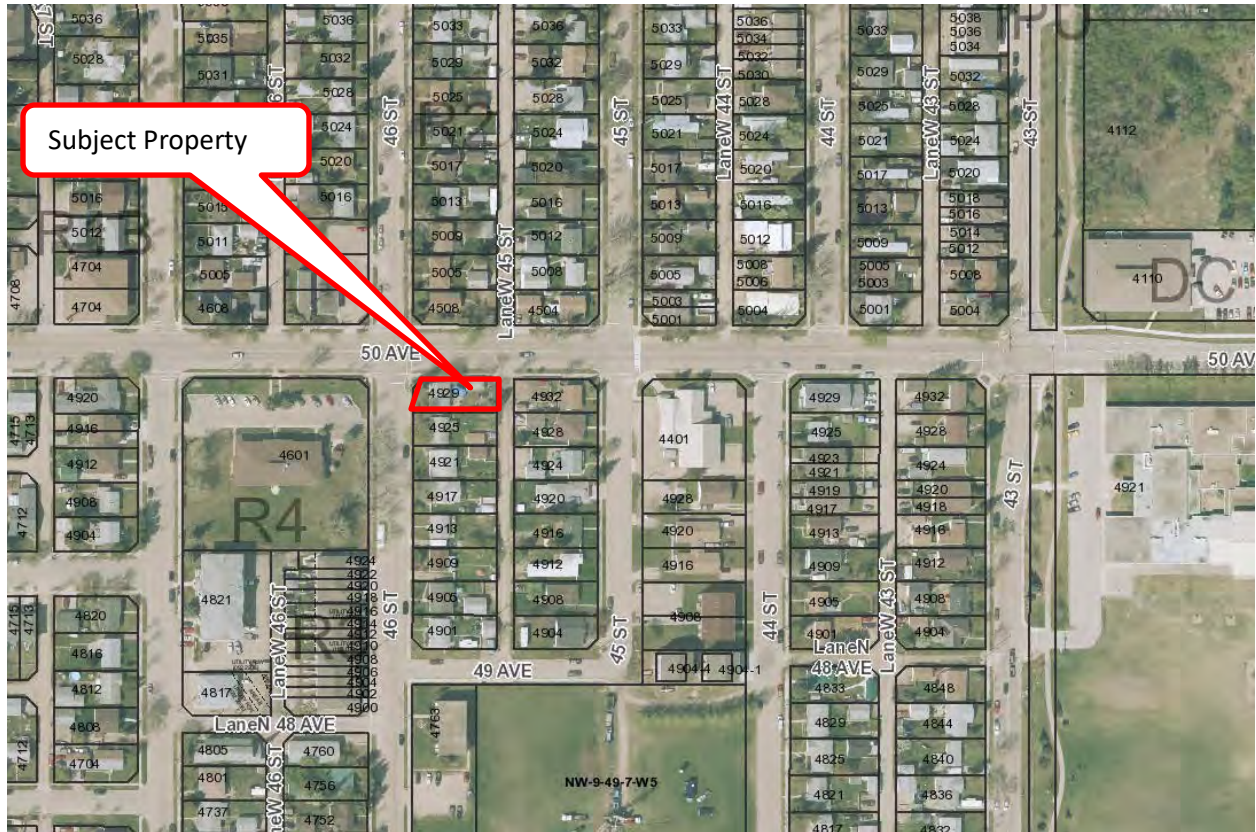
6. ATTACHMENTS:

- 1. Site Location Map**
- 2. Development Plans and Justification Letter**
- 3. Surrounding Land Uses**
- 4. Request for Decision- May 22, 2019**
- 5. Draft Bylaw 2019/11/D**

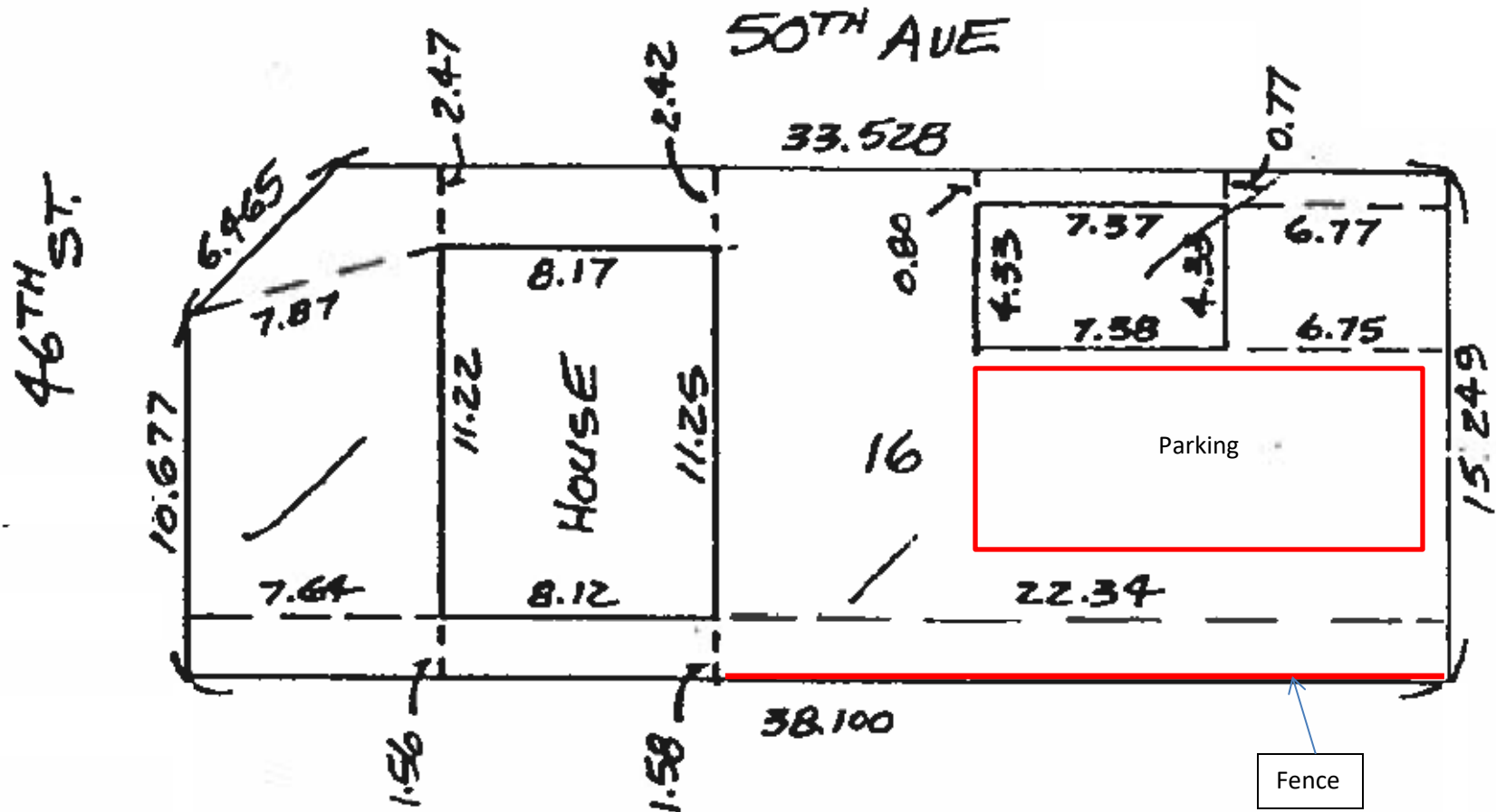
REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			

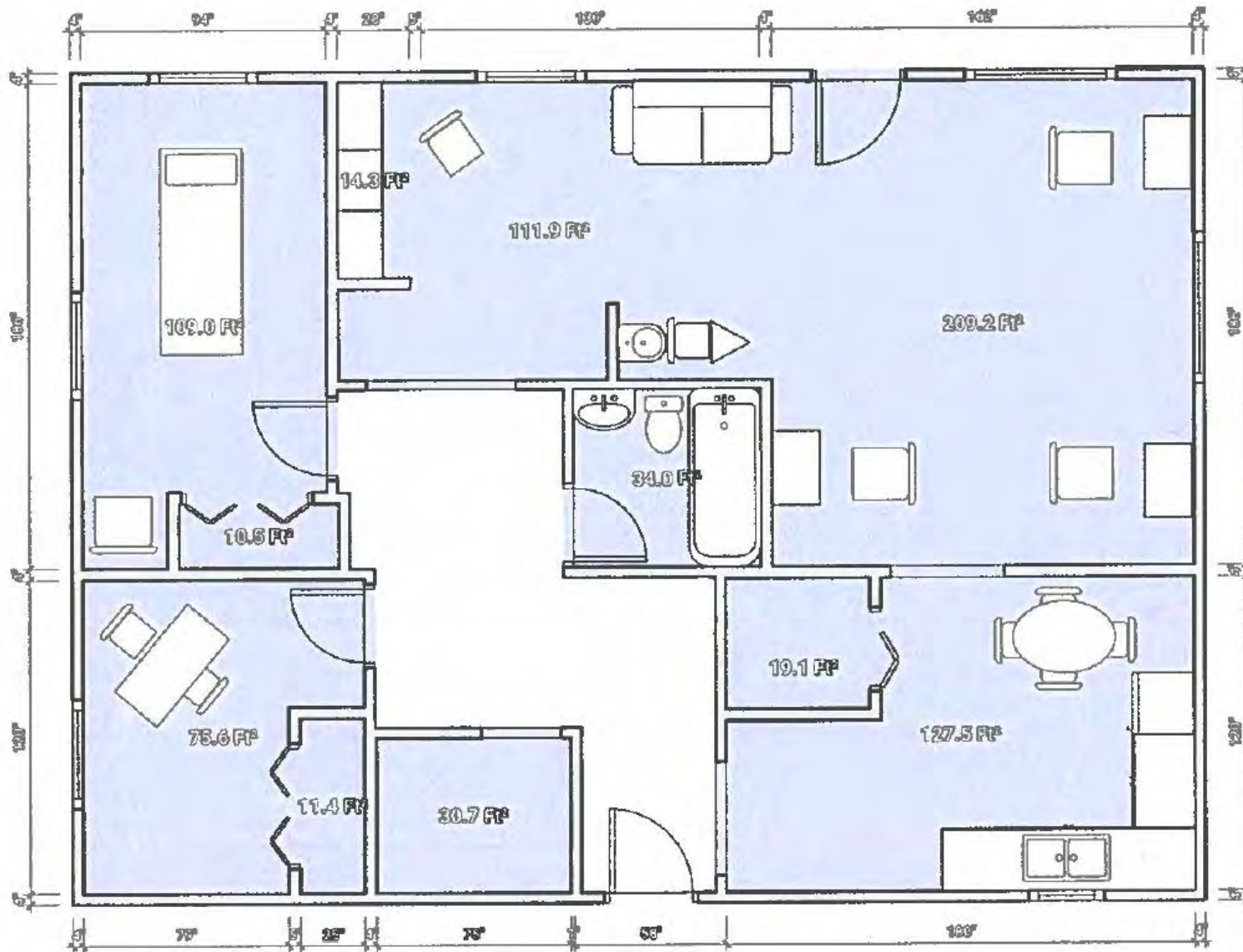
Attachment 1

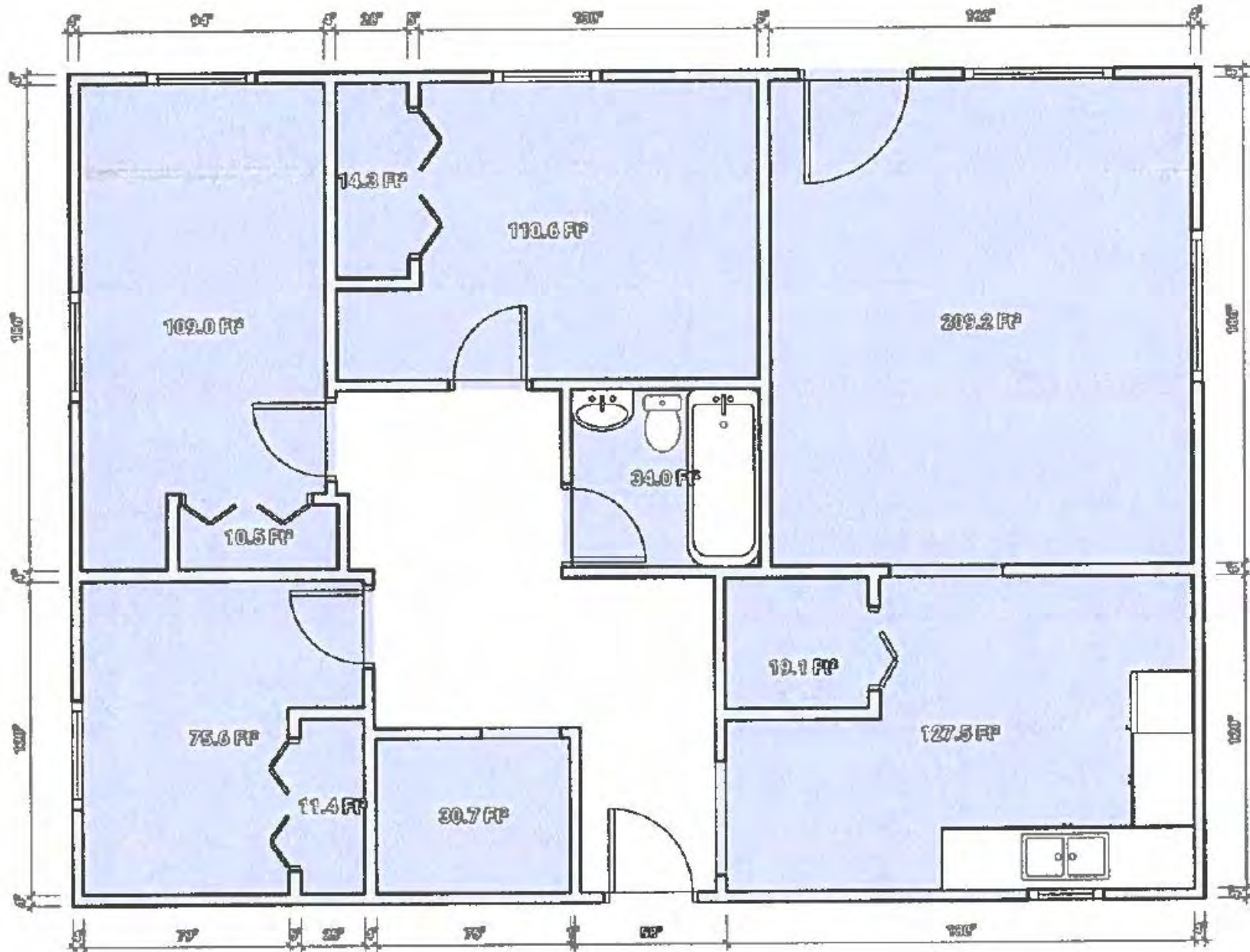
Site Location Map



Attachment 2
Development Plans and Justification Letter







Hi my name is Sandra Nickerson,

I am messaging you in regards to moving my salon to a house. I have owned Hair Care and More for almost 10 years now, but with the economic downturn, I am finding it difficult to keep my doors open. We would hate to lose all our loyal clients and the staff is all like family! We are trying to find a more affordable solution so that it works for everyone.

The location I am looking at moving to is 4929 46 st We feel this location would work out best as it is close to a park and still close to downtown! There is a one car garage with parking behind it and 4 other parking stalls in the back. Thus leaving ample parking in the front and side for our clients.

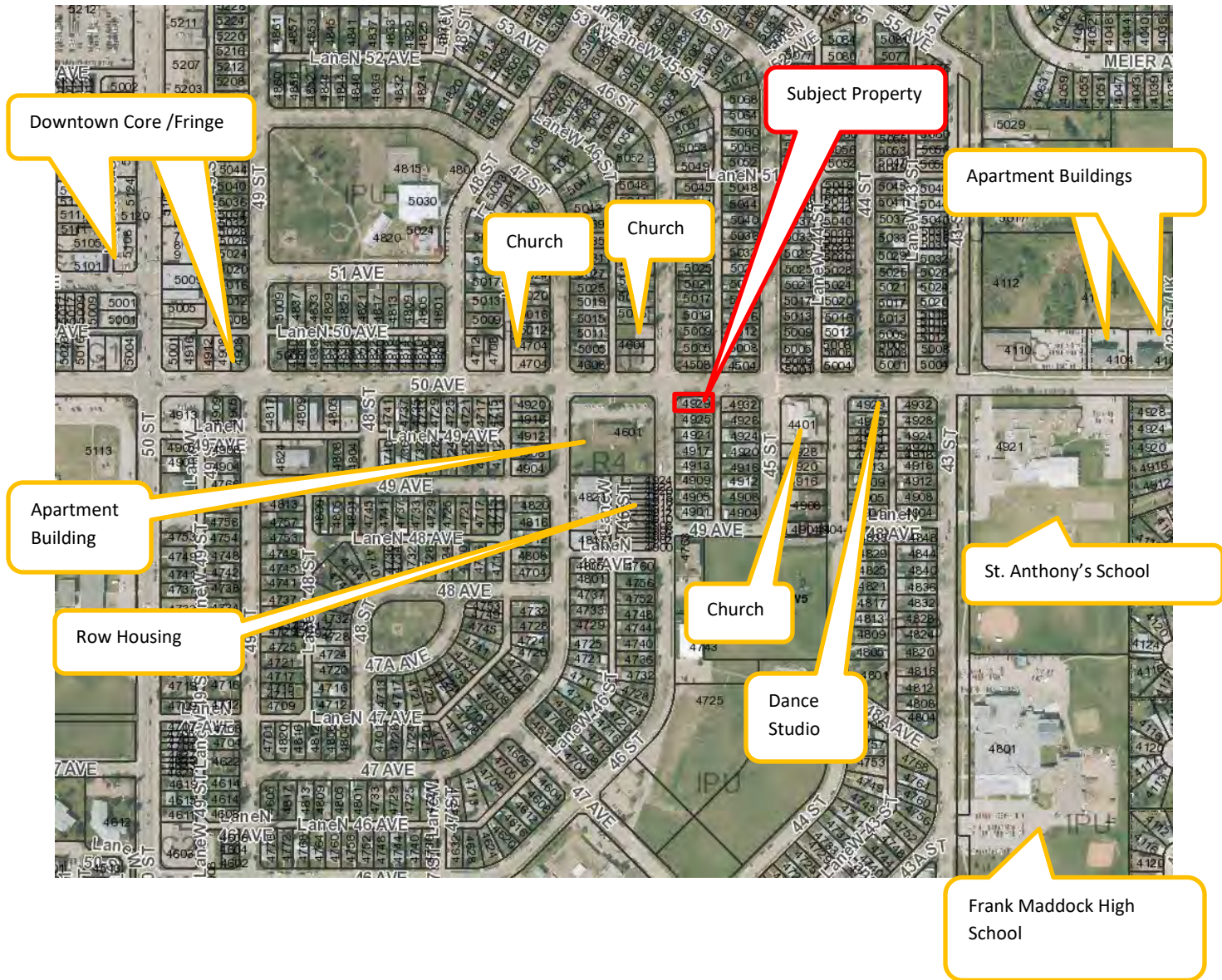
Hair Care and More would be operating as a single person business with a couple people renting spaces. Everyone works part time and the hours of operation would be roughly from 9 am to 5 pm and one late night until 8 pm. Hair Care and More customers are very respectful and in no way do we feel this would inconvenience the neighbors or anyone living in the area.

Thank you so much for taking time to help us. Hopefully we can make something work for all of us!

Sincerely,

Sandra Nickerson and The girls of Hair Care and More

Attachment 3 Surrounding Land Uses



Attachment 4

Request for Decision- May 22, 2019

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION



SUBJECT:	Proposed Land Use Amending (Direct Control Three (DC-3)) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D Presented for First Reading
MEETING:	May 22, 2019 Regular Meeting of Council
PRESENTED BY:	Matt Ellis Planner

1. PROPOSAL AND BACKGROUND:

The Town of Drayton Valley has received an application to convert the existing single family dwelling located at 4929 46 Street (**See Attachment 1- Site Location Map**) to a hair salon and massage therapy business, known as Hair Care and More (**see Attachment 2- Development Plans**). The subject property is currently zoned General Residential- R2. |

The subject property is bordered by:

- 50 Avenue to the north;
- Single family dwelling and detached garage to the south;
- Lane to the east, and;
- 46 Street to the west

Surrounding land uses include mixed-density residential dwellings, places of worship, a dance studio, schools (St. Anthony's and Frank Maddock High School) and commercial uses at the fringe of the Downtown Core four to five blocks (approximately 400 meters) to the west (**see Attachment 3- Surrounding Land Uses**).

A Personal Service Establishment is defined in Land Use Bylaw 2007/24/D as, "a business which provides services to individuals, including but not limited to hairdressing, fitness training, show repair, tailoring, cannabis counselling and dry cleaning"

Normally, if the personal service business was shared with a Single Detached Dwelling, it would be considered as a Home Business, which is listed as a Discretionary Use in the R2 district. However, because the business would entirely occupy the entire building, it is defined as a Personal Services Establishment, which is not listed as a Permitted or Discretionary Use in the R2 district. The property must, therefore be re-zoned.

The three options available to permit a Personal Services Establishment on the subject property are:

- Re-zone to Central Commercial-C1, General Commercial-C2 or Downtown Direct Control-DTDC;
- Land Use Bylaw amendment to include a Personal Services Establishment as a Permitted Use in the General Residential-R2 district;
- Land Use Bylaw amendment to add a definition for Residential Conversion and re-zone the subject property to a Direct Control District that includes the new definition as a Permitted Use.

Each of these options are discussed in more detail below.

RE-ZONING TO C1, C2, OR DTDC

The land use districts where Personal Service Establishments are listed as a Permitted Use are the C1, C2 and DTDC districts. However, none of these districts are appropriate for the surrounding area of the subject property, due to their purpose and land uses (other than Personal Service Establishments) that are permitted, such as cannabis retail stores, liquor stores, hotels/motels, restaurants etc., but would also not be appropriate for the area.

ADDING PERSONAL SERVICE ESTABLISHMENT AS A PERMITTED OR DISCRETIONARY USE IN R2

The R2 district is very broad district that applies to several different areas of the Town (mature centrally located neighbourhoods, Aspenview, Aurora, Meraw Estates and Sekura. **See Attachment 4- R2 Zoned Areas**). While Administration believes that a Personal Services Establishment (with restrictions) would be an appropriate use for the subject property, it may not be as appropriate in all areas zoned R2 within Town boundaries.

Council could also choose to add a Personal Service Establishment as a Discretionary Use in the R2 district. The disadvantage of this is that whenever a Discretionary Use is applied for the notification letters that are sent before and after a decision on the proposed use are only sent to those who own property within 60 meters of the parcel that is subject to the application. Comparatively, the notification letters for a Land Use Bylaw Amendment are sent to surrounding landowners within 300 meters of the parcel, advertised on the Town's website and advertised on the Town's social media platforms. Administration feels that an application which proposes a specific land use that could possibly result in significant change to neighbourhood character should be subject to a greater circulation area than only 60 meters surrounding the subject parcel.

NEW DEFINITION AND DIRECT CONTROL DISTRICT

The final option for permitting the proposed use is a Bylaw that adds a new Land Use Bylaw definition for a detached Dwelling in a low-density neighbourhood that is converted to a Personal Services Establishment and re-zones the subject property to a newly created Direct Control (DC3) district. As such, Administration proposes the following Land Use Bylaw definition:

"Residential Conversion means a development located in a Residential district that involves the conversion of a Detached House for the use of a low-impact Personal Service Establishment (but does not include a Cannabis Counselling Business and Dry Cleaning) or Professional Service or professional-type service business. Examples of such uses include lawyers, accountants, hair dressing, fitness training and tailoring".

The above definition would also include Professional Services, defined as, "services provided to individuals or business by doctors, lawyers, accountants, chiropractors, or members of any other self-regulating profession, but excludes veterinary services".

Given the current local economy, Administration predicts that similar situations could arise in the future where a business owner chooses to re-locate to a residential area and convert a dwelling in that neighbourhood to be entirely utilized for the business. Administration has also observed that such conversions are also permitted in other Canadian municipalities. Therefore, the proposed DC3 district has been drafted so that Council may choose to re-zone other properties where such conversions are proposed on a case-by-case basis. While the authority to re-zone an individual property for a

Residential Conversion would be with Council, Administration proposes the authority for Development Permit approvals that would address the more technical matters such as parking, fencing/screening, etc. As a result, if a future Development Permit was applied for an addition to the building, a decision from Council would not be required. Further, the proposed DC3 Bylaw has been drafted to include detached homes, so that if the business were to cease operations and the property was sold in the future, the building could be converted back to a Dwelling without having to re-zone the property a second time.

While Residential Conversions should be accommodated, potential impacts to surrounding landowners from additional traffic, hours of use, outside storage, odours, noise, etc. must also be mitigated. Therefore, to minimize such impacts, the proposed DC3 district:

- Limits the zones where a Residential Conversion could occur to Country Residential- CR, Country Residential Suburban Estates- CRS, Residential Low Density- R1A, Standard Residential- R1B, Estate Residential- R1E and General Residential- R2;
- Requires exterior renovations to be compatible with the character and appearance of surrounding residential properties;
- Requires the same number of parking spaces as an Office (one space per 100 square meters of Gross Leasable Area);
- Requires the surface of the proposed parking area to be the same or similar as the surface of the street or lane that provide access to the said parking area (i.e. if the lane or street is paved, the parking area must also be paved or concrete; if the street or lane is gravel, the parking area can also be gravel);
- Restricts the amount of customer and employee traffic to a maximum of six persons at the business at any one time;
- Requires the subject property to be reasonably landscaped and compatible with adjacent properties.
- Limits hours of operation to 9:00am-5:00pm Sunday to Thursday and 9:00-8:00pm Friday and Saturday, and;
- Limits proposed signage to one non-illuminated sign no larger than 0.275 square meters (3 square feet) in area.

2. Municipal Development Plan 2012/27/D:

The subject property is designated as Residential in Map Four of Municipal Development Plan 2012/27/D (See **Attachment 5- Municipal Development Plan, Map Four**). Section 2.6.1 of the Plan supports the renewal and redevelopment of older residential areas. Although the proposed re-conversion of the existing building on this property would be for a commercial use, it would facilitate the re-development/renewal of a currently under-utilized property in a mature residential area of the Town.

Furthermore, Section 2.6.3 of the Plan recognizes that re-development of older areas will typically lead to an increase in the density of the neighbourhood. Administration notes the subject property is located in proximity to a number of medium to higher density residential uses (Apartment Buildings, Duplexes/Triplexes/Fourplexes, Row Housing) and as properties within this neighbourhood continue to be re-developed, such uses may become more common in the future. The proposed Personal Services Establishment would, presumably cater to the residents of current and future residential developments. At the same time, through the provisions of the proposed DC3 district that would be implemented by the conditions of a Development Permit, impacts to surrounding landowners would be mitigated as much as possible.

3. Land Use Bylaw 2007/24/D:

As mentioned earlier, the subject property is located in the General Residential-R2 District of Land Use Bylaw 2007/24/D.

Section 13.6 provides the following criteria that must be considered when evaluating a Variance:

- The proposed use, in the opinion of the Development Authority shall not unduly interfere with the amenities of the neighbourhood, and
- The proposed use, in the opinion of the Development authority shall not materially interfere with or affect the use, enjoyment or value of neighbouring lots.

A site inspection of the property was conducted on May 6, 2019 (see Attachment 6- Site Photos). Administration notes the subject property is a corner lot at the intersection of 50 Avenue and 46 Street and parking would be accessed from a lane at the rear. Due to its location on a corner lot (as opposed to the middle of the block), customer traffic in the lane would only be required to travel directly behind the subject property and another property to the east when entering/exiting the proposed use. Furthermore, parking access from the lane would reduce the amount of on-street parking from customers and ensure that customers do not back directly onto 50 Avenue when exiting the property. According to the applicant's justification letter, the property includes sufficient room for four vehicles in the rear yard, in addition to the one car garage, hours of operation would be roughly 9:00am-5:00pm with one night until 8:00pm (see Attachment 7-Justification Letter From Applicant).

The property also includes a hedge along the north property line facing 50 Avenue and a row of trees along the south property line facing the adjacent residential property. Administration recommends that a wood fence or chain link fence with privacy slates (as stated in the requirements for commercial businesses in Section A22.4 of the LUB) is provided along the south property line to offer additional screening of the proposed business and therefore privacy for the adjacent landowner. Administration also recommends the exterior of the dwelling and garage on the property is painted to afford both buildings a newer and consistent appearance. Both requirements would be implemented through the conditions of a Development Permit for the proposed use.

Through the restrictions of the proposed DC3 district mentioned earlier that will be implemented in the conditions of a Development Permit, Administration is confident that impacts to surrounding properties would be mitigated and the proposed use would, therefore, meet the required criteria for evaluating a variance as stated in Section 13.6.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

If Council gives first reading for this Bylaw, typical budget expenses would be incurred with mailing Public Hearing notices to surrounding landowners within 300 meters of the subject property and advertising in the Drayton Valley Western Review.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Municipal Government Act</i> (Sections 230, 606 and 606.1)
Municipal Bylaws	Yes	Town of Drayton Valley Land Use Bylaw 2007/24/D, Sections 3 (Definitions- Personal Services Establishment and Professional Services), 13.6 (criteria for evaluating a Variance), A23 (Landscaping of Existing Development) A32 (Number of Parking Stalls Required), A33 (Parking Lot Design)

Municipal Development Plan	Yes	Map 4- Identifies the subject property located within the Residential Area of Town. Section 2.6.1 and 2.6.3 (Mature Residential Areas).
Sustainability Vision 2019-2021	N/A	None
Town of Drayton Valley Strategic Plan 2019-2021	N/A	Goal One (Building Municipal Economic Resilience) where appropriate, the proposed DC3 district would allow for a residential property to be re-zoned to foster entrepreneurship for small businesses owners where locating in a typical commercial area of the Town is not feasible due to the higher levels of rent in these locations. This could increase the supply of available land for small business where the impacts to surrounding landowners are anticipated to be low.
Other Plans or Policies	Yes	<p>Economic Development Strategy- Strategy provides numerous broad goals and objectives focused on supporting entrepreneurship and business retention. The proposed DC3 district would (where Council feels it is compatible with surrounding properties) allow small business owners of low-impact businesses to convert a single family dwelling into their place of employment and, therefore, allow these businesses to stay in Drayton Valley.</p> <p>PD-04-08- Development Notices to the Public Policy- requires that notices for applications that propose to re-zone a property are circulated to surrounding landowners within 300 meters of the subject property are, advertised in the newspaper and advertised on social media for two weeks before prior to the Public Hearing.</p>

POTENTIAL MOTIONS:


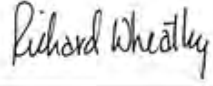
- A. That Council give First Reading to proposed Land Use Amending Direct Control Three (DC-3) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D, as presented;
- B. That Council give First Reading to proposed Land Use Amending Direct Control Three (DC-3) Residential to Low-impact Commercial Conversion Bylaw 2019/11/ with amendments to _____.
- C. That Council decline to give First Reading to proposed Land Use Amending Direct Control Three (DC-3) Residential to Low-impact Commercial Conversion Bylaw 2019/11/D.

5. RECOMMENDATION

Administration recommends giving First Reading to Land Use Amending Bylaw 2019/11/D to add a land use definition for Residential Conversion and Re-zone the subject lands at 4929 46 Street to a newly created Direct Control (DC3) district.

6. ATTACHMENTS:

1. Site Location Map
2. Development Plans
3. Surrounding Land Uses
4. R2 Zoned Areas
5. Municipal Development Plan, Map Four
6. Site Photos
7. Justification Letter From Applicant
8. Proposed Bylaw 2019/11/D

REPORT PREPARED BY: Matt Ellis, Planner		REVIEWED BY: Rick Wheatley, Director of Engineering, Public Works, Utilities, Planning & Development	[Signature] 
APPROVED BY:	[Signature]		



Attachment 5

Draft Bylaw 2019/11/D

BYLAW NO. 2019/11/D

Name of Bylaw: Direct Control Three (DC-3) Residential to Low-impact Commercial Conversion

WHEREAS Council deems it necessary to amend Land Use Bylaw 2007/24/D by adding a definition for Detached Houses that are converted to low-impact personal and professional service type businesses.

AND WHEREAS Council wishes to create a Direct Control district that allows for the conversion of single detached dwellings to low-impact personal and professional service type businesses.

NOW THEREFORE the Council of the Town of Drayton Valley, duly assembled, hereby enacts as follows, pursuant to Part 17 of the Municipal Government Act, 2000:

TITLE

1. This Bylaw may be cited as the "Direct Control Three (DC-3) Residential to Low-impact Commercial Conversion" Bylaw of the Town of Drayton Valley.

PURPOSE

2. The purpose of this Bylaw is to provide flexibility that facilitates the conversion of single detached dwellings on parcels in low density Residential Districts (CR, CRS, R1A, R1B, R1E and R2) to low-impact personal and professional service type commercial uses while mitigating potential impacts to surrounding properties. The business shall be compatible with the residential neighbourhood in both appearance and operation.
3. The following shall be added, in alphabetical order, to Section 3 Definitions of Land Use Bylaw 2007/24/D:

Residential Conversion means a development located in a Residential district that involves the conversion of a Detached House for the use of a low-impact Personal Service Establishment (but does not include a Dry Cleaning) or Professional Service business. Examples of such uses include, but not necessarily limited to lawyers, accountants, hair dressing, fitness training and tailoring.

4. The provisions of the newly created land use district known as DC2- Direct Control Two shall be as provided in Appendix "A" attached hereto.
5. The land uses designation of Lot 16, Block 38, Plan 4902KS (municipally known as 4929 46 Street), as shown on Appendix "B" attached hereto are changed from General Residential-R2 to Direct Control- DC3.

DRAFT

Bylaw 2019/11/D
Appendix "A"

B26 "DC-3 DIRECT CONTROL THREE RESIDENTIAL TO LOW-IMPACT COMMERCIAL CONVERSION"

26.2 Decision Procedure

Pursuant to Section 11 of this Bylaw and Section 641(2) of the Act, the power to approve applications for Development Permits is delegated to a Development Officer when the proposed use is consistent with the uses and standards set out in Sections 26.3 to 26.9 below.

26.3 Permitted Uses

The following uses are deemed to be Permitted Uses in this district:

- Detached Houses
- Home Businesses
- Home Offices
- Minor Day Care Operations
- Secondary Suites
- Public Parks and Recreation Areas
- Buildings and uses accessory to the above
- Residential Conversion

26.4 Discretionary Uses

The following uses are deemed to be Discretionary Uses in this district:

- Moved-in houses, including new Manufactured Homes
- Day Care Facilities
- Group Homes
- Utility Installations
- Residential Sales Centre
- Bed and Breakfast Establishments
- Buildings and Uses Accessory to the above

26.5 Site Standards

Lot Size		Site Coverage	Setbacks							
Width	Depth		Main Building				Accessory Building			
			FY	Int. SY	Ext. SY	RY	FY	Int. SY	Ext. SY	RY
10m	30m	60%	5.5m	1.5m	1.5m	5.5m	n/a	1.0m*	1m*	1.0 m*

*See Section A17.1 for Detached Garages

26.6 Building Alterations

- 26.6.1 Any/all interior or exterior building alterations, whether structural or non-structural shall comply with applicable Town bylaws and the Alberta Building Code
- 26.6.2 Any/all exterior building alterations, whether structural or non-structural shall be consistent with the character of the property and general appearance of surrounding residential properties

26.7 Exterior Impact

The business shall not, in the opinion of the Development Authority, be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of neighbouring parcels by way of excessive noise, smoke, steam, odour dust, vibration or refuse matter which would not commonly be found in the neighbourhood.

26.7 Parking

- 26.7.1 Parking spaces shall be provided in accordance with the parking requirements for Offices, which is 1 stall per employee on site at any time plus 1 stall 100 m² GLA Industrial Plan and parking requirements for the district in which it is located;
- 26.7.2 Where required by the Alberta Building Code, the appropriate number of disabled parking stalls shall be provided and clearly marked as being for the use of disabled persons only. The required number of disabled parking stalls may be included as part of the required number of total parking stalls stated in Section 21.7.1 above.
- 26.7.3 If the street or lane that provides access to the parking stalls on the subject parcel is paved, the provided parking stalls shall be hard surfaced with asphalt or concrete.
- 26.7.4 The dimensions of parking stalls shall be in accordance with Sections A33.1 and A33.2.
- 26.7.5 The design and maintenance of the parking area shall be in accordance with Sections A33.3 through A33.10

26.8 Landscaping/Screening

- 26.8.1 Commercial land uses shall be sufficiently screened from Residential land uses by a solid fence (wood fence or chain link with privacy slats) of 1.8 meters in height and be reasonably maintained to the satisfaction of the Development Authority.

26.8.2 The subject parcel shall be landscaped and reasonably maintained to the satisfaction of the Development Authority.

Customer Traffic

26.8.1 The business shall not generate pedestrian or vehicular traffic or a parking shortage in excess of what is typically characteristic of the neighbourhood in which it is located.

26.8.2 Customer and employee traffic for the business shall be limited to a maximum of six persons in attendance at any one time

26.9 Hours of Operation

Maximum hours of operation of a business shall be:

Sunday-Thursday- 9:00am to 5:00pm and

Saturday-Friday- 9:00am to 8:00pm

26.9 Signage

Signage for the business shall be limited to one non-illuminated sign no greater than 0.275 square meters (3 square feet) in area.

INTERPRETATION

- 21 Words used in the singular include the plural and vice-versa.
- 22 When a word is used in the masculine or feminine it will refer to either gender.
- 23 Words used in the present tense include the other tenses and derivative forms.

SEVERABILITY

- 24 If any provision of this Bylaw is held be invalid by a court of competent jurisdiction, that decision will not affect the validity of the remaining provisions of the Bylaw.

AND THAT this Bylaw shall come into force and have effect from and after the date of third reading thereof.

Read a first time this 22nd day of May, 2019, A. D.

Public Hearing held this ____ day of _____, 2019, A. D.

Read a second time this ____ day of _____, 2019, A. D.

Read a third and final time this ____ day of _____, 2019, A. D.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT

Bylaw 2019/11/D
Appendix "B"



TOWN OF DRAYTON VALLEY REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	Subdivision Application DV/19/01 within SE5-49-7-5
MEETING:	June 12, 2019 Regular Meeting of Council
PRESENTED BY:	Matt Ellis Planner

1. PROPOSAL AND BACKGROUND:

The Town of Drayton Valley proposes to create four lots and a fifth remnant parcel as well as two road rights-of-way within the Bio-Mile Area Structure Plan (ASP). A description of these lots and rights-of-way are provided below and **shown in Attachment 1- Subdivision Plan**.

Lot 1 (Environmental Reserve)

Lot 1 (26.0 acres/10.52 hectares) contains environmentally sensitive features such as a creek and ravine that is well treed with mixed vegetation. The Bio-Mile ASP recognizes the protection/preservation of these, the creek and the banks of the ravine is an important priority. Therefore, this newly created lot is to be designated as an environmental reserve, the creek will be incorporated into the Town's storm water management facilities and maintained in accordance with Alberta Environment and Parks policies.

Lot 2 (Storm Pond PUL)

Lot 2 (19.68 acres/7.96 hectares) contains a storm water management pond that is managed by the Town, decks/patio adjacent to the Clean Energy Technology Centre (CETC), an active oil-wellsite operated by ARC Resources in the southwest corner and lastly an access road for the aforementioned oil wellsite along the west boundary.

The storm pond and decks/patio for the CETC is to be designated as a Public Utility Lot (PUL) and maintenance of the storm pond will remain with the Town of Drayton Valley.

The proposed subdivision will not affect the current or future use of the ARC Resources wellsite or access road.

Vegetation is generally grassed open space around the storm pond and ARC Resources well site.

Lot 3 (CETC)

Lot 3 (9.77 acres/3.95 hectares) contains the Town-owned Clean Energy Technology Centre (CETC). The CETC provides a range of services that focus on education/training, business development, applied research and development for start-up businesses in Drayton Valley and the surrounding region.

In addition to the CETC, this lot would also include the lease road operated by ARC Resources along the west and north boundaries that benefit the ARC Resources well site in the southwest corner of Lot 2 described above. Similar to the subdivision of Lot 2, the proposed subdivision for Lot 3 would not affect the current or future use of the ARC Resources access road.

Limited vegetation exists on this lot as it's mostly developed with the CETC and associated parking lots. However, some grassed areas exist around the perimeter of the CETC.

Lot 4 (Future Development)

Lot 4 (23.20 acres/9.39 hectares) is currently vacant and is to be reserved as future development.

The lot currently contains an abandoned pipeline formerly operated by ARC Resources. This lot also contains two large dirt piles in the northerly portion that are to be removed. Administration confirms this soil will be used as cover for the landfill at the Aspen Waste Management Facility.

Vegetation is generally open field with pockets of mixed vegetation throughout. With the exception of the dirt piles mentioned above, terrain is flat to gently rolling with two large dirt piles. The dirt piles however will be removed as part of the abandoned pipeline removal described above. Limited to no bedrock exists at or immediately below the surface.

Lot 5 (Remnant Parcel)

Lot 5 (4.77 acres/1.93 hectares) would be a remnant parcel as a result of Road ROW 1 that would serve as a south access to Lot 4, described below. This lot currently contains an active oil well operated and leased by ARC Resources.

When/if this oil well ceases operation in the future, the land will be reclaimed and use transferred to the Town. Vegetation is generally grassed open space around the ARC Resources well site.

Road Right-Of-Way (ROW) 1

A south access road, referred to as Road ROW 1 (1.11 acres/ 0.45 hectares) will be created along the northeast boundary of Lot 3 that follows the Town's main sanitary sewer trunk line to serve as a south access road for Lot 4 described above.

Vegetation is generally open field. Limited to no bedrock exists at or immediately below the surface.

Road Right-Of-Way (ROW) 2

As per the Bio-Mile ASP, 26 Avenue is to be extended along the north boundary of Lot 4 and Lot 1. In the short to medium term, this road, referred to as Road ROW 2 (6.27 acres/2.54 hectares) will serve as a north access to Lot 4.

As per the Bio-mile ASP, additional right-of-way plans are required across other properties to complete the proposed north access to Lot Four, which is intended to eventually serve as an alternative to Range Road 73 (also known as the Ring Road) and connection to Highway 620 further to the east. These additional right-of-way plans are to be considered separately from the proposed subdivision application.

Once the owner of the adjacent lot to the east of Lot 1 prepares an ASP, the future extension of 26 Avenue would eventually cross Highway 22 and connect with Secondary Highway further to the southwest.

Similar to Lot 4, vegetation is generally open field with pockets of mixed vegetation throughout. Terrain is flat to gently rolling. Limited to no bedrock exists at or immediately below the surface.

Except for Lot 1, proposed as an environmental reserve, each of the lots and rights-of-way is generally flat to rolling, consists of grassed open field with pockets of mixed vegetation throughout. The creation of the proposed lots would have no effect on either of the well sites or lease roads operated by ARC Resources within the lands subject to the proposed subdivision (**see Attachment 2- Site Photos**).

Based on the draft letter from West Central Planning Agency (WCPA) dated May 24, 2019, the proposed subdivision may be conditionally approved. Conditions of approval include the construction of a turn-around bulb at the end of the proposed north access road, registration of a plan of survey, registration of an easement agreement with Fortis Alberta and final determination of the proposed north access road to the satisfaction of ATCO Pipelines (**see Attachment 3, Draft Conditional Approval-DV/19/01**). Administration, therefore, presents the proposed subdivision to Council for formal consideration. The Fortis Alberta and ATCO Pipelines related items are further discussed later in this report.

Alberta Transportation Comments

In accordance with Sections 14 and 15 of the Alberta Subdivision and Development Regulation 43/2002, no subdivision or access road is permitted within 1.6 kilometers of a highway, unless certain conditions are met (see Attachment 2- Subdivision and Development Regulation, Sections 14-15). Alberta Transportation confirms that while the proposed subdivision does not meet the requirements of Sections 14 and 15, a Variance to both sections may be granted if the Town chooses to proceed with the subdivision (**see Attachment 4, Alberta Transportation Comments**).

ATCO Pipelines Comments

ATCO Pipelines has a right-of-way within the northeast corner of the proposed north access road for Lot Four. The Engineering Department of ATCO Pipelines has submitted an objection to the proposed subdivision due to the north access road being proposed within their right-of-way. Administration is currently working with ATCO Pipelines to address this issue to their satisfaction, which is also a condition of the subdivision approval (**see Attachment 5- ATCO Pipelines Comments**).

Fortis Alberta Comments

Fortis Alberta owns a number of hydro poles along the lease road within Lots Two, Three and Five (**see Attachment 6- Hydro Pole Mapping**). Fortis Alberta has requested the proposed subdivision approval be deferred until an easement agreement for the hydro line has been entered into with the Town and registered with Alberta Land Titles. However, Fortis is agreeable to registration of the easement as a condition of subdivision approval (**see Attachment 7- Fortis Alberta Comments**). Administration has initiated the process of completing this agreement with Fortis Alberta.

Brazeau County Comments

Brazeau County requested clarification regarding the nature of the proposed lots and road rights-of-way to WCPA. These questions were addressed in correspondence to the County dated May 24, 2019 (**see Attachment 8- Brazeau County Comments**).

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

Notifications were sent to registered landowners within 300 meters of the subject lands as well as external commenting agencies (Relevant Provincial Ministries/Departments, utility companies, Brazeau County, etc.) as part of the applications fees paid to WCPA for processing the application.

As the Town is the developer in this case, if Council chooses to proceed with the subdivision, normal expenses to retain the services of an Alberta Land Surveyor, registering the plan of survey with Alberta Land Titles and payment of an endorsement fee to WCPA for the newly created lots would apply.

Other budgetary expenses unique to the proposed subdivision are completion of the proposed access roads (ROW 1 and ROW 2) and removal of the dirt piles within Lot Four.

However, regarding the completion of ROW2, savings would be realized in the future should 26th Avenue be extended to connect with Highway 620 as this portion of the proposed extension would have already been completed at that time. In regards to removal of the dirt piles, this soil could be used for cover at the Aspen Waste Management Facility and, therefore, result in future cost savings for the landfill.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Municipal Government Act</i> (Sections 230, 606 and 606.1) Alberta Subdivision Regulation 43/2002 (subdivisions with proximity to Provincial Highways)
Municipal Bylaws	Yes	Town of Drayton Valley Land Use Bylaw 2007/24/D, Sections B14 (M- Industrial District), B15 (IPU- Institutional and Public Use District). The proposed lots exceed the lot size standards of their respective land use districts
Municipal Development Plan	Yes	Map 4- Identifies the subject property located within an area considered as a Commercial/Light Industrial Interface. Section 2.3 (servicing), Section 2.8.9 (supply of Commercial/Industrial serviced lots), Section 32.9.7 (Environmental Reserve within Industrial subdivisions), Section 2.13 (26 Avenue extension)
Sustainability Vision 2019-2021	N/A	None
Town of Drayton Valley Strategic Plan 2019-2021	N/A	Goal One- The proposed subdivision within the Bio-Mile ASP would facilitate development and economic resilience for the Town. The subdivision could also serve as an example of diversification by facilitating additional jobs in sectors outside of the Town's traditional resource-based industries. Goal Two- Part of Goal Two is deciding on whether to exploring alternative methods of delivering services to residents and business or maintaining the status quo. The proposed subdivision is an example of the Town exploring new a new direction and spearheading the

		process of developing one of its industrial land holdings to demonstrate that this land is available for development and, therefore, cultivate demand for investment in this Town-owned property.
Other Plans or Policies	Yes	Economic Development Strategy- The Strategy provides numerous broad goals and objectives focused on supporting entrepreneurship and business retention. The proposed subdivision would initiate the process of developing the majority of currently vacant lands within the Bio-Mile, which would support entrepreneurs who wish to invest by building on these lands and may also support existing local businesses that future investors possibly use as suppliers.

Municipal Development Plan

Although not specifically designated in Map 4 of the Municipal Development Plan (MDP), the subject property is located within what could be considered as a Commercial/Light Industrial interface (**see Attachment 9- MDP Map 4**).

The policies of Section 2.3 (Servicing) of the MDP require all new development to connect to municipal sanitary sewer and water services once they are available. Lot Four is currently serviced by a sanitary sewer line and municipal water can be extended to Lot Four from either Lot Three or Lot 5 (**see Attachment 10- Water and Sewer Mapping**).

Section 2.8.9 of the MDP states, *“because it vital to have a supply of serviced lots available for commercial and industrial use, the Town may purchase raw land and develop it if the private sector is unwilling to do so. Specifically, the Town will purchase and develop land for the Bio-Mile development”*. While the town now owns the lands subject to this application, the proposed subdivision would further the vision that is articulated in the MDP and the Bio-Mile ASP.

Section 2.9.7 of the MDP states, *“environmental reserve lands will be taken in industrial subdivisions. The Town will protect West Creek and other environmentally sensitive lands through the use of environmental reserves. Public recreational uses may also be provided along creeks and environmental reserve areas”*. The creek (known as West Creek) and surrounding ravine has already been dedicated as an environmental reserve, which will remain as such with the proposed subdivision.

Section 2.9.1 of the MDP states, *“the Town will continue to welcome large scale industry and will make every effort to ensure that suitable land is available”*.

Section 2.13 of the MDP identifies the extension of 26 Avenue from Range Road 73 (known as the Ring Road) to Highway 22 where it intersects with Highway 620. As mentioned earlier, the proposed north access for Lot Four (ROW 2) would serve as a key piece in this future road extension.

Bio-Mile Area Structure Plan

The subject lands are located within the Bio-Mile Area Structure Plan (ASP). The proposed subdivision is consistent with the development concept that is articulated in the Bio-Mile ASP.

Land Use Bylaw

Lots One and Two of the proposed subdivision are located with the Institutional and Public Use (IPU) district. Within this district, Lot One is dedicated as an Environmental Reserve and Lot Two is dedicated as a Public Utility Lot (PUL). Lots Three, Four and Five are located within the Industrial District.

The proposed south access (ROW 1) to Lot Four is located within the M-Industrial District. The proposed north access (ROW 2) is located within the M-Industrial and AG-Agricultural Districts. Each of the lots exceed the lot size requirements of their respective districts in the Land Use Bylaw.

4. POTENTIAL MOTIONS:

- A. That Council approve proposed Subdivision DV/19/01 subject to the conditions noted below:
 - The Developer is to engage an Alberta Land Surveyor to prepare a plan of subdivision for registration at the Alberta Land Titles Office subject to the attached subdivision drawing with a date of March 22, 2019;
 - The proposed road that dead ends on Lot Four should have a dedicated turning bulb built to the satisfaction of the Town of Drayton Valley
 - Contact utility providers to determine whether any new utility services and/or easements are required, and provide written confirmation from the utilities that any necessary arrangements have been made.
- B. That Council refuse proposed Subdivision DV/19/01.
- C. That Council table proposed Subdivision DV/19/01 to a future meeting.

5. RECOMMENDATION

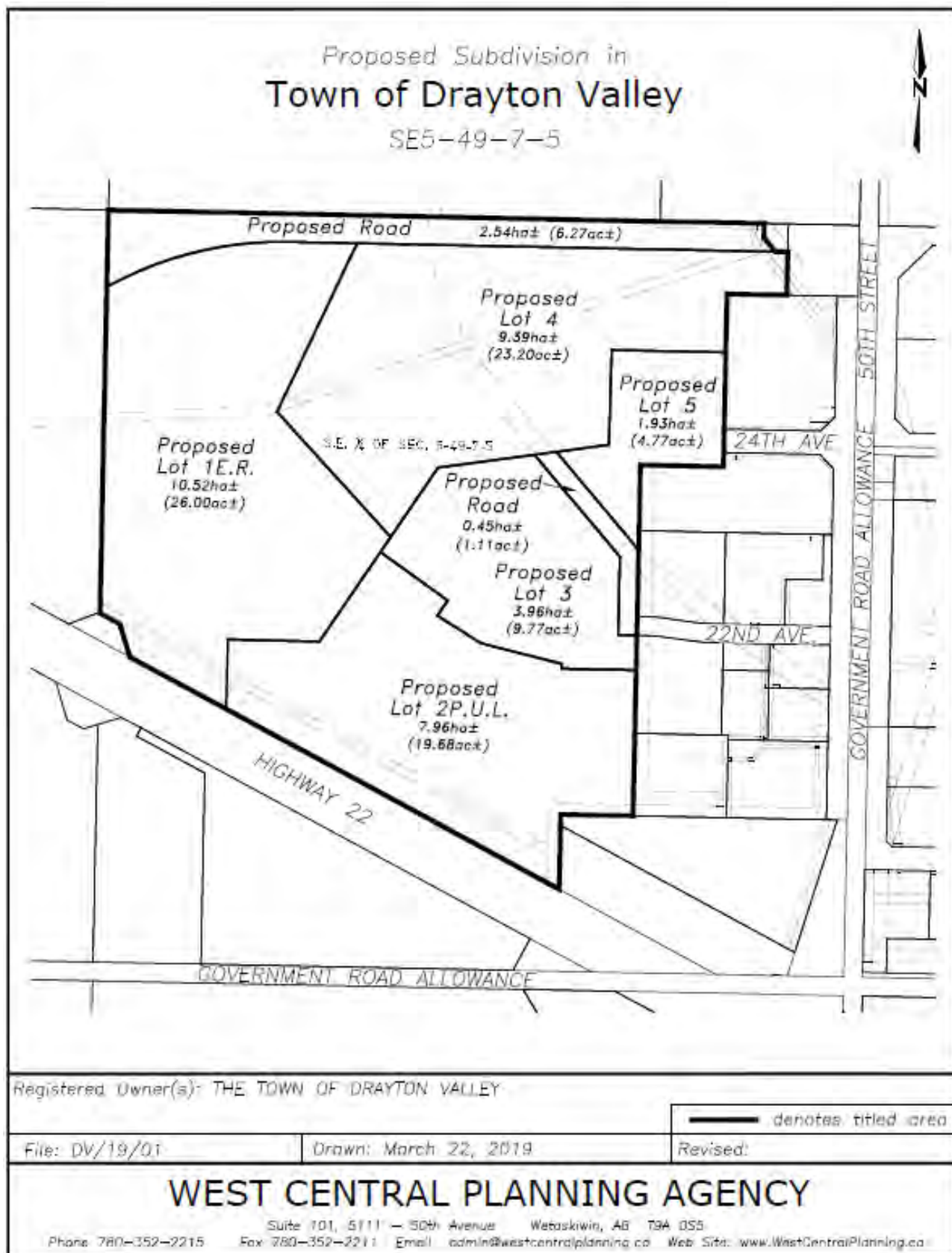
Administration recommends that Council approve proposed Subdivision DV/19/01 subject to the conditions noted above.

6. ATTACHMENTS:

1. Site Location Map
2. Site Photos
3. Draft Conditional Approval- DV/19/01
4. Alberta Transportation Comments
5. ATCO Pipelines Comments
6. Fortis Pole Map
7. Fortis Alberta Comments
8. Brazeau County Comments
9. MDP- Map 4
10. Water and Sewer Map

REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			

Attachment 1 Subdivision Plan



Proposed Subdivision in Town of Drayton Valley

SE5-49-7-5



Registered Owner(s): THE TOWN OF DRAYTON VALLEY

denotes titled area

File: DV/19/01

Drawn: March 22, 2019

Revised:

WEST CENTRAL PLANNING AGENCY

Suite 101, 5111 - 50th Avenue Wetaskiwin, AB T9A 0S5
 Phone 780-352-2215 Fax 780-352-2211 Email admin@westcentralplanning.ca Web Site: www.WestCentralPlanning.ca

Attachment 2
Site Photos



The creek on Lot 1 looking west towards Highway 22



The storm pond on Lot 2 from the southeast corner looking west



The wellsite in the southwest corner of Lot 2 looking west



The lease road along the north boundary of Lot 2 looking north



The open space to the north of the CETC on Lot 3 looking south



The open space to the north of the CETC on Lot 3 looking east



The westerly dirt pile to be removed on Lot 4 looking north



The easterly dirt pile to be removed on Lot 4 looking north



The wellsite and lease road from the east boundary of Lot 5 looking west

Attachment 3-
Draft Conditional Approval

WEST CENTRAL PLANNING AGENCY

#105, 5111 - 50 Avenue Wetaskiwin, Alberta T9A 0S5
Telephone (780) 352-2215 / Fax (780) 352-2211
wcpa@telusplanet.net

May 24, 2019

WCPA File No: DV/19/01

Town of Drayton Valley
Box 6837
Drayton Valley, AB
T7A 1A1

Proposed subdivision of SE 5-49-7-W5M

Council of the Town of Drayton Valley has determined that your application for subdivision is consistent with section 654 of the Municipal Government Act, and the application has therefore been **approved**.

In order to complete the subdivision and obtain separate titles, **you must do the following**.

1. The developer is to engage an Alberta Land Surveyor to prepare a plan of subdivision for registration at Land Titles Office subject to the attached subdivision drawing with a date of March 22, 2019.
 - a. Please instruct your surveyor to use the Town's block numbering system.
 - b. The road plan of the proposed roads should be review between the Town, ATCO Pipelines and the surveyor for the best suitable location of the proposed roads.
2. ATCO Pipelines does not permit parallel roads within ATCO Pipelines' right(s)-of-way. Please contact Ryan Currie (ryan.currie@atco.com) to review proposed roads location. Please reference their file number 19-0986.
3. The proposed road dead ends at proposed lot 4 should have a dedicated turning bulb built to the satisfaction of the Town of Drayton Valley.
4. Contact utility providers to determine whether any new utility services and/or easements are required, and provide written confirmation from the utilities that any necessary arrangements have been made.
 - a. For Fortis Alberta, please contact Land Services Calgary (landserv@fortisablerta.com) at 403-514-4783 and reference no. 320071875 to discuss easement requirements a minimum of 6 weeks in advance of required system changes.
 - b. For ATCO Gas Distribution Engineer, please contact Ivy Chan-Worthington at 780-508-4697.
 - i. For ATCO Gas Land Administration Department, please contact 780-420-8012 or email crossings@atcogas.com.
 - ii. For ATCO Gas Service, please contact at 780-420-7514

5. Pay an endorsement fee of \$100 per lot (3 lots = a total of \$300) to West Central Planning Agency when the plan is submitted for endorsement.
6. Reserves are not owing and it is deemed completed with the dedication of the storm water pond. West Central Planning Agency will prepare a full discharge the existing deferred reserve caveat (caveat # 102 404 884) from title prior to the registration.

When all conditions have been met on behalf of the Town, WCPA will endorse the surveyor's plan for registration at Land Titles.

The approval is valid for one year from the date of this letter. You must meet all the conditions listed above, and have your surveyor submit the plan to us within the year. If you do not submit the plan within the year you may request a one-year extension, and this will normally be granted provided that the circumstances have not changed. After two years, the approval cannot be extended further.

Should you wish to appeal any of these conditions, you must file notice of appeal with the Secretary of the Municipal Government Board (MGB) within 14 days of this letter (not business days). There is no fee for filing an appeal at the MGB. The Board's address:

Municipal Government Board
Alberta Municipal Affairs
1229 – 91st Street SW
Edmonton, AB T6X 1E9

Phone: 780-427-4864

Fax: 780-427-0986

E-mail: mgbmail@gov.ab.ca

TIME LIMIT TO HOLD A HEARING Pursuant to section 680(4) of the MGA, once an appeal has been filed; the MGB must open an appeal within 60 days and is required to provide a written decision with reasons within 15 days of concluding a hearing.

Government departments affected by this subdivision have the right to appeal against this decision, so this office will not endorse any documents or plans until the appeal period has expired, 19 days from the date of this letter.

Regards,



Jason T. Tran, RPP, MCIP
Manager, WCPA

WEST CENTRAL PLANNING AGENCY
#105, 5111 – 50 AVENUE WETASKIWIN, ALBERTA T9A 0S5
TELEPHONE (780) 352-2215 – FAX (780) 352-2211
WCPA@TELUSPLANET.NET

29 May 2019

WCPA File Number: DV/19/01

Matt Ellis, BES, RPP, MCIP
Town of Drayton Valley
5120 – 52 Street
Drayton Valley, AB
T7A 1A1

Re: Subdivision application DV/19/01 (Town of Drayton Valley) within SE 5-49-7-W5M

Dear Matt:

This is an application to create 5 new lots. The application is to create two new internal roads, one Public Utility Lot (PUL), one Environmental Reserve (ER) and three Industrial lots.

The parcels being subdivided is zoned M – Industrial. This district provides land for manufacturing, processing, fabrication and services and sales to industrial businesses. The typical size in the Town's Land Use Bylaw are typically range in size from a minimum of 930 square metres to entire quarter section.

This subdivision application follows the Bio-Mile Business Park Area Structure Plan which was adopted in 2013 (Bylaw 2013/09/D).

Proposed Lot 1 is the Lot ER and it is mainly treed and low and wet. It has a creek running through it and go south of Highway 22. Proposed Lot 2 is the PUL which is where the storm water pond is located. Proposed lot 3 is the CETC building which will have access from 22nd Avenue. Proposed lot 4 is currently cleared and vacant. Proposed lot 5 is vacant but it has an active well on site. The proposed lots are in compliance with the Land Use Bylaw.

One proposed road is running along the north side of the quarter section and the other proposed road is the continue of 22nd Avenue to create legal and physical access for proposed lots 4 and 5. The end of this proposed road should have a turning bulb constructed to the Town's standard. **ATCO Pipelines has an objection** as they do not allow parallel roads within ATCO Pipelines' right(s)-of-way. As per their letter April 9, 2019. This can be easily dealt with as the proposed road can be tweaked between the Town and the surveyor to figure out the best location for the proposed road. A condition is recommended accordingly for this objection from ATCO Pipelines.

Brazeau County sent in their letter but they do not have any objection as per their letter dated April 3, 2019. They have some minor questions but WCPA replied and answered all of Suzanne Bennett questions.

Alberta Transportation responded on May 24, 2019, Alberta Transportation is willing to grant the required variance to Section 14 and Section 15 of the Regulation. AT requires that any appeal of this subdivision be referred to the Municipal Government Board.

Since the developer is the Town of Drayton Valley a development agreement is not required. The applicant (the Town) is to contact the utility providers to arrange servicing and identify any required easements or right-of-ways.

ATCO Gas has a comment and it is attached for you to review; most of those are standard conditions from them. Fortis will need an easement therefore a condition will be recommended for their requirement as per their letter dated April 2, 2019.

The approved ASP stated that the storm pond is designated as municipal reserves and the PUL is about 7.96 ha in size. Therefore, the Municipal Reserves owing as per deferred reserve caveat #102 404 884 was only 4.8 ha. Therefore, WCPA considered the Municipal Reserves owing on this quarter section is completed. WCPA will prepare the necessary documents to discharge the existing deferred reserve caveat #102 404 884 from title.

Regards,

A handwritten signature in blue ink, appearing to read "Jason T. Tran".

Jason T. Tran, RPP, MCIP
Manager, WCPA

Attachment 4-
Alberta Transportation Comments



Delivery Services, Transportation
 North Central Region, Stony Plain District
 #223, 4709 - 44 Avenue
 Stony Plain, Alberta T7Z 1N4

AT Reference Number: RSDP025229
 AT File Number: 2512/SE 5-49-7-5
 Municipality File Number: DV/19/01

May 24, 2019

West Central Planning
 5111-50 Avenue
 Wetaskiwin, AB T9A 0S5

Attention West Central Planning

Subject: Referral for the items identified below within Drayton Valley (“Municipality”)

Regarding application for the following subdivision:

Reference / File Number	Description	Location
RSDP025229-1 Municipality File Number: DV/19/01	Subdivision to create 3 industrial lots, 1 environmental reserve lot and 1 public utility lot from a previously subdivided quarter section	Highway 22 SE-5-49-7-5

This will acknowledge receipt of your circulation regarding the above noted proposal, which must meet the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 22. The department is currently protecting Highway 22 to a Multi-lane standard at this location.

The above noted subdivision proposal does not meet Section 14 or 15 of the Regulation

The department anticipates minimal impact on the highway from this proposal. Additionally, there is no direct access to the highway as well as sufficient local road access to the subdivision and adjacent lands. Therefore, Pursuant to Section 16 of the Regulation, the department grants approval for the subdivision authority to grant a variance of Section 14 and 15 if they choose to do so.

Pursuant to Section 678(2) of the Municipal Government Act, Alberta Transportation requires that any appeal of this subdivision be referred to the Municipal Government Board.

If you have any questions please contact the undersigned Development and Planning Technologist.

Signed:

Lisa Gordon
Dev and Planning Technologist
Lisa.Gordon@gov.ab.ca
780-968-4230

Attachment 5-
ATCO Pipelines Comments



April 9, 2019

Our File No.: 19-0986

Your File No.: DV/19/01
 Municipal Planning Services (2009) Ltd.
 Planning and Development Department

SENT: via email

Attention: To Whom It May Concern**RE: Proposed Subdivision - SE 5-49-7-W5**

The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed your file and objects to proposed plan:

- Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - **Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.**
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.

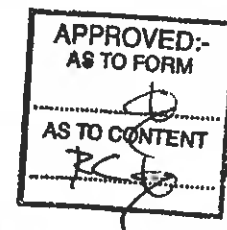
Please submit a revised plan addressing the aforementioned concern(s) to ATCO Pipelines for further review. Until the concern(s) is (are) addressed, ATCO Pipelines is unable to provide its consent to the proposed subdivision. Should the property owner wish to obtain a cost estimate for a pipeline alteration, please contact Ryan Currie, Senior Engineer, Operations Engineering via email at Ryan.Currie@atco.com.

If you have any questions or concerns, please contact the undersigned at (780) 420-3896 or email Isabel.Solis@atco.com.

Sincerely,
 ATCO Pipelines, a division of ATCO Gas and Pipelines Ltd.



Isabel Solis-Jarek
 Sr. Administrative Coordinator, Operations Engineering



Executive Administrator

From: "Anhamm, Kristine" <Kristine.Anhamm@atco.com>
Date: April-09-19 9:34 AM
To: <admin@westcentralplanning.ca>
Subject: DV/19/01

Good Morning,

Please see the below conditions:

- The owner/developer shall contact ATCO Gas Distribution Engineer **Ivy Chan-Worthington Ivy.Chan-Worthington@ATCO.com, 780-508-4697** to determine and comply with ATCO Gas right-of-way and road alignment requirements prior to the registration of this subdivision. Please note, all cost associated with obtaining the right-of-way will be borne by the developer/owner
- ATCO Gas existing right-of-way or other land rights shall be carried forward and registered on any newly created lots. Any work of any nature whatsoever (i.e. paving, stockpiling, landscaping, berms, etc.) affecting the surface of ATCO Gas right-of-way must first receive prior written consent from **ATCO Gas Land Administration Department at 780-420-8012** or email crossings@atcogas.com
- There is an existing ATCO Gas service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact **ATCO Gas Service Admin Coordinator at 780-420-7514** to discuss a service alteration. Note all alteration costs will be borne by the developer / owner
- There are existing ATCO Gas facilities in the area. Drainage for any of ATCO Gas above ground appurtenances must be maintained. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution Engineer **Ivy Chan-Worthington Ivy.Chan-Worthington@ATCO.com, 780-508-4697** to enable an adequate and timely response by ATCO Gas. Note all alteration costs will be borne by the developer / owner
- A gas main installation will be required. It is required the owner / developer contact ATCO Gas Distribution Engineer **Ivy Chan-Worthington Ivy.Chan-Worthington@ATCO.com, 780-508-4697** Note: a minimum 4 months to design and obtain the necessary approvals for the gas main installation is required
- If gas service is required, to avoid delays, the owner / developer should contact an **ATCO Gas Service Admin Coordinator at 780-420-7514**, or their local ATCO Gas agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 4 months is recommended. Note, each lot / unit is to have a separate service line
- Due to this proposal, a gas main upgrade may be required to the existing distribution system. It is required that the owner/developer contact ATCO Gas Engineer **Ivy Chan-Worthington Ivy.Chan-Worthington@ATCO.com, 780-508-4697**
- Please contact Alberta One-Call at 1-800-242-3447 to have the gas lines located at least 48 hours prior to excavation
- **Deep Utilities:** Maintain a minimum of 0.3m vertical clearance and a 2.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
- **All Other Facilities:** Maintain a minimum of 0.3m vertical clearance and a 1.0m horizontal clearance between ATCO Gas distribution gas lines and your facilities.
- **Above Ground Facilities:** Maintain a 1.5m horizontal clearance between ATCO Gas's distribution gas lines and your above ground facilities.
- If deviations are required please contact **Ivy Chan-Worthington Ivy.Chan-Worthington@ATCO.com, 780-508-4697**
- Clearance requirements from ATCO Gas pipelines for trees are as follows:

09/04/2019

- o minimum of 1 meter from tree spade (hand expose the pipeline)
- o if work must be carried out on a line with trees above it, the trees must be removed
- o to minimize damage, root balls should clear the buried pipeline by 1.2 meters
- o shrubs may be planted in gas rights-of-ways, but trees are not permitted to be planted on gas rights-of-way
- o Maintain a minimum clearance of 1.2 meters from planted trees, prior written consent should be obtained through **ATCO Gas Land Administration Department** at **780-420-8012** or email crossings@atcogas.com

Thanks,

Kristine Anhamm

Land Administrative Coordinator

Gas Distribution

ATCO Gas & Pipelines Liquids Global Business Unit

P. 780 420 3432

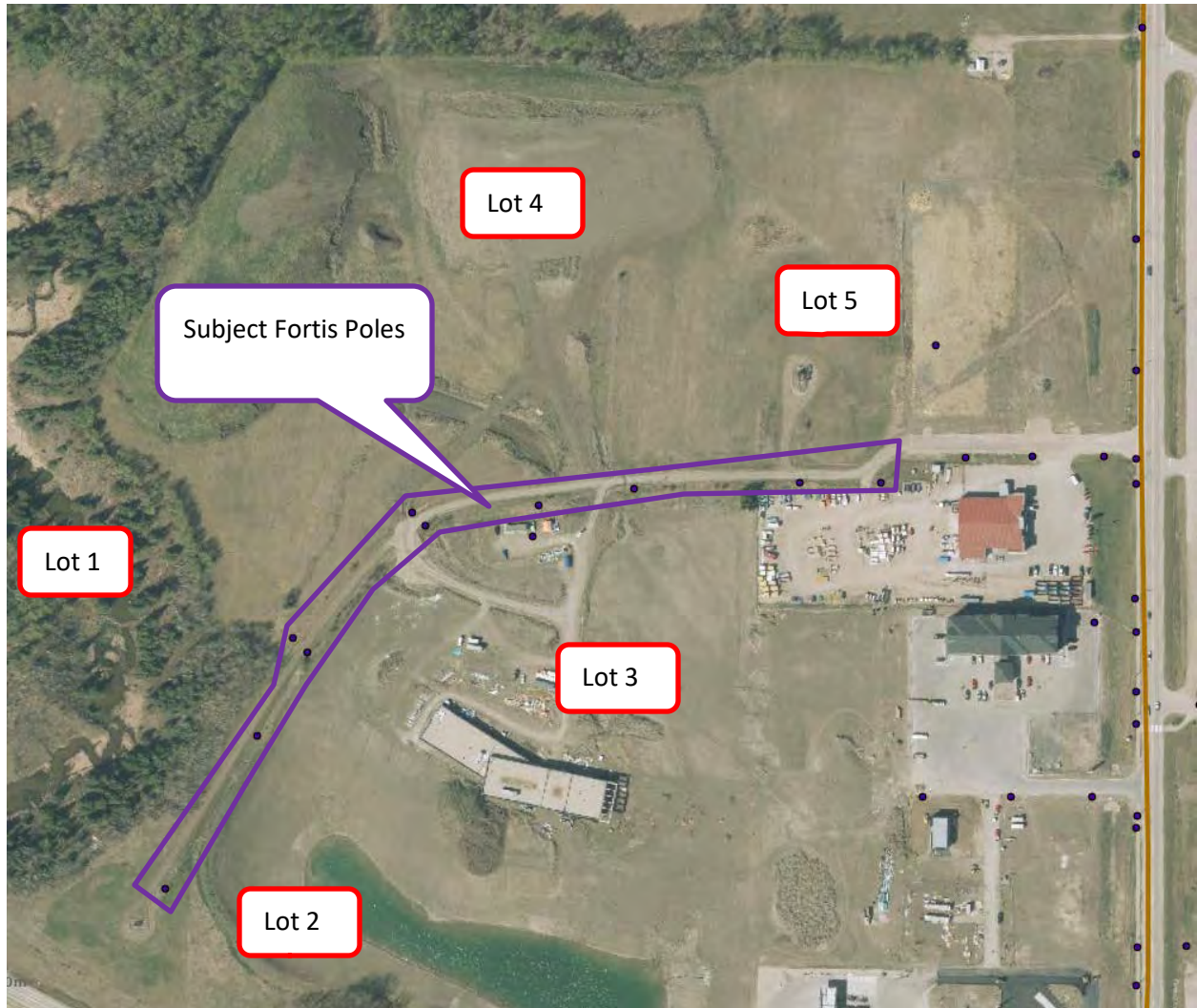
A. 10035 105 Street, Edmonton AB CAN T5J 2V6

ATCO.com [Facebook](#) [Twitter](#) [LinkedIn](#)

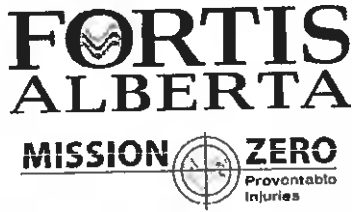


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Attachment 6- Fortis Pole Map



Attachment 7-
Fortis Alberta Comments



Erin Aldcroft
Land Department

FortisAlberta Inc.
15 Kingsview Road SE
Airdrie, AB
T4A 0A8
Phone# 587-775-6331
Cell#
www.fortisalberta.com
Email: erin.aldcroft@fortisalberta.com

April 2, 2019

Town of Drayton Valley
5120 52 Street
PO Box 6837
Drayton Valley, Alberta
T7A 1A1

Attention: Dwight Dibben

RE: FortisAlberta Condition for Subdivision Approval - Release of Condition

FortisAlberta Reference No.: 320071875
MD File No.: DV/19/01
Location/Legal Description: SE 05-49-07-W5
Customer Name: Town of Drayton Valley

Thank you for your notification of the proposed subdivision described above.

Easements are required for this development. FortisAlberta will contact the developer to initiate the process of securing an easement for the proposed subdivision. FortisAlberta is requesting that the town defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify once these steps have been completed and confirm to you that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Erin Aldcroft'.

Erin Aldcroft

RE: 320071875

Attachment 8-
Brazeau County Comments



Brazeau County

7401 Township Road 494, P.O. Box 77, Drayton Valley, Alberta T7A-1R1
PHONE: (780) 542-7777 - FAX: (780) 542-7770
www.brazeau.ab.ca

April 3, 2019

FILE # - DV/09/01

West Central Planning Agency
#105 5111
Wetaskiwin, AB T9A 0S5

RE: TOWN OF DRAYTON VALLEY SUBDIVISION REFERRAL
LEGAL DESCRIPTION: SE-5-49-7-W5M

Thank you for your referral of subdivision file DV/19/01. Brazeau County does not object to the proposed subdivision; however, there are a few details we would appreciate clarification on.

The application form lists 4 subdivided lots, 1 remnant and 2 Road ROWs. A notation written beside this indicates 2 new lots and a charge. However, the Tentative Plan shows 5 proposed lots with 1 and 2 being environmental reserve and public utility, respectively. No lot has been titled Remainder. Please confirm that the Tentative Plan provided is the final configuration.

The proposed road running between Proposed Lot 3 and Proposed Lot 5 does not appear to continue on through Proposed Lot 4 to reach the proposed road along the north boundary of the quarter section. Is this the intention of the Town? Please provide clarification on whether the road will cross Proposed Lot 4. If the road is not going to extend north of the proposed road along the north boundary please clarify if there will be a turning bulb, as it is not indicated on the Plan.

Currently the proposed road at the north boundary of the parcel does not connect with any existing road network. What lands is this proposed road meant to serve?

In addition to the subdivision, is there any redistricting required for these parcels?

If you have any questions or concerns, please contact the Planning and Development Department at 780-542-2667.

Yours truly,

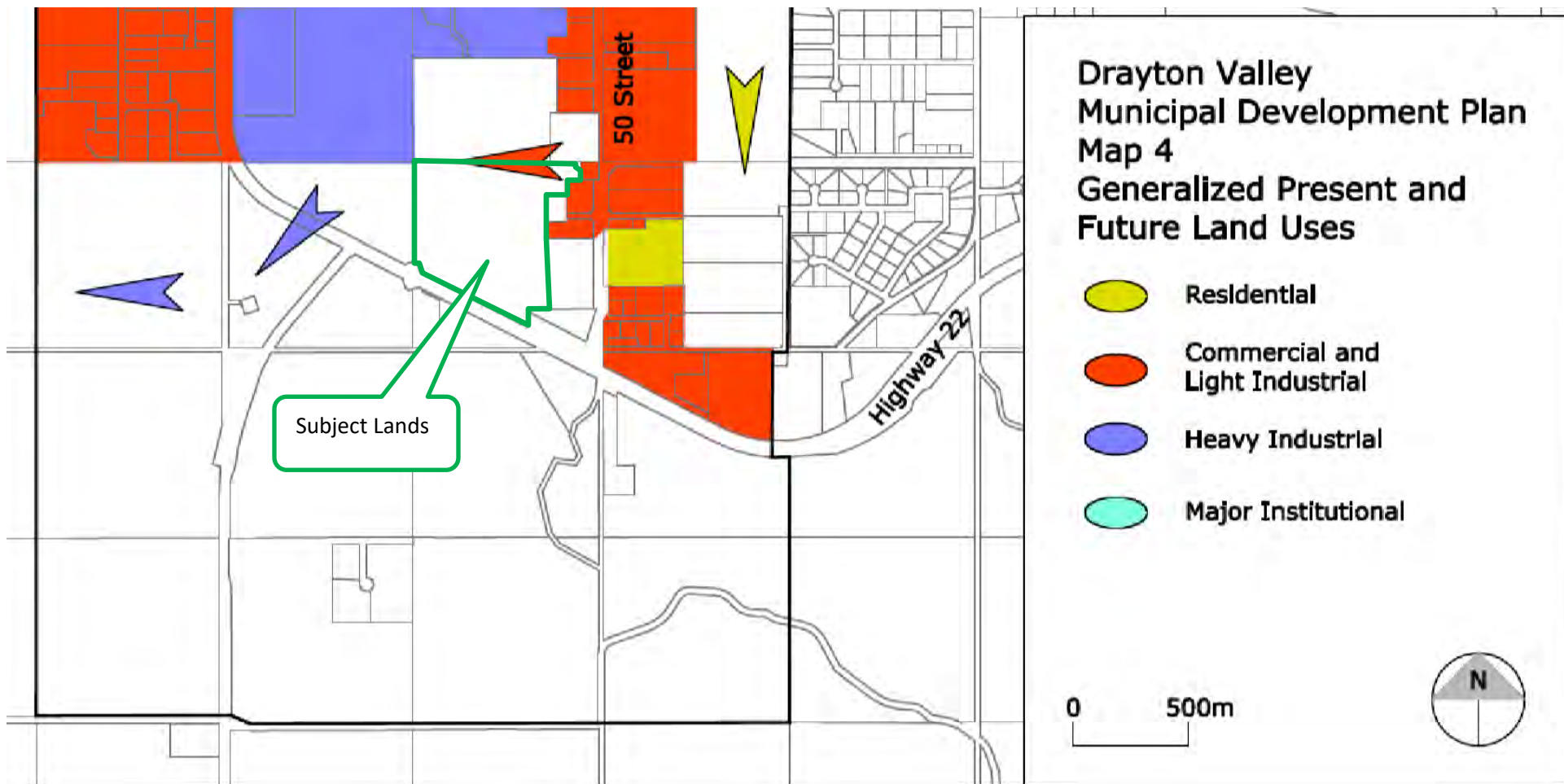
Suzanne Bennett
Senior Current Planner

Encl.

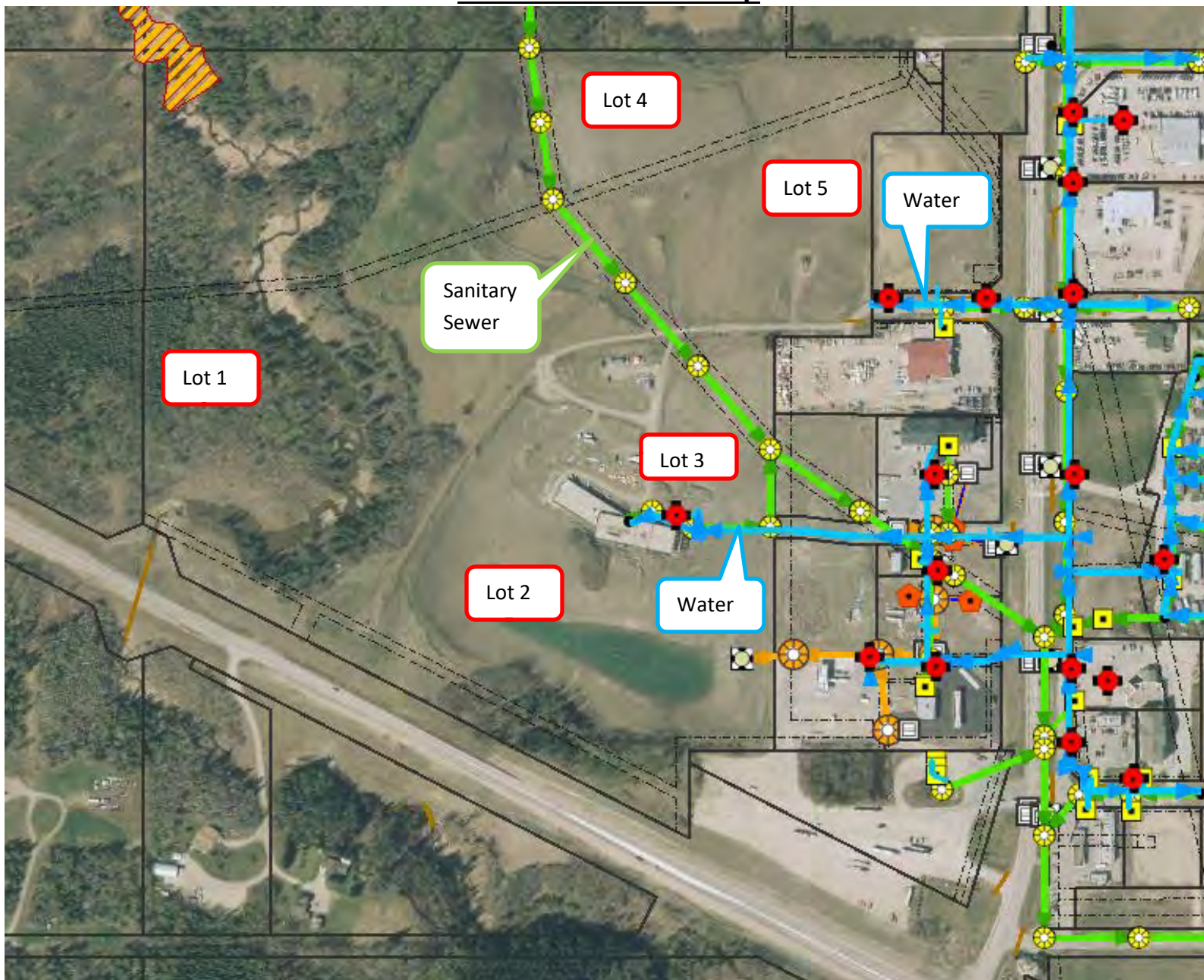
cc: Jocelyn Whaley, CAO Brazeau County

Attachment 9

MDP Map 4



Attachment 10 Water and Sewer Map



TOWN OF DRAYTON VALLEY REQUEST FOR DECISION


 DRAYTON VALLEY

SUBJECT:	Discretionary Use at 5804 Power Centre Blvd (Lot 2; Block 104; Plan 1321286) - Development Permit Application DV19-018
MEETING:	June 12, 2019 Regular Meeting of Council
PRESENTED BY:	Keith Arndt Planning & Development Officer

1. PROPOSAL AND BACKGROUND:

The Town of Drayton Valley has received a Development Permit application for a Group Care Facility (Seniors Lodge) at the above-noted address and shown in the enclosed Site Location Map (**see Attachment 1-Site Location Map**) and Site Plan (**see Attachment 2-Development Plans**).

The subject parcel is currently utilized as the Service Plus Encore Hotel (**see Attachment 3- Site Photos**). The Applicant wishes to construct an addition at the west side of the building and convert it to the proposed Group Care Facility. Group Care Facilities are defined in Section 3.0 (Definitions) of Land Use Bylaw 2007/24/D, as "a facility which provides residential services to seven or more individuals of whom one or more are unrelated and who require supervision because of their age, disability, or need for rehabilitation, and where qualified staff are present at all times."

The subject property is located within the C2-General Commercial district of Land Use Bylaw 2007/24/D. Group Care Facility is listed as a Discretionary Use in the applicable C2-General Commercial District. As mentioned later in this report, Development Permits that involve a Discretionary Use shall be considered by Town Council.

Municipal Development Plan 2012/27/D:

The subject property is located within the Commercial & Light Industrial Area of the Municipal Development Plan (**See Attachment 4- Municipal Development Plan, Map 4**). The Commercial and Light Industrial policies of the MDP explain that to an extent, different types of land uses can co-exist in this area of the Town. Although the proposed Group Care Facility is a Residential Use, it is listed as a Discretionary Use in the C2 district of the Land Use Bylaw, which applies to the subject property and the area of Town that surrounds it. As the proposed development meets the criteria, (discussed later in this report) that Administration recommends for evaluating a Discretionary Use, Administration is of the opinion that the proposed Group Care Facility also meets the intent of the MDP.

The proposed Group Care Facility would be located in close proximity to a Place of Worship, Restaurants, Hotels and a commercial business centre commonly referred to as the Power Centre (**see Attachment 5- Surrounding Land Uses**). Administration considers each of these other land uses as amenities for either the future residents of the proposed Group Care Facility or visiting family members.

Section 2.12.3 of the Municipal Development Plan (MDP) encourages the creation of a continuous trail system throughout the Town. The proposed Group Care Facility is next to the existing paved trail that connects it to parklands and many of the complimentary land uses mentioned above (**see Attachment 6- Trails Plan**). While these trails already exist, the proposed use would facilitate increased use of the existing trails and possibly further justify future development of new trails.

Power Centre Area Structure Plan

The subject property is located within the Power Centre Area Structure Plan (ASP). As shown in the concept plan of the ASP, the north portion of the plan, where the subject property is located was originally intended as multi-family residential (**see Attachment 7- Power Centre ASP Concept Plan**). The proposed Group Care Facility is, therefore, consistent with the intent of the Power Centre ASP.

Land Use Bylaw 2007/24/D:

The subject property is located in the C2 General Commercial District of the Land Use Bylaw (LUB), where a Group Care Facility is listed as a Discretionary Use. In accordance with Section 13.9 of the LUB, Discretionary Uses shall be considered by Council.

Section 13.6 outlines criteria that must be considered when evaluating a Variance:

- Whether the use unduly interferes with the amenities of the neighbourhood, and;
- Whether the use materially interferes with or affects the use, enjoyment or value of neighbouring lots.

Although the specific use on the subject property does not require a variance, Administration recommends the same criteria can be used for evaluating an application for a Discretionary Use.

As mentioned earlier, Administration believes the proposed Group Care Facility would complement nearby land uses. For example, residents would have the ability to shop at nearby businesses, attend regular church services, walk on nearby paths and visiting family members could stay at nearby Hotels.

The subject property consists of ample parking area and ingress/egress points that allow for adequate emergency vehicle access. As shown on the site plan, the proposed use would combine existing landscaping with new landscaping to create amenity areas for future residents.

Administration is satisfied the proposed Group Care Facility meets the above-mentioned criteria that can be considered for evaluating a Discretionary Use.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

All registered land owners within 60 meters of the subject property were mailed a notice of this Council Meeting as per Section 12.1 of the LUB and Policy PD-04-08, Development Notices to the Public Policy.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	<i>Municipal Government Act</i> , Sections 230 and 606 (establish the requirements for sending notifications of public hearings) Part 17 (contains the several sections related to municipal and regional land use planning matters), Divisions 4 and 5 (statutory plans and Land Use Bylaw), Section 650 (Development Permit

		conditions), Division 10 (appeals)
Municipal Bylaws	Yes	Town of Drayton Valley Land Use Bylaw 2007/24/D, Sections 3 (Definitions), 12.1 (requires that landowners within 60 meters of a subject property are notified of applications for Discretionary Use Development Permits), 13.6 (recommended criteria for evaluating a Discretionary Use), 13.7 and 13.8 (ability to approve a Development with or without conditions or refuse a Development Permit with reasons), 13.9 (establishing Council as Development Authority for Discretionary Uses), and B12 (C2-General Commercial district).
Municipal Development Plan	Yes	Map 4- Identifies the subject property located within the Commercial & Light Industrial Area of Town. Section 2.8 (Commercial and Light Industrial policies). Section 2.12.3 encourages the creation of a continuous trails system throughout the Town.
Sustainability Vision 2019-2021	N/A	None
Town of Drayton Valley Strategic Plan 2019-2021	Yes	Goal One- The proposed Group Care Facility development is an example of diversification and building economic resilience, as it would facilitate additional jobs in nursing/hospitality and other support positions, outside of the Town's traditional resource-based industries. Goal Three- Part of building a sense of community is fostering the development of a variety of housing choice and ensuring alternative housing options are available, regardless of one's age or socio-economic status. As a result of the proposed Group Care Facility, aging senior residents who are no longer able to live at home could have an alternative option without relocating to a larger urban centre such as Edmonton.
Other Plans or Policies	Yes	Power Centre ASP- designates the subject property as multi-family residential. Policy PD-04-08, Development Notices to the Public, states that notification letters for Discretionary Use Development

		<p>Permits shall be mailed to surrounding landowners within a radius of no less than 60 meters of the subject property.</p> <p>Social Development Plan 2015-2019. Goals and strategies of the Plan include:</p> <ul style="list-style-type: none"> -Ensure that seniors are actively involved in the community and supported; -provide a mix of affordable, diverse and accessible housing options, and; -provide appropriate housing, transit and recreation opportunities for seniors
--	--	--

4. POTENTIAL MOTIONS:

A. That Council approves Development Permit DV19-018 with the recommended conditions noted below:

1. This Development Permit is subject to any/all required Federal, Provincial and Municipal approvals, including, but not limited to Alberta Transportation requirements, Building and/or Safety Code Permits.
2. The subject development shall be completed in accordance with the attached stamped/approved site plan, ensuring compliance with setback regulations as per the Town of Drayton Valley Land Use Bylaw 2007/24/D. Please note that all setbacks are from the property line, **NOT** from any roadway, curb, sidewalk or fence line. The Owner/Applicant or Contractor shall locate the property lines before commencement of construction and shall meet the setbacks as shown on the attached stamped/approved site plan.
3. The Applicant/Developer shall advise the Town of Drayton Valley of dates of commencement and completion of construction.
4. The Town of Drayton Valley shall be advised of any damage to municipal structures prior to the start of any construction. Failure to notify the Town of Drayton Valley of any damages will result in the Contractor being responsible for repairs.
5. The Owner/Applicant or Contractor shall be held financially responsible during construction for any damage, or as a result of negligence causing damage by the Owner/Applicant or Contractor's employees, suppliers or agents to any public or private property.
6. Grading and drainage work shall be completed to the specifications provided to and approved in writing by the Town of Drayton Valley Director of Engineering and Development. The Applicant/Developer shall not impede, obstruct or change or alter the grade or change any existing drainage patterns outside of the subject property without prior approval of the Town Engineer.
7. Surface drainage shall be such that storm water does not run off onto adjacent lots, except onto identified drainage easements. Sump pumps shall be pumped or piped only within the subject lot and shall not direct drainage outside of the subject lot boundaries.

8. Topsoil and/or earth which is not required for future lot grading or landscaping shall be removed from the site and properly disposed of. Storage of topsoil and/or earth on future phases of developable land within the quarter section is not permitted.

9. The Applicant/Developer shall erect safety construction signs (i.e. trucks turning off of or onto road), which shall be erected prior to commencement of each day and removed at the end of the work day.

10. Driveways are to be constructed such that they are at least four (4) to eight (8) inches above the curb at the property line, to ensure storm water does not run from the street onto the subject property.

11. Driveway locations shall be free of any conflict with power poles, utilities or municipal structures, any other structures or adjacent properties.

12. Any loose debris or mud that may be deposited onto other lands or roads from trucks or equipment shall be cleaned up at the expense of the Applicant/Developer.

13. The Owner/Applicant or Contractor shall prevent excess soil or debris from being spilled on public streets, lanes or sidewalks and shall not place soil or any other materials on adjacent properties without written permission in writing from adjacent property owners. The Owner/Applicant or Contractor shall be solely responsible for cleanup of any soil and/or debris that is placed intentionally or unintentionally on adjacent property.

14. Parking Stalls and loading spaces shall be clearly marked and regularly maintained in the parking facility to the satisfaction of the Town of Drayton Valley Engineering and Development department, including provision of disabled parking stalls. All regular parking stalls and drive aisles shall be provided in accordance with the Town of Drayton Valley Land Use Bylaw 2007/24/D.

15. All parking aisles and stalls must be hard-surfaced (asphalt and/or concrete), and meet the requirements of Sections A32 and A33 of the Town of Drayton Valley Land Use Bylaw #2007/24/D (including amendments) in regards to the number of stalls, dimensions, etc. Hard-surfacing of the parking stalls as per these requirements shall be completed prior to occupancy.

16. Parking facilities shall have adequate lighting for the entire parking facility.

17. The Owner/Developer shall install proper traffic signage required for the safe operation of vehicle traffic to the satisfaction of the Town of Drayton Valley Engineering and Development Department during and after construction.

18. Landscaping shall be completed in accordance with the stamped/approved Site Plan is also approved and is shown to comply with the Town of Drayton Valley Land Use Bylaw 2007/24/D.

19. All landscaping shall be completed within one (1) year of the date of occupancy of the development.

20. Outside storage (refuse areas) must be located, screened and maintained to the satisfaction of the Town of Drayton Valley Engineering and Development Department.

21. There shall be not outside storage of goods, products, materials or equipment permitted within the front yard setback prescribed. Outside storage of goods, products, materials or equipment shall be kept in a clean and orderly condition at all times and shall be screened by means of a solid wall or fence from public thoroughfares to the satisfaction of the Development Officer.

22. The building shall have its civic address clearly displayed temporarily during construction and permanently displayed after construction. The numbers shall be easily visible from the street and in accordance with the Town of Drayton Valley Addressing and Naming Policy PD-02-14.

23. All construction areas shall be adequately fenced/screened to prevent public access for safety purposes during construction.

24. The Applicant/Contractor shall install proper traffic signage required for the safe operation of vehicle traffic to the satisfaction of the Town of Drayton Valley during and after construction.

25. Easements or right-of-ways located on the subject property shall not be encroached upon at any time unless otherwise approved in this Development Permit.

26. The sewer invert elevation at the property line must be confirmed by the Contractor prior to setting the elevations for the building. Notification must be given to the Town of Drayton Valley Director of Engineering and Development prior to connection to any Town of Drayton Valley owned utility.

27. Weeping tile shall not be hooked to the sanitary sewer lines.

28. Water and sewer tie-ins to the Town's water and sewer mains shall be inspected by the Town of Drayton Valley prior to backfill of the foundation.

29. Water and sewer services are to be installed for each unit at the sole cost of the Owner/Applicant or Contractor, including any charges in service location, capacity and pressure.

- Where water pressure is below 100 kPa (15 psi) or where the volume of water is inadequate to satisfactorily supply the plumbing system with water during periods of peak demand, the owner shall provide and maintain such equipment as may be necessary to adequately supply the fixtures and water outlets;
- Where the water pressure is in excess of 700 kPa (100 psi) the owner shall provide and maintain approved pressure reducing equipment to maintain the pressure between 100 kPa (15 psi) and 700 kPa (100 psi);
- Where the Owner/Applicant wishes to reduce water pressure, the Owner/Applicant shall contact the Town of Drayton Valley Engineering and Development Department for approval and, if approved, be responsible for installing and maintaining approved pressure reducing equipment.

30. New builds are to change the Siamese connection to a single 4.5" Storz fire department connection. The local Fire Department is to be involved in the placement and positioning of fire hydrants, as well as being involved in or notified of the hydrant testing and flow rates for this development.

31. A fire inspection must be done on the building prior to occupancy. Please contact the local Fire Department to make an appointment. As the building is large in size, a sprinkler system will need to be installed and will require a fire hydrant within 45 metres of the sprinkler connection on the building.

32. Obtaining the required plumbing, gas and electrical permits and inspections are the responsibility of the Owner/Applicant or Contractor. The Town of Drayton Valley may require a copy of the plumbing inspection report prior to allowing water and sewer services to be activated. **The Town of Drayton Valley requires that the Owner/Applicant or Contractor at his/her sole**

expense, install a station wire from the water meter to the exterior of the building (at a height no greater than three feet above grade and in close proximity to the outdoor gas meter) to which the Town will install a remote reader.

33. It is the responsibility of the Owner/Applicant or Contractor to ensure all requirements for utility companies (including easements) are met. These companies include, but are not limited to Telus, Fortis Alberta, ATCO Gas and the Town of Drayton Valley.

34. The Owner/Applicant or Contractor shall contact Alberta One-Call for location of all utilities prior to the start of construction.

B. That Council refuses Development Permit DV19-018, with following reasons: _____.

5. RECOMMENDATION

Administration recommends Council approve Development Permit DV19-018 with conditions.

6. ATTACHMENTS:

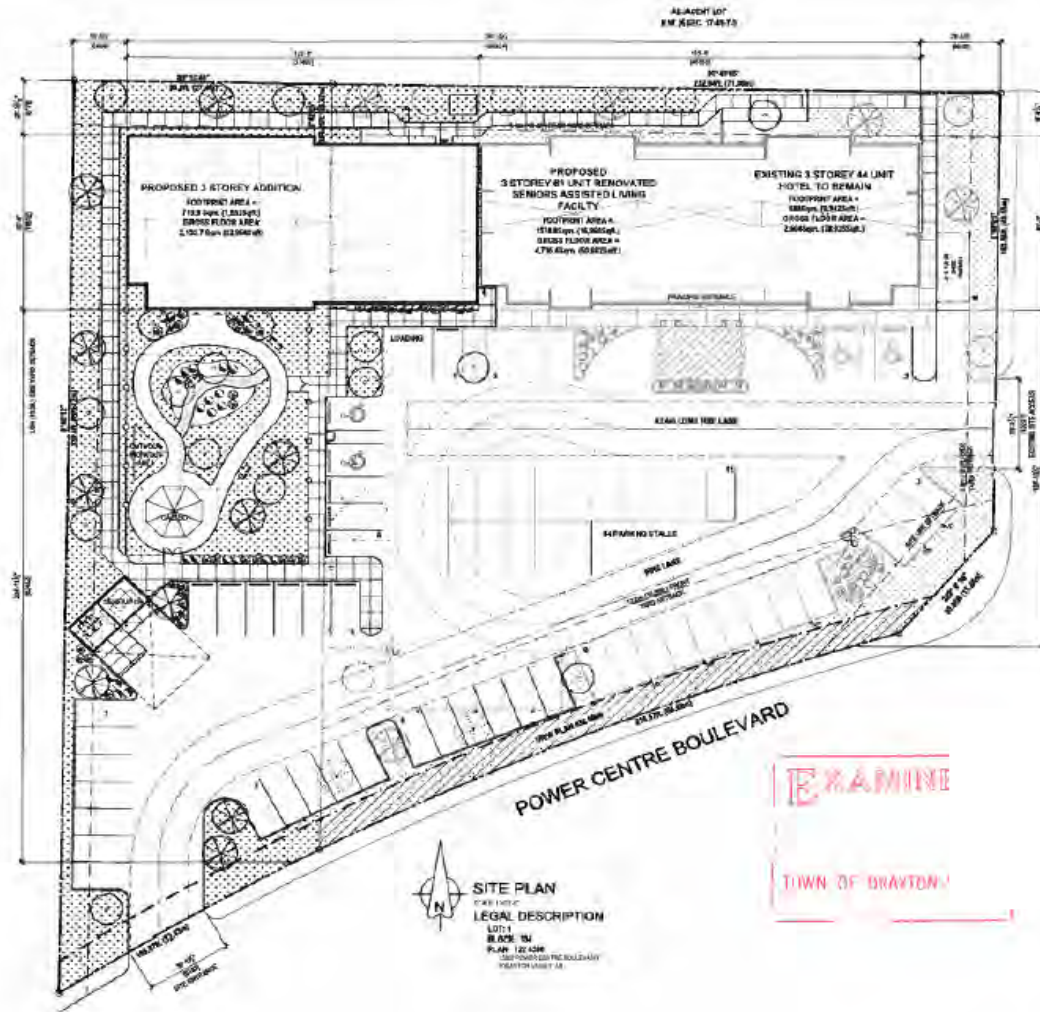
- 1. Site Location Map
- 2. Development Plans
- 3. Site Photos
- 4. Municipal Development Plan- Map Four
- 5. Surrounding Land Uses
- 6. Trails Plan
- 7. Power Centre ASP Concept Plan

REPORT PREPARED BY:		REVIEWED BY:	<i>Richard Wheatly</i>
APPROVED BY:			

Attachment 1 Site Location Map



Attachment 2 Development Plans



PROJECT INFORMATION
PROPOSED NEW SENIOR BUILDING

LOT: 1
 BLOCK: 154
 PLAN: 12-436
 125 POWER CENTRE BOULEVARD
 (SECTION 154.15, 154.16)



- 1.00 SITE PLAN
- 1.01 SITE PLAN
- 1.02 SITE PLAN
- 1.03 SITE PLAN
- 1.04 SITE PLAN
- 1.05 SITE PLAN
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- 2.00 SITE PLAN

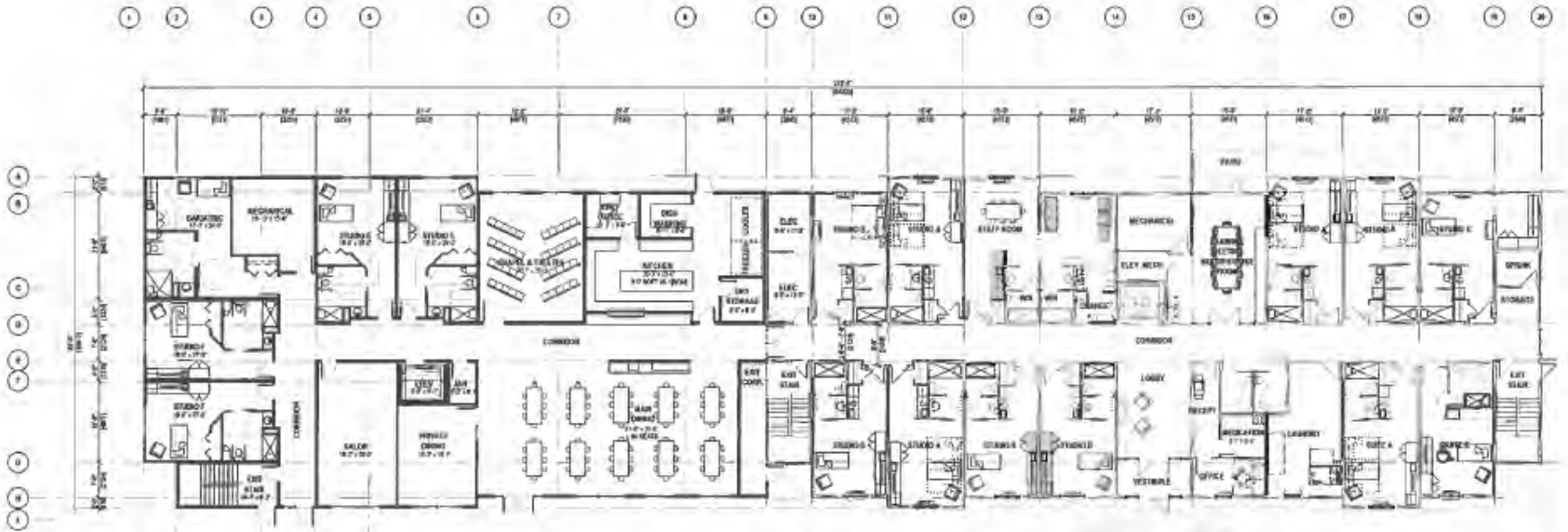
DATE:	SITE:	12-15-2016
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DRAWING TITLE:
OVERALL SITE PLAN

DATE:	DATE:	DATE:
12-15-2016	12-15-2016	12-15-2016

A1.1

EXAMINE
TOWN OF DRAVTON



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXAMINE
TOWN OF DRAYTON VALLEY

PROPOSAL SENIOR

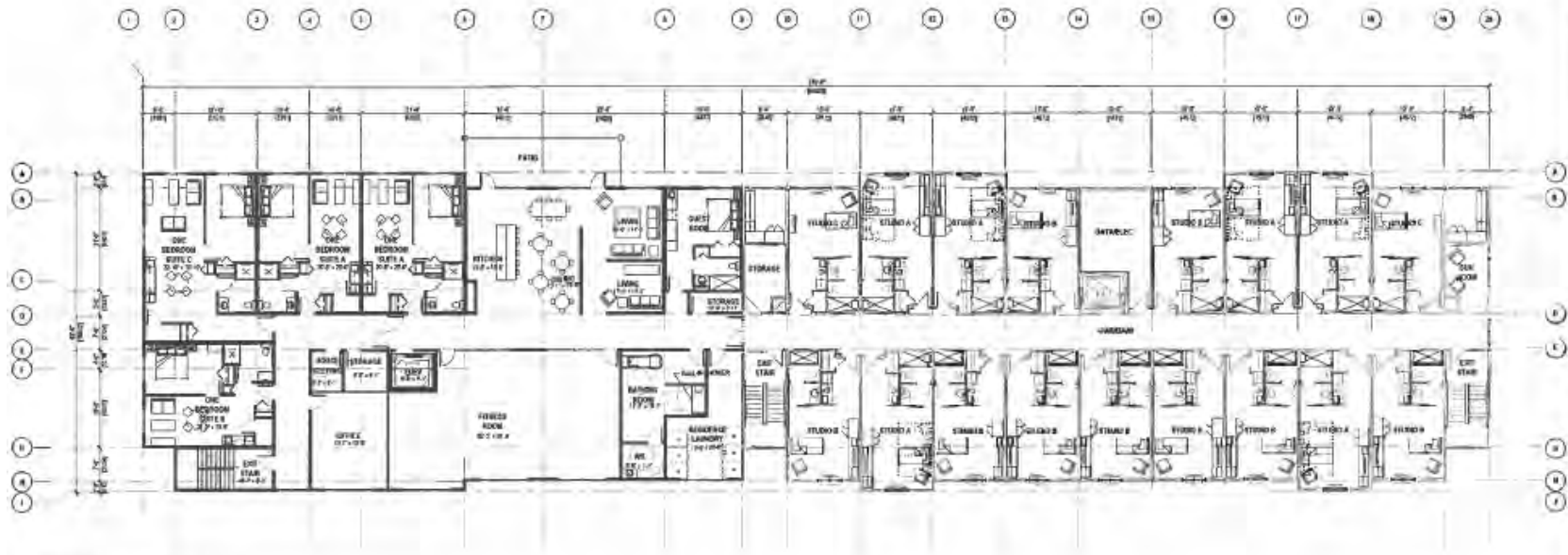
LOT 1
BLOCK 24
PLAN 42-036
1842 POWER COUNTRY
DRAYTON VALLEY, AL

STAMP

REVISION	DATE	BY	DESCRIPTION
1	2/14/20
2	2/14/20
3	2/14/20
4	2/14/20
5	2/14/20
6	2/14/20
7	2/14/20
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15	2/14/20
16	2/14/20
17	2/14/20
18	2/14/20
19	2/14/20
20	2/14/20

DRAWING TITLE
MAIN FLOOR

DATE: 2/14/20
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXAMINED
TOWN OF DRAYTON VALLEY

PROPOSED NEW
SENIOR BUILDING

LOT 4
BLOCK 24
PLAN 103-030
RESIDENTIAL DEVELOPMENT
DRAYTON VALLEY ALBERTA

DATE:

NO.	DATE	DESCRIPTION
1	11/20/11	ISSUED FOR PERMITS
2	01/24/12	ISSUED FOR REVIEW
3	03/22/12	ISSUED FOR PERMITS
4	07/09/12	ISSUED FOR PERMITS
5	08/11/12	ISSUED FOR PERMITS
6	09/11/12	ISSUED FOR PERMITS
7	09/11/12	ISSUED FOR PERMITS
8	09/11/12	ISSUED FOR PERMITS
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17	09/11/12	ISSUED FOR PERMITS
18	09/11/12	ISSUED FOR PERMITS
19	09/11/12	ISSUED FOR PERMITS
20	09/11/12	ISSUED FOR PERMITS

SECOND FLOOR PLAN

DATE: 11/20/11
DRAWN BY: J. [unreadable]

A2.2



PLANNED
TOWN OF ORATOR FALLS

PROPOSED NEW SENIOR BUILDING

LOT # 1
1/4 13 1/4
PLAN 100 100
1000 SQUARE METRE BUILDING
ORATOR HALLWAY NUMBER 1

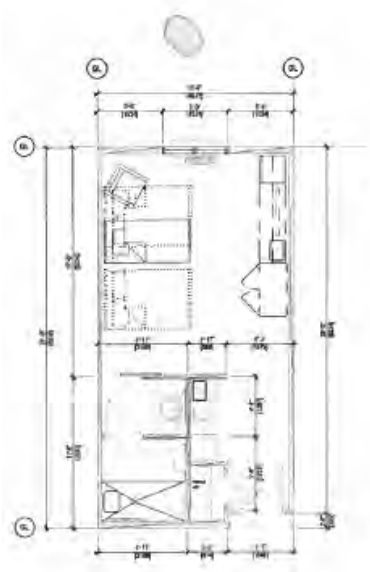
REVISIONS

NO.	DATE	DESCRIPTION
1	2014-04-10	ISSUED FOR REVIEW
2	2014-04-10	ISSUED FOR REVIEW
3	2014-04-10	ISSUED FOR REVIEW
4	2014-04-10	ISSUED FOR REVIEW
5	2014-04-10	ISSUED FOR REVIEW
6	2014-04-10	ISSUED FOR REVIEW
7	2014-04-10	ISSUED FOR REVIEW
8	2014-04-10	ISSUED FOR REVIEW
9	2014-04-10	ISSUED FOR REVIEW
10	2014-04-10	ISSUED FOR REVIEW

DRAWING TITLE
SUITE PLANS

JOB NUMBER: 1000
DATE: 2014-04-10
DRAWN BY: 11

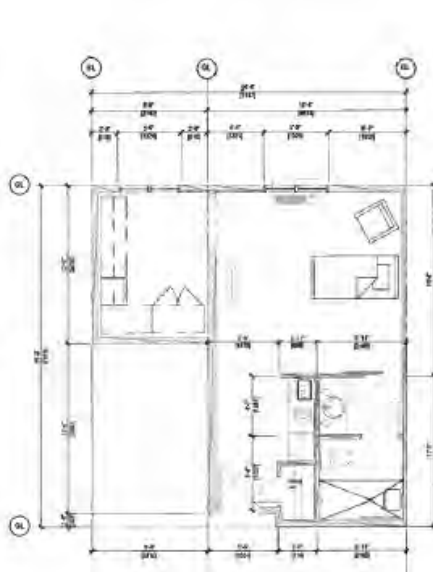
A3.1



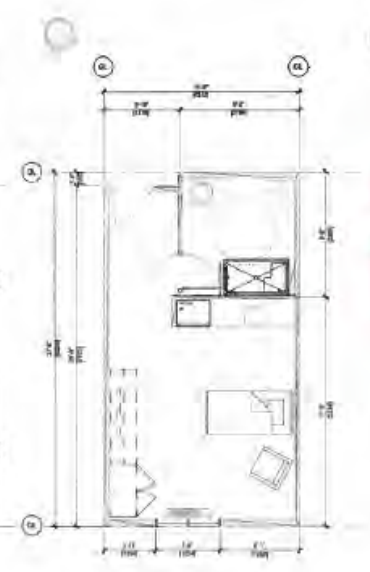
STUDIO A
SCALE 1/8" = 1'-0"
NOTE: ALL DIMENSIONS ON EXTERIOR SUITE PLANS ARE 1/8"



STUDIO B
SCALE 1/8" = 1'-0"



STUDIO C
SCALE 1/8" = 1'-0"



STUDIO D
SCALE 1/8" = 1'-0"



STUDIO E
SCALE 1/8" = 1'-0"



STUDIO F
SCALE 1/8" = 1'-0"



ONE BEDROOM SUITE A
SCALE 1/8" = 1'-0"



ONE BEDROOM SUITE C
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXAMINED
TOWN OF DRAYTON VALLEY



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT:
PROPOSED NEW
SENIOR BUILDING

LOT 1
BLOCK 104
PLAN 120 0000
CADD FOLDER C:\DRIVE\BUILDFOLDERS\DRAYTON VALLEY, NB\SENIA

REVISIONS

NO.	DATE	DESCRIPTION
1	2016-04-02	ISSUED FOR REVIEW
2	2016-05-26	ISSUED FOR REVIEW
3	2016-05-26	ISSUED FOR REVIEW
4	2016-05-26	ISSUED FOR REVIEW
5	2016-05-26	ISSUED FOR REVIEW
6	2016-05-26	ISSUED FOR REVIEW
7	2016-05-26	ISSUED FOR REVIEW
8	2016-05-26	ISSUED FOR REVIEW
9	2016-05-26	ISSUED FOR REVIEW
10	2016-05-26	ISSUED FOR REVIEW
11	2016-05-26	ISSUED FOR REVIEW

BUILDING ELEVATIONS

JOB NUMBER: 16001
DATE: 2016/05/26
DRAWN BY: T.C.

A4.1

Attachment 3
Site Photos



From the south side of the parking lot looking northwest

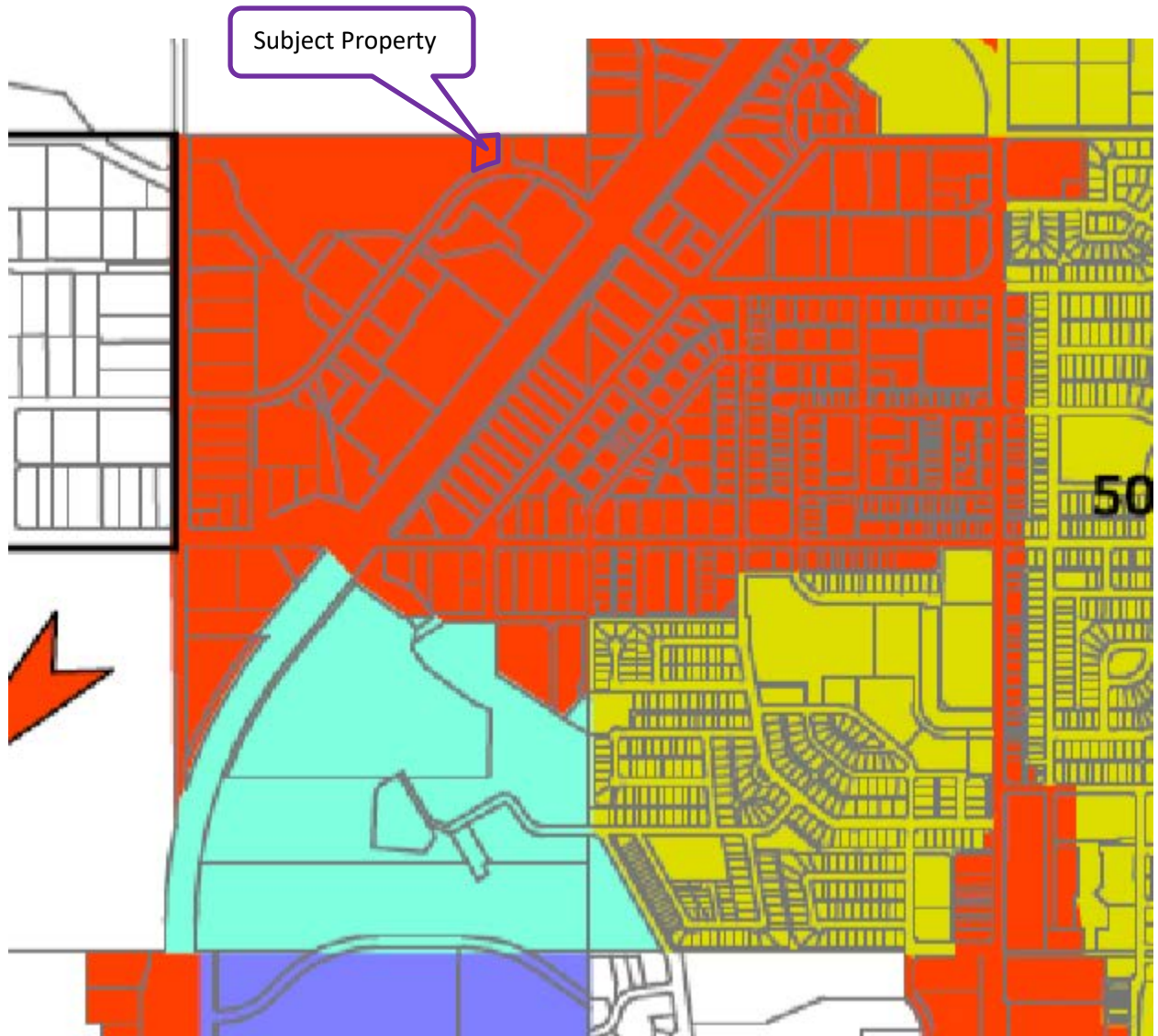


The southwest corner of the property looking north

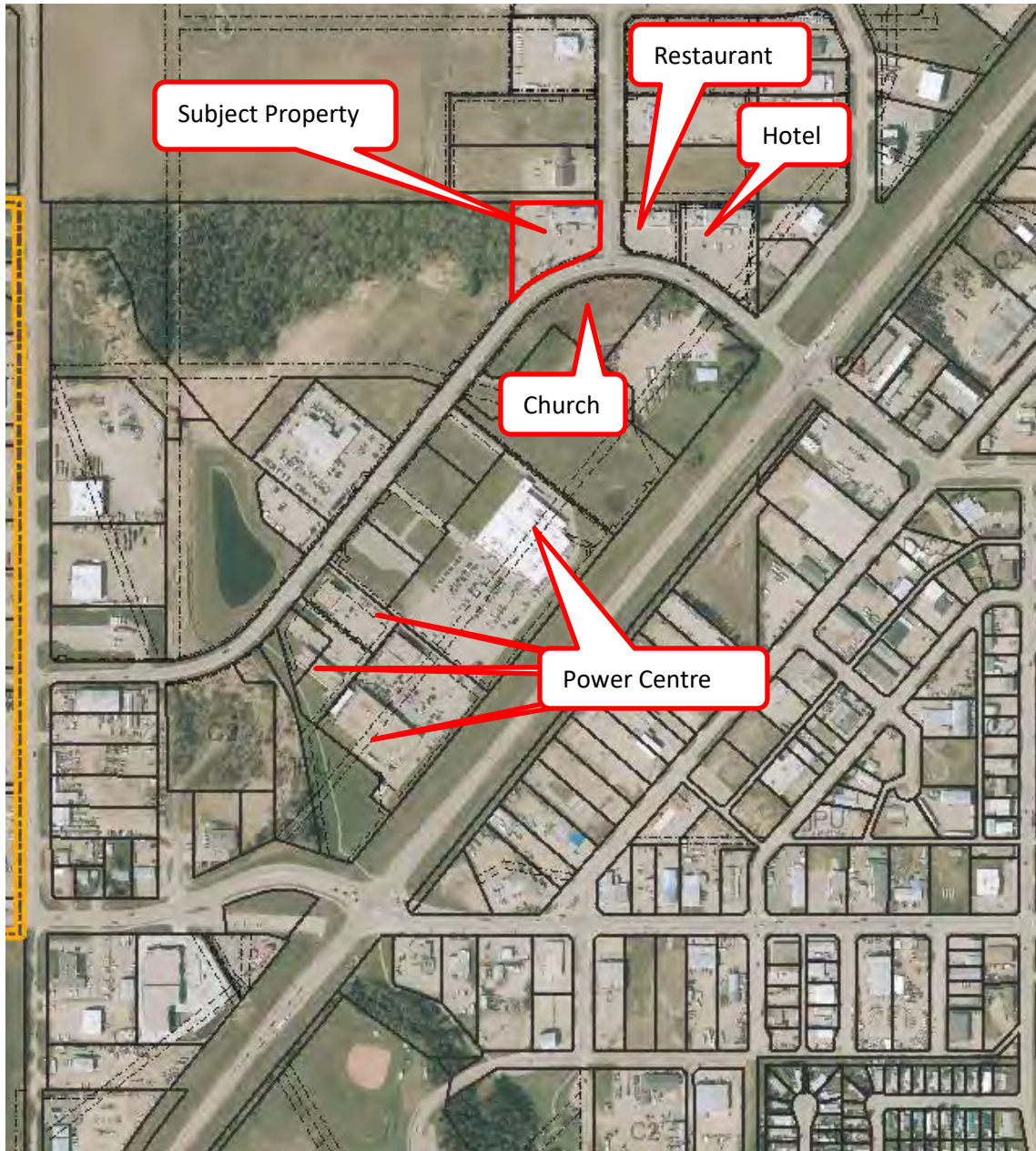


The east side of the property looking south towards Power Centre Boulevard

Attachment 4
Municipal Development Plan, Map 4



Attachment 5
Surrounding Land Uses



Attachment 6 Trails Plan



TOWN OF DRAYTON VALLEY

REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	Drayton Valley Library Board Bylaw DVLB-2018-01, Amendments to Schedules B and E
MEETING:	June 12, 2019
PRESENTED BY:	Douglas Whistance-Smith, Library Director

1. PROPOSAL AND BACKGROUND:

The Drayton Valley Library Board (Library Board) has amended its Bylaw DVLB-2018-01 Schedules B and E. The amended Schedules were presented to and adopted by the Board as follows:

Bylaw Schedule B

The schedule defining issuance of borrower cards (Schedule B) was reviewed and amended to better define when and how borrowing is to be restricted until contact information can be verified (articles 1 and 2).

Bylaw Schedule E

Schedule E was recently passed by the Board in March and forwarded to council in April prior to the donation of the new equipment and rearrangement of space to accommodate small meetings and tutoring / private study.

The schedule defining fees for service and resource lending (Schedule E) was revised to add the following items: a section that outlines fees for Facility Use; an addition of a PS4 Game System under Equipment Rental, and; a statement on confidentiality along with designation of the Library Director as the officer for managing FOIPP requests.

MOTION 2019-045 Pat Adamson moved to adopt the amendments to Bylaw Schedule B and E to come into effect as of June 1, 2019.
Colleen Anderson seconded the motion. CARRIED

The Library Board, therefore, requests correspondence from Council acknowledging these amendments to our Bylaw Schedules.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

Schedule B: little to no impact.

Schedule E: Possible modest increase in the Library's Operating Revenue from Equipment Leasing.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	We submit these Schedules to Council in accordance with Section 37(1) of the Alberta Libraries Act: 37(1) A Municipal Library Board, on passing a bylaw under section 36, shall forthwith forward a copy of the bylaw to the council of the

		municipality. - RSA 2000 cL-11 s37; 2006 c5 s13
Municipal Bylaws	Yes	Drayton Valley Municipal Library Board Bylaw Town Bylaw 99-15 Section 8 i. regarding notification of Council about changes to policies (or Bylaw Schedules that affect services.
Municipal Development Plan	No	
Sustainability Vision 2019-2021	No	
Town of Drayton Valley Strategic Plan 2019-2021	No	
Other Plans or Policies	No	

4. POTENTIAL MOTIONS:



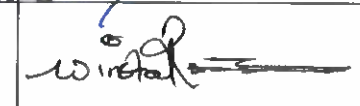
- A. That Council allow, thereby accepting, the Drayton Valley Library Board Bylaw DVLB-2018-01 amended Schedules B and E as presented.
- B. That Council decline the Drayton Valley Library Board Bylaw DVLB-2018-01 amended Schedules B and E in whole or in part.

5. RECOMMENDATION

The Library Board recommends that Council allow the amended Library Board Bylaw Schedules B and E to stand as presented.

6. ATTACHMENTS:

Drayton Valley Library Board Bylaw DVLB-2018-01 Schedules B and E (amendments indicated in red font)

REPORT PREPARED BY: <i>Day Whistance Smith</i>		REVIEWED BY:	
APPROVED BY:			

SCHEDULE B – FEES FOR THE ISSUANCE OF LIBRARY BORROWING CARDS

All Library Card fees are based on an annual rate unless otherwise indicated.

Resident Card Fees

Standard Adult (Individual) Card	Free
Standard Juvenile (Individual) Card	Free
Associated Parent Card	Free
Associated Juvenile Card	Free
Family Card (Single Card - Multiple Users)	Free
Institution / Teacher Card (Primary Cardholder with Multiple Users)	Free
Seniors OR Special Services Card (visual or other impairment)	Free
Replacement Card	\$2.00

Non-Resident Card Fees

Standard Adult (Individual) Card	\$30.00/ year
Standard Juvenile (Individual) Card	\$10.00/ year
Associated Parent (Family) Card	\$30.00/ year
Associated Juvenile (Family) Card	\$5.00 / year
Family Card (Single Card - Multiple Users)	\$40.00/ year
Institution / Teacher Card (Primary Cardholder with Multiple Users)	\$40.00/ year
Seniors OR Special Services Card (visual or other impairment)	\$20.00/ year
Replacement Card	\$2.00

NOTES: Non-Resident Card Fees are non-refundable.

Non-Resident Card borrowing is restricted to a maximum of five (5) items at any one time.

- Applicants registering for a Library Borrowing Card will be required to show government issued picture identification (Passport, Driver's License, or current Student ID or other institution card), or produce a bill or other piece of mail with a residential address stamped by Canada Post.
 - The Librarian will note the type of ID used for registration on the application card as well as the Polaris ILS Patron Record as a statistical code.
 - Applicants that do not provide a piece of government issued ID, mail or those with no fixed address (motel address, campsite, etc.) may be issued a Non-Resident Card with restrictions on borrowing privileges that limits borrowing to a **maximum of three (3) items at any one time.**
- Any person registering for a Library Borrowing Card, in addition to providing a current mailing address, will be required to provide phone contact and/ or email address:
 - Applicants that do not provide phone and/ or email address contact information at the time of registration will have borrowing privileges ~~restricted~~ **limited to five (5) three (3) items at any one time.**
- Phone and email contacts will be checked within ~~two business days~~ **two weeks** to ensure they are "in-service" and/ or active: borrowing privileges will be suspended immediately until correct contact information is provided.

Schedule B Effective as of May 1, 2019

SCHEDULE E – FEES FOR SERVICE AND RESOURCE LENDING

The fees set out in this Schedule are the maximum amounts that can be charged to patrons.

Service & Sale Fees:

Fee Type	Details	Description	Fee
Earbuds	Bookshop- Sale Item	(Supplies)	\$2.50 per item
USB Flash-Drive	Bookshop- Sale Item	(Supplies)	\$10.00 per item
Copying/ Printing	Black & White:	(Supplies)	\$0.25 per page
	Colour:	(Supplies)	\$1.00 per page
Faxing	Outgoing:	(Provider/ Supply)	\$2.00 first page
	Incoming:	(Provider/ Supply)	\$1.00 first page
	Added pages:		\$0.25 per page
Laminating	Full sheet (8.5 x 14"):	(Supplies)	\$2.00 per page
	Certificate wallet-size	(Supplies)	\$1.00 per page
3-D Printing	Any colour filament	(Supplies)	\$0.10 per gram
Public Lockers	Padlock	(Supplies)	\$1.00 deposit
Exam Invigilation*	Under 2 hours	(Administrative)	\$25.00 per exam
	Over than 2 hours	(Administrative)	\$50.00 per exam

* **Exam Invigilation** must be booked at least one full week in advance. Fee must be paid before the student writes the exam unless otherwise agreed to by the Library staff invigilating the exam.

Facility Use** Non-Profit Groups & Private Individuals

Small Meeting Room	(During Business Hours)	Free
	(Outside of Business Hours)	\$30.00 per hour
Large Program Room	(During Business Hours)	Free
	(Outside of Business Hours)	\$30.00 per hour

For-Profit Groups & Private Sector Companies

Small Meeting Room	(During Business Hours)	\$25.00 per hour
	(Outside of Business Hours)	\$50.00 per hour
Large Program Room	(During Business Hours)	\$50.00 per hour
	(Outside of Business Hours)	\$100.00 per hour

** **Facility Use Fees** include the use of projectors, monitors and other presentation equipment. Bookings must be made at least one full week in advance. Fee must be paid at the time of booking.

Equipment Rental Fees for Off-Premises Lending†:

Item Description	Fee/ Loan Period	Deposit	Replace Cost
DVD Player (w/ remote)†	\$5.00 <i>per day</i>	\$20.00	\$100.00
LCD Projector (w/ cables)†	\$10.00 <i>per day</i>	\$50.00	\$250.00
PS4 Game System (w/ cables)†	\$10.00 <i>per day</i>	\$75.00	\$450.00
DAISY Victor Reader ††	No Fee/ <i>Indefinite</i>	\$75.00	\$500.00

† A waiver form must be used for off-premises borrowing of equipment.

†† Intended for Long-term loan to patrons with special service needs, alternate reading abilities or senior's lodge residents or those with mobility (library access) restrictions.

Waiving Service and Equipment Fees:

1. ~~Equipment rental~~ Fees for Services and Equipment Lease may be waived in whole or in part at the discretion of the Library Director or designate.
2. Fees are not waived for businesses, private functions, or events for which admission is charged.

FOIPP Request Fees:

The Drayton Valley Library Board will take steps to manage FOIP requests and keep the personal information in its care confidential, except when required by law.

1. The Library Director is designated as head of the local public body for the purposes of the FOIPP Act.

2. The fees set out in this Schedule are the maximum amounts that can be charged to applicants.

Initial application fee including GST	\$25.00
For locating and retrieving a record	\$5.00 per ¼ hour
For preparing and handling records for disclosure	\$5.00 per ¼ hour
For supervising the examination of a record	\$5.00 per ¼ hour
Photocopying	\$0.25 per page
For shipping a record or a copy	Actual amount incurred
For copying a record in electronic, audio or video formats	Actual amount incurred

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	St. Anthony's Parish Religious Procession, June 23, 2019 – Road Closure Request
MEETING:	June 12, 2019 Regular Meeting of Council
PRESENTED BY:	Merlin Klassen Manager, Safety and Protective Services Director Emergency Management

1. PROPOSAL AND BACKGROUND:

St. Anthony's Parish has for the past 23 years held a religious procession in honour of the Eucharistic Christ.

They would like to use the centre of the streets surrounding the Rotary Park for the procession. The route requested is starting from the Catholic Church on 48 Street to the corner of 48 Street and 52 Avenue (1st Altar), continuing down 52 Avenue to 49 Street (2nd Altar), continuing down 49 Street to 51 Avenue (3rd Altar), and then continuing on down 51 Avenue to 48 Street and back to St. Anthony's Rectory (4th Altar). The required time for the road closure is from 12:45 pm to 2:00 pm.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

The road closures will cause a minor inconvenience to the motoring public on the day of the event for a portion of the day; however, closing of the roads for the event will ensure safe participation for all involved in the procession.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	N/A	
Municipal Bylaws	Yes	Traffic Bylaw, 2016-03-P, Section 45 Parade and special roadway event.
Municipal Development Plan	N/A	
Sustainability Vision 2019-2021	N/A	
Town of Drayton Valley Strategic Plan 2019-2021	NA	
Other Plans or Policies	N/A	

4. POTENTIAL MOTIONS:




- A. That Council authorizes the temporary road closure of the St. Anthony's Parish procession on June 23, 2019, between 12:45 pm and 2:00pm for,
- 48 Street between 50 Avenue and 52 Avenue
 - 52 Avenue between 48 Street and 49 Street
 - 49 Street between 52 Avenue and 51 Avenue
 - 51 Avenue between 49 Street and 48 Street
- B. That Council defer this item to Administration for _____.
- C. That Council decline the approval of a temporary road closure for St. Anthony's Parish on June 23, 2019.

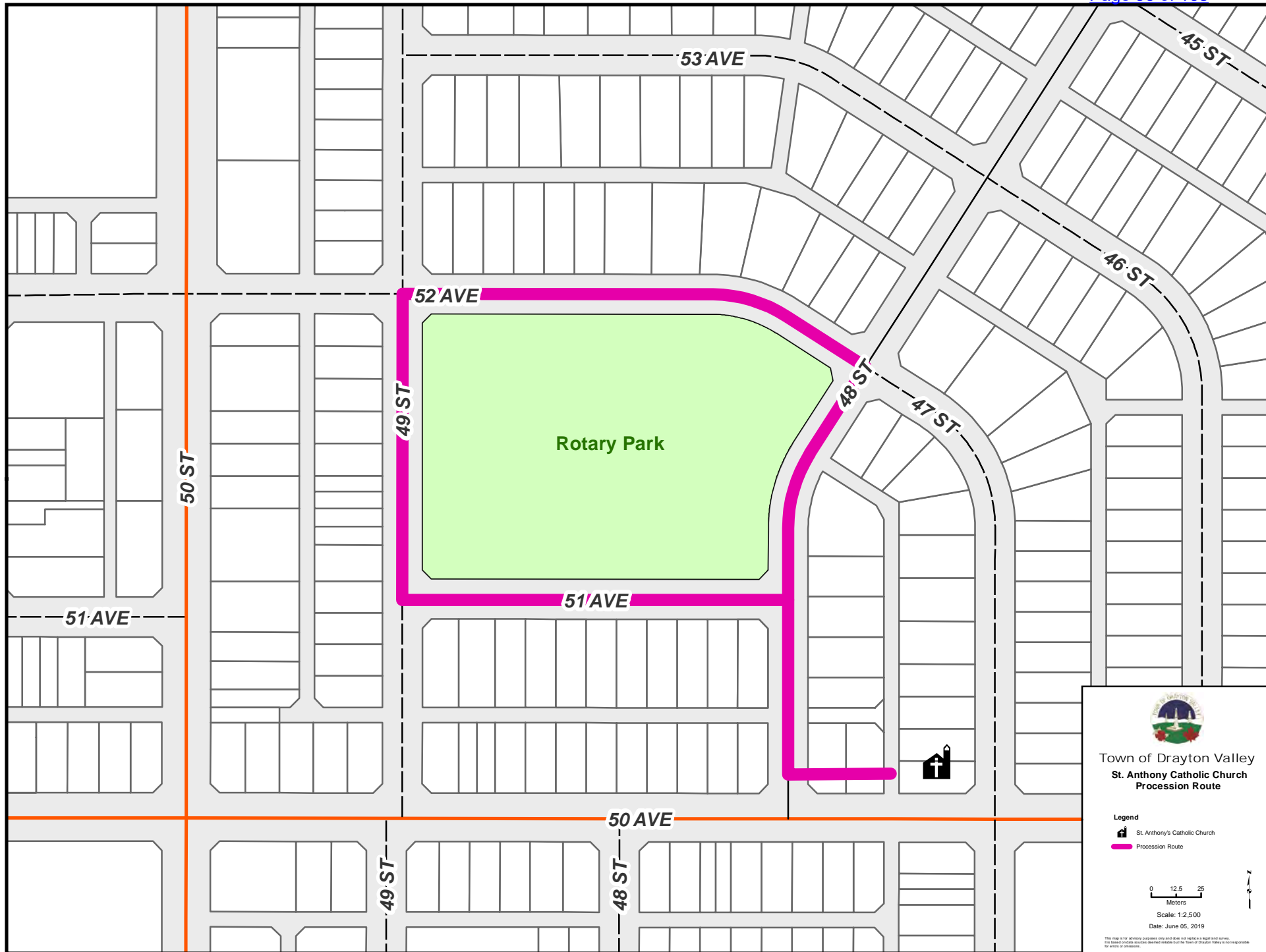
5. RECOMMENDATION


That Council approve the temporary road closure for St. Anthony's Parish on June 23, 2019, between the hours of 12:45 pm to 2:00 pm.

6. ATTACHMENTS:

1. Map of procession route.

REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			




Town of Drayton Valley
St. Anthony Catholic Church
Procession Route

Legend
St. Anthony's Catholic Church
Procession Route

0 12.5 25
Meters
Scale: 1:2,500
Date: June 05, 2019

This map is for advisory purposes only and does not replace a legal land survey.
No liability is accepted or assumed in respect of any errors or omissions.
Town of Drayton Valley is not responsible for errors or omissions.

TOWN OF DRAYTON VALLEY REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	Property Tax Exemption Request through the Community Organization Property Tax Exemption Regulation (COPTER)
MEETING:	June 12, 2019 Regular Meeting of Council
PRESENTED BY:	Kevin McMillan Director of Finance

1. PROPOSAL AND BACKGROUND:

The Drayton Valley Minor Baseball Association is requesting a property tax exemption from Council as per Section 362(1)(n)(ii) of the *Municipal Government Act*, for the building they occupy at 5416 Industrial Road for the tax years of 2019 and 2020. The Drayton Valley Minor Baseball Association is a non-profit organization that offers sports and recreation as a benefit for the general public. As the building is currently assessed and taxed as a commercial business, the property owner and President of the Drayton Valley Minor Baseball Association recognize that in order to continue to offer sports and recreation, a property tax exemption would be required.

Once the President had discussed the possible exemption with the Town of Drayton Valley's Assessor, it was determined that the user group would need to apply through the Community Organization Property Tax Exemption Regulation (COPTER).

The Town currently has 10 properties that are exempt from property taxes via COPTER.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

The property of 5416 Industrial Road is currently assessed as 'Commercial Improved' that is tied to the Non-Residential mill rate category. If Council votes in favor of a property tax exemption, the assessment code would change to a tax exempt assessment code. The estimated loss of revenue based upon the 2018 municipal portion of the property tax levy would be around \$21,022.14 each tax year.

If approved effective the 2019 tax year, this will result in a revenue shortfall as the final budget has already been approved.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	MGA 362 (1)(n)(ii), COPTER MGA 347 (1)
Municipal Bylaws		
Municipal Development Plan		
Sustainability Vision 2019-2021		
Town of Drayton Valley Strategic Plan 2019-2021		
Other Plans or Policies		

4. POTENTIAL MOTIONS:

- A. Council approves property tax exemption request through COPTER effective for the 2019 tax year, to continue until such time that usage of the building changes.

- B. Council approves property tax exemption request through COPTER effective for the 2020 tax year, to continue until such time that usage of the building changes.
- C. Council approves a property tax reduction as per Section 347 of the Municipal Government Act, effective for the _____ tax year at _____ per cent, to continue until such time that usage of the building changes.
- D. Decline the property tax exemption request through COPTER or Section 347 of the *Municipal Government Act*.

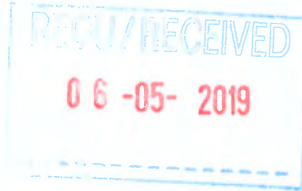
5. RECOMMENDATION

Administration recommends a decision be made for both the 2019 and 2020 tax years.

6. ATTACHMENTS:

- 1. Letter from the President of Drayton Valley Minor Baseball
- 2. COPTER application for Property Tax Exemption for a Non-Profit Organization
- 3. Drayton Valley Minor Baseball 2018 Financial Statements
- 4. Certificate of Revival -Societies Act
- 5. Map of area leased
- 6. Pictures of the usage of the property
- 7. Excerpt MGA Section 347(1)

REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			



**Drayton Valley Minor
Baseball Association**

PO Box 7456
Drayton Valley, AB
T7A 1S6
www.dvbaseball.net

RE: Exemption Application for the Wellhouse Building.

May 2, 2019

We are providing this information as an overview to the Application for Property Tax Exemption for a Non Profit organization for the 2020 tax year, as well as a request that the Town of Drayton Valley Council approve the exemption for the 2019 tax year as well. We understand that the application deadline was September 30 of the year preceding, but we are still asking that Council put forward a motion to provide the exemption on the current year as Drayton Valley Minor Baseball, Drayton Valley Legacy Wrestling and Drayton Valley Seniors Pickleball Club have been utilizing the facility throughout.

Drayton Valley Minor Baseball has been utilizing the Wellhouse building and has been paying a monthly rent to Judy Sweet since November 2018. During the time, we have been the primary tenant in the facility, and have been able to leave our equipment and supplies up at all times, and it was originally arranged to be in the facility until August 2019 and then review the arrangement.

Brad Molcak has been the primary contact between activities in the facility and Judy. During the time, Brad has reached out to other community groups to see about sharing the space, with the intent that groups activities, equipment and hours would be compatible with the baseball association.

Drayton Valley Legacy Wrestling Club and Drayton Valley Senior Pickleball Club have both since joined the community groups utilizing the facility.

DV Legacy Wrestling Club utilized the facility to deliver it's regular season winter program of 2 days a week, and is currently in it's first summer program ever utilizing the facility 1 day per week. They have received very positive feedback from everyone involved as they have a place where they can keep their mats, and a consistent space to deliver their program. Having access to quality parking and keyed access to the facility has also been a benefit to the organization.

DV Senior Pickleball Club delivered a 3 day per week program over the winter and the benefits to this group were many. Parking, keyed access and the ability to leave their nets and equipment allowed for quicker setup and breakdown of their sessions. They can speak to the benefits of this years winter program, but to have this type of consistent and affordable access to indoor space allowed activity that has been impossible in previous years.

Overall, the success of our 3 non-profit community groups would not have been possible without the generosity and affordable rent provided to us by Judy Sweet. It has been the responsibility of all of the groups to keep the space clean and organized. This has included stocking the washrooms, mopping the floors, and keeping the garbage and recycling clean. Snow removal from the parking

lot and minor maintenance items were also taken care of by the groups with Judy taking responsibility for the boiler system and building infrastructure.

Thank you in advance for considering our application and we also thank you for all of the support that you have provided to our organization regardless of your decision on this matter.

A handwritten signature in black ink, appearing to read "Brad Molcak". The signature is written in a cursive style with a horizontal line underneath the name.

Brad Molcak | President
Drayton Valley Minor Baseball
president@dvbaseball.net

Application for Property Tax Exemption Non Profit Organization

Application deadline September 30th of
the year preceding the taxation year

FOR OFFICE USE ONLY										
Property Roll Identifier					26458400			Taxation Year	2020	
Legal Description					Lot	Block	Plan	Part	Sec.	Township
					LOT 4	33	8620325			
Municipal Property Address					5416 Industrial Road					
Total Assessment			Land Assessment			Building Assessment				
\$1,459,020 (LAND: \$50,000 & IMP: \$1,409,020)										

PART 1 – PROPERTY INFORMATION (Required by November 30 th of the year preceding the taxation year)			
Name of property owner		Judy Sweet	
Telephone Number (Bus)		780-542-0480	
Telephone Number (Res)			
Address of property owner		Box 5053 Drayton Valley, AB	
Postal Code		T7A1R3	
Fax Number			
Address of property for which exemption is requested			
5416 Industrial Road			
Portion/Area of the property held by the organization <input type="checkbox"/> All <input checked="" type="checkbox"/> Part Area Occupied is:			
Is there an agreement in place that confirms the portion of the property held by the organization?		<input checked="" type="checkbox"/> Yes If yes, provide expiry date August 1, 2019 <small>(mm / dd / yyyy)</small>	
		<input type="checkbox"/> No Verbal	
		Date organization took occupancy <small>(mm / dd / yyyy)</small> Nov 1, 2018	

PART 2 – ORGANIZATION INFORMATION		
Name of organization operating the facility		Telephone Number (Bus)
Drayton Valley Minor Baseball		780-514-4650
Fax Number		
Act under which organization is registered as a non-profit organization		Registration Number
Government of Alberta - Societies Act		5010590791
Organization's objectives/purposes		
<ol style="list-style-type: none"> 1. Provide youth/seniors provide athletes the opportunity for physical activity, coaching, team learning skills, and substantial time away from negative recreation. 2. To provide opportunities to learn and appreciate the sport of baseball and softball and to encourage the development of life skills and personal character. 3. DVMB endeavors that each player has an enjoyable and rewarding experience learning and playing baseball while sharing the healthy emotional spectrum of success and failure with their team, coaches, and family 4. 5. 		
a) Are the resources of this organization devoted to the above objectives/purposes?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach explanation
b) Are there any monetary gains or benefits received by the organization as a result of its provision of services?		<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No
c) Does your organization expect to move from this property during the following year(s)?		<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No
d) Is any income or profits from the organization paid to a member or shareholder of the organization other than as wages?		<input type="checkbox"/> Yes If Yes, attach explanation <input checked="" type="checkbox"/> No
e) Are the organization's services similar to any other organization and /or business?		<input type="checkbox"/> Yes If Yes, attach a sheet providing the organization/business name(s) <input checked="" type="checkbox"/> No

This information is being collected for property tax exemption purposes in accordance with the Municipal Government Act and Community Organization Property Tax Exemption Regulation (AR281/98) and s.33(c) of the Freedom of Information and Protection of Privacy Act. All personal information will be managed in compliance with the provisions of the FOIP Act. Questions about the collection of this information can be directed to _____ (Municipality Contact Information)

PART 3 – RETAIL COMMERCIAL OR LICENSED AREA			
Does the organization have a retail commercial area at this location? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, do you operate this area? <input type="checkbox"/> Yes <input type="checkbox"/> No			
What goods or services are sold at the retail commercial area?			
For what purpose is the net income from the retail commercial area used?			
Has an area within the facility been issued a gaming/liquor license? <input type="checkbox"/> Yes If yes, enclose copy <input checked="" type="checkbox"/> No		Class	Area (Sq.Ft)
PART 4 – PROPERTY USE INFORMATION specific to a non profit organization			
What facilities are on the property?			
1. 2 - 50' x 15' Batting Cages with 1 Pitching Machine			
2. Lot's of baseball, popup nets, equipment, etc			
3. Washrooms			
4.			
What times are they accessible to the general public? Any time that the facility is not already book (https://dvmb.skedda.com)		What are the membership requirements including fees? \$50/month/family wanting anytime access, team rates available	
Describe the purpose for which the facility is used. Individual and team development		Describe the typical beneficiary and where they reside. Drayton Valley/Brazeau County, Warburg is now renting the facility, more to come	
Are there any restrictions in place preventing anyone from using the facility? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If there are restrictions, explain Need to be registered with a Baseball Alberta Team (for insurance), need to do orientation, accompanied by a coach/adult. Wrestling only accesses during sceduled time, Pickelball has set hours and limited people with code.			
Are the services provided by the organization advertised and promoted to the general public, or primarily to members? <input type="checkbox"/> General Public <input checked="" type="checkbox"/> Members			
PART 5 – CONTACT INFORMATION			
Contact Name Brad Molcak	Position with Organization President	Telephone Number (Bus) 780-514-4650	Telephone Number (Res) 780-514-2704
Mailing Address for non profit organization Box 7456 Drayton Valley, AB		Postal Code T7A 1S6	Fax Number
President of Organization Brad Molcak	Telephone Number (Bus) 780-514-4650	Telephone Number (Res) 780-514-2704	Fax Number
Treasurer of Organization Krista Colford	Telephone Number (Bus) 780-898-2903	Telephone Number (Res)	Fax Number
PART 6 – REQUIRED INFORMATION – <i>please ensure the following are submitted as attachments</i>			
<ol style="list-style-type: none"> 1) Certificate of Incorporation, current confirmation that the organization is registered in good standing and the Memorandum of Association and the Articles of Association, if any. 2) Copies of: <ul style="list-style-type: none"> • The organizations most current financial statements, • Certificate of Title (if applicable), • The current lease agreement with the property owner (if applicable), • A plan showing the area leased. 3) If applicable, a letter from the property owner confirming that he/she is aware of this exemption application and understands that the municipality will estimate taxes on the area occupied by the organization based on methodology that may be different from that used by the landlord. 4) Any available brochures, newsletters or other pertinent information relative to the organization. 5) Any other information that the Assessment Department may deem necessary. 			

I certify that I am authorized to submit this application on behalf of the organization, and that the information provided on this application form, and as attachments to this form, is true and accurate in every respect, and that all information required under Part 6 of this application is included.

<u>Judy Sweet</u> Name (Please Print)	<u>May 3/19</u> Date	<u>Owner</u> Position	<u>Judy Sweet</u> Signature
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2018 Tax Return

Drayton Valley Minor Baseball 2018

Income and spending per division

Divisions	Total	T-Ball	Rookie	Mosquito	Peewee	Bantam	Midgets	Girls
Number of kids registered	248	72	50	55	36	11	0	24
Income Categories								
Baseball Training Camps	\$ 615.00	\$ -	\$ -	\$ 331.62	\$ 217.06	\$ 66.32	\$ -	\$ -
Batting Cage Income	\$ 1,680.00	\$ -	\$ -	\$ 905.88	\$ 592.94	\$ 181.18	\$ -	\$ -
Corporate Donation	\$ 15,405.72	\$ 1,500.00	\$ 2,389.92	\$ 4,128.50	\$ 3,230.00	\$ 3,857.30	\$ -	\$ 300.00
Batting cage Donation	\$ 6,000.00	\$ -	\$ -	\$ 3,235.29	\$ 2,117.65	\$ 647.06	\$ -	\$ -
Unassigned	\$ 540.00	\$ 156.77	\$ 108.87	\$ 119.76	\$ 78.39	\$ 23.95	\$ -	\$ 52.26
Total Corporate Donations	\$ 21,945.72	\$ 1,656.77	\$ 2,498.79	\$ 7,483.55	\$ 5,426.03	\$ 4,528.31	\$ -	\$ 352.26
Registration Fee	\$ 44,395.00	\$ 7,250.00	\$ 6,300.00	\$ 13,145.00	\$ 10,350.00	\$ 3,750.00	\$ -	\$ 3,600.00
Rookie & T-Ball Tournament	\$ 1,943.80	\$ 1,147.16	\$ 796.64	\$ -	\$ -	\$ -	\$ -	\$ -
Umpire Coaching Clinic	\$ 60.00	\$ -	\$ -	\$ 26.19	\$ 17.14	\$ 5.24	\$ -	\$ 11.43
Total Income Categories	\$ 70,639.52	\$ 10,053.93	\$ 9,595.43	\$ 21,892.24	\$ 16,603.18	\$ 8,531.05	\$ -	\$ 3,963.69

Division	Total	T-Ball	Rookie	Mosquito	Peewee	Bantam	Midgets	Girls
Number of kids registered	248	72	50	55	36	11	0	24
Expense Categories								
Advertising	\$ 237.83	\$ 69.05	\$ 47.95	\$ 52.74	\$ 34.52	\$ 10.55	\$ -	\$ 23.02
Bank Charges	\$ 1,940.51	\$ 563.37	\$ 391.23	\$ 430.36	\$ 281.69	\$ 86.07	\$ -	\$ 187.79
Baseball Equipment	\$ 8,242.96	\$ 413.26	\$ 549.32	\$ 3,468.84	\$ 2,108.04	\$ 1,561.78	\$ -	\$ 141.72
Baseball Equipment unassigned	\$ 301.58	\$ 87.56	\$ 60.80	\$ 66.88	\$ 43.78	\$ 13.38	\$ -	\$ 29.19
Total Baseball Equipment	\$ 8,544.54	\$ 500.82	\$ 610.12	\$ 3,535.72	\$ 2,151.82	\$ 1,575.16	\$ -	\$ 170.91
Baseball Fees	\$ 7,565.00	\$ 720.00	\$ 500.00	\$ 2,940.00	\$ 1,435.00	\$ 1,430.00	\$ -	\$ 540.00
AA Coaches	\$ 800.00	\$ -	\$ -	\$ 400.00	\$ 200.00	\$ 200.00	\$ -	\$ -
Association Fee	\$ 350.00	\$ 101.61	\$ 70.56	\$ 77.62	\$ 50.81	\$ 15.52	\$ -	\$ 33.87
CABL Fee	\$ 1,890.00	\$ -	\$ -	\$ 1,090.00	\$ 800.00	\$ -	\$ -	\$ -
Total Baseball Fee	\$ 10,605.00	\$ 821.61	\$ 570.56	\$ 4,507.62	\$ 2,485.81	\$ 1,645.52	\$ -	\$ 573.87
Batting Cage Expense	\$ 10,172.75	\$ -	\$ -	\$ 5,485.31	\$ 3,590.38	\$ 1,097.06	\$ -	\$ -
Extra Jersey	\$ 2,154.60	\$ -	\$ -	\$ 1,077.30	\$ 478.80	\$ 598.50	\$ -	\$ -
Diamond Rental & Maintenance	\$ 3,672.42	\$ 1,066.19	\$ 740.41	\$ 814.45	\$ 533.09	\$ 162.89	\$ -	\$ 355.40
Gym Rental	\$ 116.87	\$ -	\$ -	\$ 70.64	\$ 46.23	\$ -	\$ -	\$ -
Mail Box Rent	\$ 174.30	\$ 50.60	\$ 35.14	\$ 38.66	\$ 25.30	\$ 7.73	\$ -	\$ 16.87
Medals	\$ 625.00	\$ 368.85	\$ 256.15	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 98.69	\$ 28.65	\$ 19.90	\$ 21.89	\$ 14.33	\$ 4.38	\$ -	\$ 9.55
Office Supplies	\$ 5.08	\$ 1.47	\$ 1.02	\$ 1.13	\$ 0.74	\$ 0.23	\$ -	\$ 0.49
Ramp Website	\$ 774.93	\$ 224.98	\$ 156.24	\$ 171.86	\$ 112.49	\$ 34.37	\$ -	\$ 74.99
Team Photos	\$ 3,111.66	\$ 903.39	\$ 627.35	\$ 690.09	\$ 451.69	\$ 138.02	\$ -	\$ 301.13
Tournament Expenses	\$ 4,155.73	\$ 306.67	\$ 212.97	\$ -	\$ 111.00	\$ 2,103.19	\$ -	\$ 1,421.90
Umpire Clinic	\$ 795.00	\$ -	\$ -	\$ 347.02	\$ 227.14	\$ 69.40	\$ -	\$ 151.43
Umpire Expenses	\$ 6,988.74	\$ -	\$ -	\$ 3,336.25	\$ 1,888.25	\$ 1,624.24	\$ 50.00	\$ 90.00
Uniforms	\$ 11,686.54	\$ 2,803.19	\$ 1,947.90	\$ 3,458.35	\$ 2,210.35	\$ 899.25	\$ -	\$ 367.50
Uniforms - Unassigned	\$ 1,880.70	\$ 546.01	\$ 379.17	\$ 417.09	\$ 273.00	\$ 83.42	\$ -	\$ 182.00
Total Uniforms	\$ 13,567.24	\$ 3,349.20	\$ 2,327.07	\$ 3,875.44	\$ 2,483.35	\$ 982.67	\$ -	\$ 549.50
Total Expense Categories	\$ 67,740.89	\$ 8,254.85	\$ 5,996.12	\$ 24,456.46	\$ 14,916.64	\$ 10,139.98	\$ 50.00	\$ 3,926.84

Divisions	Total	T-Ball	Rookie	Mosquito	Peewee	Bantam	Midgets	Girls
Gain/Loss of Division	\$ 2,898.63	\$ 1,799.08	\$ 3,599.31	\$ (2,564.22)	\$ 1,686.54	\$ (1,608.93)	\$ (50.00)	\$ 36.84

Divisions	Total	T-Ball	Rookie	Mosquito	Peewee	Bantam	Midgets	Girls
Number of kids registered	248	72	50	55	36	11	0	24
Expenses	\$ 67,740.89	\$ 8,254.85	\$ 5,996.12	\$ 24,456.46	\$ 14,916.64	\$ 10,139.98	\$ 50.00	\$ 3,926.84
2018 Expenses per player		\$ 114.65	\$ 119.92	\$ 444.66	\$ 414.35	\$ 921.82	\$ -	\$ 163.62
2018 registration fees	A	\$ 150.00	\$ 175.00	\$ 275.00	\$ 325.00	\$ 350.00		\$ 150.00
2018 registration fees	AA			\$ 325.00	\$ 375.00	\$ 400.00		

Drayton Valley Minor Baseball 2018

Corporate Sponsorship

1/1/2018 through 12/31/2018

Payee	Date	Memo	Amount
Drayton Valley Toyota	7/19/2018	Association - unassigned	
Advantage	5/23/2018	Bantam AA & Mosquito AA Black	
Drayton Valley Hospitality	7/31/2018	Bantam AA hosted Provincials	
Travis Hogan	6/13/2018	Bantam AA Jerseys	
Drayton Valley Toyota	3/21/2018	Bantam AA Team	
Dirt Worx's	7/31/2018	Batting cage	
Getzingers Auto Body Ltd.	4/20/2018	Batting cage	
Lamb's Trucking	4/16/2018	Batting Cage - Large Batting cage net	
Lamb's Trucking	4/16/2018	Batting Cage - Large Batting cage net	
Ground Effects Environmental	4/16/2018	Batting Cage - Large Batting Cage nets	
Trailblazer Holdings Ltd.	4/25/2018	Batting Cage - pitching machine	
Drayton Valley Toyota	5/23/2018	Batting Cages	
Paradise	6/13/2018	Girls Team	
Drayton Valley Hospitality	4/18/2018	Mosquito AA - Midway Tournament	
Stetson GM Canada	4/20/2018	Mosquito AA Black - half the shirt cost	
Fusion Controls Inc.	7/19/2018	Mosquito AA Black team	
Vermillion	6/13/2018	Mosquito AA Orange	
Parents - Mosquito Black Team	7/19/2018	Mosquito Black Team - second set of Jerseys	
Mulligan Registries Inc.	5/16/2018	Mosquito CABL Team 1 Black	
Techmation	6/13/2018	Mosquito CABL Team 2 Orange	
Mojo Trucking's	4/18/2018	Mosquito CABL Team 3 Grey	
Drayton Valley Hospitality	4/18/2018	Peewee AA - Midway Tournament	
Glen Gunderson Trucking Ltd.	4/25/2018	Peewee AA	
Glen Gunderson Trucking Ltd.	5/23/2018	Peewee AA - Jerseys	
Winters Pharmacy Ltd.	5/16/2018	Peewee CABL Team 1 Black	
Right Way	4/20/2018	Peewee CABL Team 2 Orange	
Peewee AA Team	4/24/2018	Pewee AA Jerseys - Team paid half in cash	
Drayton Valley Hospitality	4/18/2018	Rookie - Midway Tournament	
Nelson Brothers	4/20/2018	Rookie Team 1	
Keyera Corp	3/21/2018	Rookie Team 2	
Chain Services Ltd.	5/16/2018	Rookie Team 3	
Karach Welding	4/16/2018	Rookie Team 4	
Aces Embroidery	2/21/2018	Rookie Team 5	
Drayton Valley Ford Sales Ltd.	4/20/2018	T-Ball Teams	
Total			\$21,945.72

**Drayton Valley District Minor Baseball Club
for the year 2018**

Income

Baseball Training Camps	\$	615.00
Batting Cage Income	\$	1,680.00
Corporate Sponsorship	\$	21,945.72
Registration Fees	\$	44,395.00
Rookie & T-Ball Tournament	\$	1,943.80
Umpire Coaching Clinic	\$	60.00
Total	\$	70,639.52

Disbursements

Baseball Fees	\$	10,605.00
Batting Cage Expense	\$	10,172.75
Total	\$	20,777.75

Assets

Equipment	\$	8,544.54
Total	\$	8,544.54

Liabilities

Advertising	\$	237.83
Bank Charges	\$	1,940.51
Clothing	\$	2,154.60
Diamond Repairs and Maintenance	\$	3,672.42
Gym Rental	\$	116.87
Mail Box Rental	\$	174.30
Medals	\$	625.00
Miscellaneous	\$	98.69
Office Supplies	\$	5.08
Ramp Website	\$	774.93
Team Photos	\$	3,111.66
Tournament Expenses	\$	4,155.73
Umpire Clinic	\$	795.00
Umpire Expenses	\$	6,988.74
Uniforms	\$	13,567.24
Total	\$	67,740.89

Account balance Dec 31, 2017 = \$27,107.18

Account balance Dec 31, 2018= \$30,005.81

This financial statement has been reviewed and approved by:

This financial statement has been reviewed and approved by:

Sign_____
Sign_____
Print_____
Print_____
Position_____
Position_____
Date_____
Date

Drayton Valley Minor Baseball

Income and Expenses



Actual

Income Categories	2015	2016	2017	2018
Coaching Clinic Training	\$ -	\$ 1,027.00	\$ -	\$ -
Baseball Clothing	\$ -	\$ -	\$ 460.00	\$ -
Baseball Training Camp	\$ -	\$ -	\$ -	\$ 615.00
Batting Cage Income	\$ -	\$ -	\$ -	\$ 1,680.00
Corporate Sponsorship	\$ 14,490.87	\$ 2,200.00	\$ 13,700.00	\$ 21,945.72
Registration Fee	\$ 27,825.00	\$ 30,775.00	\$ 45,520.00	\$ 44,395.00
Rookie & T-Ball Tournament	\$ -	\$ 2,504.00	\$ 3,000.00	\$ 1,943.80
Rookie & T-Ball Tournament Donations	\$ 1,025.50	\$ 1,150.00	\$ 915.00	\$ -
Mosquito Tournament Donations	\$ 2,945.96	\$ -	\$ -	\$ -
Umpire Coaching Clinic	\$ -	\$ 660.00	\$ -	\$ 60.00
Total Income Categories	\$ 46,287.33	\$ 38,316.00	\$ 63,595.00	\$ 70,639.52

Expense Categories	2015	2016	2017	2018
Advertising	\$ 903.28	\$ 405.90	\$ 275.10	\$ 237.83
Association Revival Fee	\$ 50.00	\$ -	\$ -	\$ -
Bank Charges	\$ 288.47	\$ 334.61	\$ 1,523.69	\$ 1,940.51
Baseball Equipment	\$ 5,909.26	\$ 8,220.20	\$ 7,825.81	\$ 8,544.54
Baseball Expenses	\$ 221.94	\$ 134.71	\$ 260.28	\$ -
Baseball Fees	\$ 11,172.50	\$ 9,110.00	\$ 9,615.00	\$ 8,715.00
Batting Cage Expenses	\$ -	\$ -	\$ -	\$ 10,172.75
C.A.B.L	\$ 425.00	\$ 2,035.00	\$ 2,737.50	\$ 1,890.00
Clothing	\$ 100.00	\$ -	\$ -	\$ 2,154.60
Coaching Clinic	\$ 31.50	\$ 1,898.00	\$ 587.90	\$ -
Diamond Rental & Maintenance	\$ 999.88	\$ 1,605.54	\$ 1,168.99	\$ 3,672.42
Gym Rental	\$ -	\$ -	\$ 343.75	\$ 116.87
Mail Box Rent	\$ 157.50	\$ 163.80	\$ 170.10	\$ 174.30
Medals	\$ -	\$ 787.50	\$ 866.25	\$ 625.00
Miscellaneous	\$ 84.00	\$ -	\$ 30.00	\$ 98.69
Office Supplies	\$ -	\$ 417.35	\$ -	\$ 5.08
Registration Fee Refund	\$ 200.00	\$ 920.00	\$ 2,500.00	\$ -
Ramp Webpage	\$ -	\$ -	\$ -	\$ 774.93
Team Photos	\$ 2,866.64	\$ 2,920.00	\$ 3,640.00	\$ 3,111.66
Tournament Expenses	\$ 4,852.49	\$ 1,492.92	\$ 829.94	\$ 4,155.73
Tournament Prizes	\$ 1,484.74	\$ -	\$ -	\$ -
Travel/Vacation	\$ -	\$ 111.00	\$ -	\$ -
Umpire Clinic	\$ -	\$ 1,821.00	\$ 180.00	\$ 795.00
Umpire Expenses	\$ 4,832.75	\$ 7,020.38	\$ 8,102.25	\$ 6,988.74
Uniforms	\$ 9,323.48	\$ 8,161.90	\$ 14,812.07	\$ 13,567.24
Total Expense Categories	\$ 43,903.43	\$ 47,559.81	\$ 55,468.63	\$ 67,740.89

Total Gain/Loss per year.	\$ 2,383.90	\$ (9,243.81)	\$ 8,126.37	\$ 2,898.63
----------------------------------	--------------------	----------------------	--------------------	--------------------

Bank Balance	2015	2016	2017	2018
Opening Bank Balance	\$ 25,840.72	\$ 28,224.62	\$ 18,980.81	\$ 27,107.18
Closing Bank Balance	\$ 28,224.62	\$ 18,980.81	\$ 27,107.18	\$ 30,005.81
Gain/Loss	\$ 2,383.90	\$ (9,243.81)	\$ 8,126.37	\$ 2,898.63

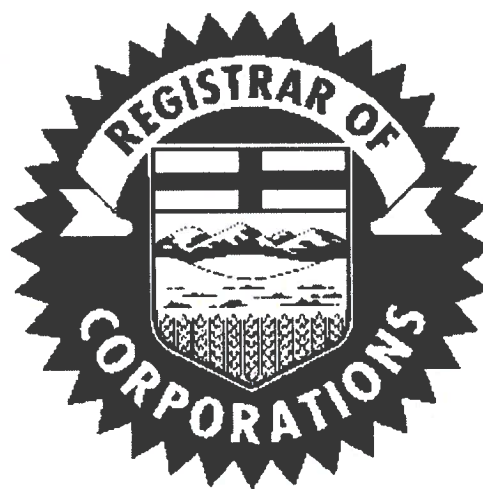
CORPORATE ACCESS NUMBER: 5010590791

**Government
of Alberta ■**

SOCIETIES ACT

**CERTIFICATE
OF
REVIVAL**

**DRAYTON VALLEY DISTRICT MINOR BASEBALL CLUB
REVIVED ON 2015/06/19.**



Wellhouse Building Utilization Map

Drayton Valley Minor Baseball, Drayton Valley Legacy Wrestling, Drayton Valley Seniors Pickleball Club

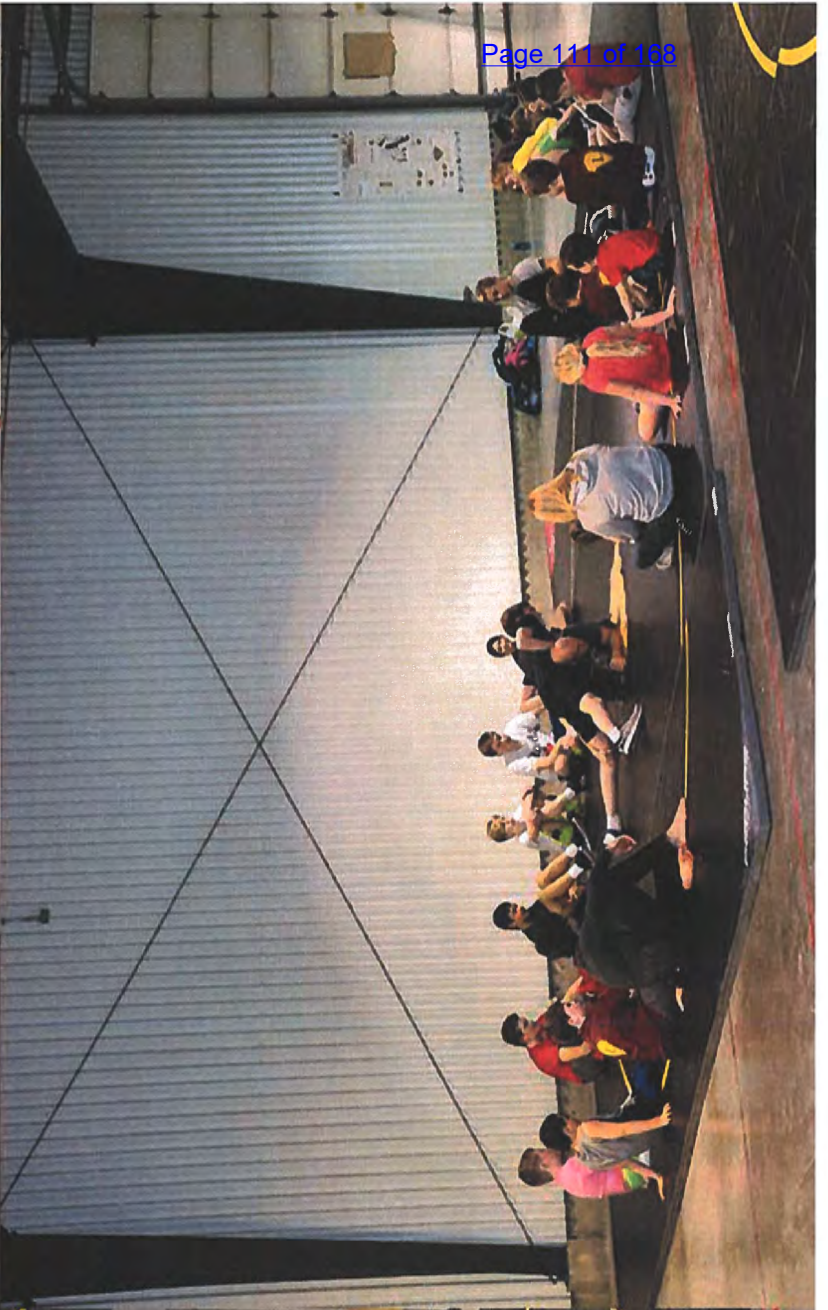


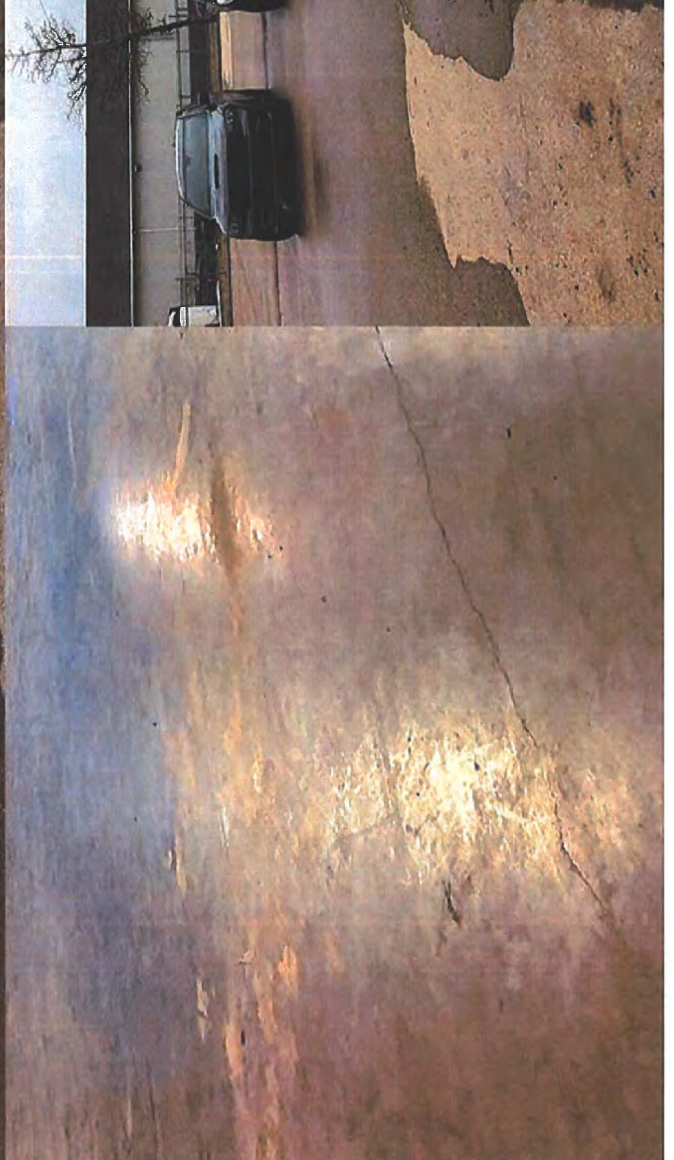
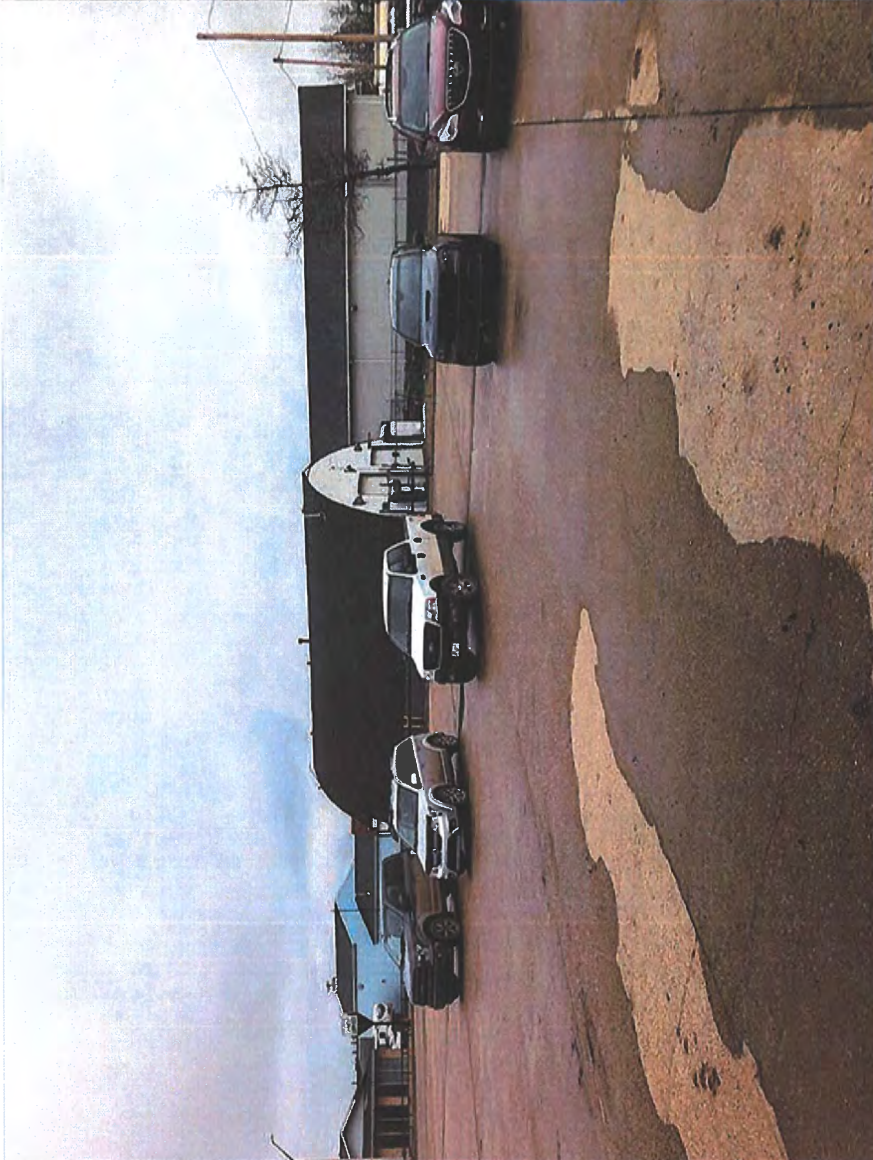
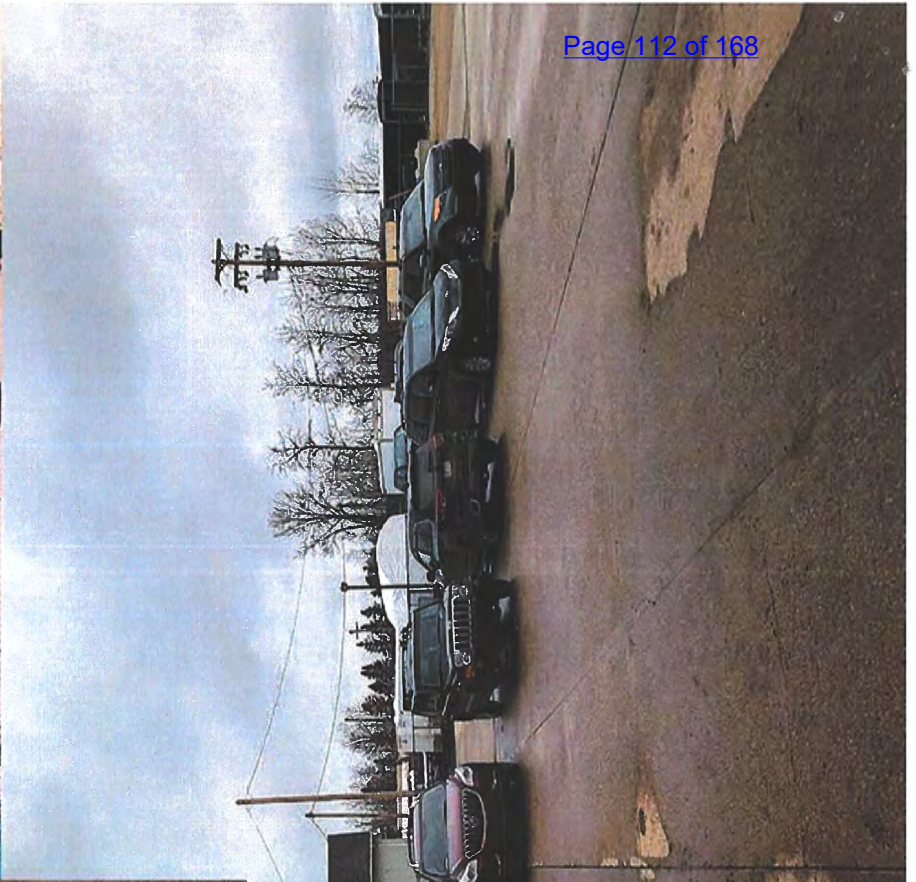
A Drayton Valley Minor Baseball utilizes all of the area identified in Area A when Pickleball and Wrestling are not in session

B Minor Baseball does skills development and conditioning, and Minor Baseball, Wrestling and Pickleball all utilize the parking area for parking.

C Pickleball utilizes this area for their 2 pickleball courts, and Wrestling sets up their wrestling mats in this area for their sessions. Minor baseball takes advantage of this area when doing their development.









DVMB Batting Cage Fees

Rent		
	Nov-18	\$500
	Dec-18	\$500
	Jan-19	\$500
	Feb-19	\$500
	Mar-19	\$500
	Apr-19	\$500
	May-19	\$500
	Jun-19	\$500

Expenses

Door Lock	\$180
Door Lock Install	\$145
Misc	\$189

Drayton Valley Legacy Wrestling Fees

Rent		
	Nov-18	\$0
	Dec-18	\$200
	Jan-19	\$200
	Feb-19	\$200
	Mar-19	\$200
	Apr-19	\$150
	May-19	\$150
	Jun-19	\$100

Drayton Valley Seniors Pickelball Club

Rent		
	Nov-18	\$250
	Dec-18	\$250
	Jan-19	\$250
	Feb-19	\$250
	Mar-19	\$250
	Apr-19	\$250
	May-19	\$250
	Jun-19	\$250

\$7,200

(2) If a person does not indicate to which taxable property or business a tax payment is to be applied, a designated officer must decide to which taxable property or business owned by the taxpayer the payment is to be applied.

1994 cM-26.1 s343

Penalty for non-payment in current year

344(1) A council may by bylaw impose penalties in the year in which a tax is imposed if the tax remains unpaid after the date shown on the tax notice.

(2) A penalty under this section is imposed at the rate set out in the bylaw.

(3) The penalty must not be imposed sooner than 30 days after the tax notice is sent out.

1994 cM-26.1 s344

Penalty for non-payment in other years

345(1) A council may by bylaw impose penalties in any year following the year in which a tax is imposed if the tax remains unpaid after December 31 of the year in which it is imposed.

(2) A penalty under this section is imposed at the rate set out in the bylaw.

(3) The penalty must not be imposed sooner than January 1 of the year following the year in which the tax was imposed or any later date specified in the bylaw.

1994 cM-26.1 s345

Penalties

346 A penalty imposed under section 344 or 345 is part of the tax in respect of which it is imposed.

1994 cM-26.1 s346

Cancellation, reduction, refund or deferral of taxes

347(1) If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

(2) A council may phase in a tax increase or decrease resulting from the preparation of any new assessment.

1994 cM-26.1 s347

TOWN OF DRAYTON VALLEY

REQUEST FOR DECISION

DRAYTON VALLEY



SUBJECT:	Alternative Landfill Operations
MEETING:	June 12, 2019 Regular Meeting of Council
PRESENTED BY:	Rick Wheatley, Director of Engineering, Public Works, Planning & Development

1. PROPOSAL AND BACKGROUND:

At the end of 2018, the Town issued a Request for Information (RFI) on Alternative Landfill Technology seeking options to extend the life of the Aspen Waste Management Facility. The Town owned landfill is operated under the Aspen Waste Management Authority at SE7-47-7-W5 by Alberta Environment and Parks (AEP) Approval #47415-02-00. Six submissions were received and two companies were invited for a follow up interview. Aerobic Landfill Technologies Inc. (ALT) and BioMass Innovations Ltd. (BioMass) presented their proposals to staff and Council. Outside of the RFI process, a third company, Fogdog Energy Solutions Inc. (Fogdog), also presented their technology solution.

In summary, ALT uses an aeration system to speed up decomposition and eliminate leachate and methane production. Remaining materials can be mined or stably stored. The construction of one additional landfill cell is required to manage the incoming waste while the system is set up. The upfront capital investment in the aeration system and increased operating costs can be offset through the sale of carbon credits, grants, and private investment. This technology has been approved for use in this province by AEP.

BioMass uses a baling technology to process waste as it enters the landfill and reduces the amount of airspace required. Storage of the bales will require the construction of a new landfill cell. There is a possibility that existing landfill may be mined and baled to create more airspace, but this is not a process that has been approved by AEP in the past. There is a future possibility that the bales could be transported and sold as a commodity. This opportunity is not available presently.

Fogdog uses a shredder to process waste as it enters the landfill turning the material into a fluff. The fluff can be used as fuel for electricity generation. Existing landfill cells potentially may be mined and processed in the same manner. This process has not yet been approved by AEP but there is an application underway currently.

The detailed analysis of the three options is attached to this report. Based on the information, Administration recommends entering into an agreement with ALT. The future opportunity to add other technological options to the landfill operations will remain.

2. BUDGET / GRANT / RESOURCE IMPLICATIONS:

The ALT proposal (detailed information attached) includes a \$5.3 million capital investment in the system with an additional \$1.1 million in capital for the construction of a new cell for use during the transition period. The annual operating cost of the system is approximately \$1 million on top of the current operating budget of \$1 million. There may be a savings on the operating costs with potential efficiencies of the operations.

There are significant opportunities to pursue grants and other partnerships for the construction of this innovative technology. The sale of carbon credits will also be explored as this looks to be a viable source of revenue. The budget numbers will be brought forward through the 2020 Budget process.

3. ALIGNMENT WITH LEGISLATION AND TOWN PLANS:

Type of Document	Yes ~ N/A ~ Partial	Comments
Provincial Acts / Regulations	Yes	Alberta Environment and Parks Approval for Landfill #474-02-00
Municipal Bylaws	N/A	
Municipal Development Plan	N/A	
Sustainability Vision 2019-2021	Yes	Waste and Recycling - Landfill
Town of Drayton Valley Strategic Plan 2019-2021	Yes	Goal 1 - Building Municipal Economic Resilience
Other Plans or Policies	N/A	

4. POTENTIAL MOTIONS:




- A. That Council direct Administration to pursue an agreement with Aerobic Landfill Technologies Ltd for the construction of an aerobic system in conjunction with the operation of the Aspen Waste Management Facility, with a condition that the commitment is subject to the availability of grants or other funding opportunities; AND that VP Engineering assist the Town with grant pursuit and preliminary design concept.
- B. That Council defer this item back to Administration for further review and information.
- C. That Council directs Administration to pursue an agreement with _____ for the operation of the Aspen Waste Management Facility.

5. RECOMMENDATION

That Council direct Administration to pursue an agreement with Aerobic Landfill Technologies Ltd for the construction of an aerobic system in conjunction with the operation of the Aspen Waste Management Facility, with a condition that the commitment is subject to the availability of grants or other funding opportunities; AND that VP Engineering assist the Town with grant pursuit and preliminary design concept.

6. ATTACHMENTS:

- Alternative Landfill Operations Analysis Report
- Aerobic Landfill Technologies Ltd. Presentation

REPORT PREPARED BY:		REVIEWED BY:	
APPROVED BY:			

Alternative Landfill Operations Analysis Report

The Town is the owner of Aspen Waste Management Facility (Class II Landfill) located at SE7-47-7-W5 and is operated under Alberta Environment and Parks (AEP) Approval #47415-02-00 which is valid to 2023. The estimated remaining life of the landfill, under the current conditions is estimated at 10 to 12 years with the construction of two additional cells. There is a known leachate issue in the old cells that were constructed over 30 years ago; this requires groundwater monitoring. A solution to the waste management limitations and liabilities is sought.

Request for Information (RFI) No. 11- 2018/16/E (Alternative Landfill Management) was release in December 2018. This RFI closed on 2 January 2019 with six responses. Two of the responses were truly innovative to the point of consideration. The others included a form of burning or waste stream diversion as their innovation. Another company came to the table later in the process and has been considered as well.

The three responses that were considered, interviewed, and presented to Council are:

1. Aerobic Landfill Technologies Ltd.
2. Bio-Mass Innovations Ltd.
3. Fogdog Energy Solutions Inc.

Each of these companies has a different process that they are presenting to the Town all in an effort to extend the existing life of Aspen Waste Management Facility.

INNOVATIVE PROCESSES

1. Aerobic Landfill Technologies Ltd. (ALT)

- As with most of the new technologies, everyone is waiting for someone else to try it first and work the kinks out. The Regional Municipality of Wood Buffalo had installed a system but during the fires that ravaged the region, the system was partially destroyed and has not been rebuilt at this time.
- The process being presented here reverses the process from anaerobic to aerobic for the breakdown of the MSW (Municipal Solid Waste). This eliminates methane production, hazardous leachate and hydrogen sulfide as produced in the anaerobic process.
- The aerobic process creates carbon dioxide, water vapour and a low circumneutral pH leachate. It also causes the organic materials in the landfill cell to deteriorate approximately 20 times faster than anaerobic landfills. This breaks down into a process that would take 100 years anaerobically to 5 years aerobically.
- In essence, ALT will install a system that adds air to the existing waste in a cell that changes the breakdown process from anaerobic to aerobic eliminating any leachate created. This process takes all MSW and breaks it down to a product that is described as compost or dirt. This product is usable as a resale product. This process also allows for mining of the cell after a period of 3-5 years for removal of recyclable products. Once this process has been accomplished, effectively 90-95% of the existing cell can be regained for landfilling again.

- This process as described can be done over a number of re-claimed landfill cells in an 8-10 year timeline. This process has the benefit of increasing usable airspace and has the ability to eliminate the need for new landfill site requirements as it will utilize the existing site and cells for number of years remaining within the existing boundaries of the approved site.

COST

- There will be a large investment in this system as shown in the proposal presented by ALT. The initial cost for the system is approximately \$5,300,000 for the aerobic system. There will be a design and construction required in a time frame of 11-12 months for this process to become operational.
- The Town would have to build one more cell to allow for the process to be effective for the initial 8-10 year cycle. This would incur approximately another \$1,000,000 in costs.
- The 8-10 year reclamation and mining process of the existing cells opens a whole new avenue for bringing in additional MSW as a revenue stream. This would allow for the reduction of net costs to Drayton Valley.
- ALT has done considerable research on the availability of selling carbon credits to generate revenue to offset the costs of the system. The carbon credits are generated by eliminating the production of methane which is a greenhouse gas. Elimination of greenhouse gases is a climate change innovation that could open opportunities to significant grants.

Advantages	Disadvantages
Work can continue while existing operations continue	No active examples
System reclaims and reopens old cells	Additional cell must be constructed to get through the first aeration and mining phase
Opportunity for future economic driver	Mined materials may not have a market
Carbon credits draw private investment potential	
AB Environment has approved the technology in the past	

2. BioMass Innovations Ltd. (BioMass)

- The process presented by Bio-Mass is a baling operation with sorting of the materials at the point of acceptance at the landfill.
- BioMass proposes to sell the construction and demolition bales for energy generation but have not found a similar market for the MSW.
- If there is no market for the bales, the materials will have to follow the existing Approval regulations which require daily cover of any MSW brought onto the site.
- BioMass is using a questionable compaction rate of 0.91 tonnes per cubic metre. The bales are stacked one on top of each other or staggered over the wasted airspace between bales, this number is highly unlikely. The bales are round, which wastes between 10-15% of the remaining airspace when stacked. The

process presented is not vastly different than the current operations and does not do much to extend the life of the existing landfill.

- It appears from the proposal and interview that BioMass is more interested in forming a Public Private Partnership (P3) that requires the Town to give up control of the landfill. The Town may see some benefit if BioMass can generate business but overall the Town would maintain the liability for the landfill with less say or control.

COST

- The BioMass report claims that there would not be any capital costs. However, without a market for the product, there is a capital cost for the construction of additional cells to store the materials.
- BioMass does not have a business plan showing any guaranteed sales for the product. The details would need to be flushed out on how they would operate the landfill as a P3 and who would bear the costs.

Advantages	Disadvantages
Baled waste increases density and reduces airspace to theoretically prolong the life of the landfill.	No confirmed markets for baled material.
Baled was can be shipped for alternative uses	Technology may be tied to a P3 relationship only.
Opportunity to offer training and become a hub of innovation	Increased density is limited and offset by lost space between round bales.
	Construction of new cell will be required.

3. Fogdog Energy Solutions Inc. (Fogdog)

- Fogdog has proposed a system that shreds MSW until it becomes a base hydrocarbon called fluff.
- The process comes from Europe and originates from technology used in a marine application.
- The system in Fogdog's proposal feeds MSW into a unit with a big blade that chops everything up into a fine matter, all of the inherent toxic vapours are removed and heat applied before the material is blown into a large storage container.
- This system can handle MSW and medical waste. This product is perfect for burning in furnaces used in generating energy on a large scale. This product produces excellent BTU's that are needed for steam generation.
- Depending on the daily volume of MSW, the system can be contained in as little as single 40ft. Sea-can up to 3 or more sea-cans.
- The system requires a small footprint on site and minimizes materials that need to be sorted and stored. The process also does not require MSW going to the Cell.
- Fogdog has partnered with the Town of Sylvan Lake to install the system within the Town and has eliminated the need for a landfill site. Town of Sylvan Lake

has noted they needed to utilize a dumping floor and a covered building to assist in setting up the system.

- The market for the fluff exists in theory but when pressed, Fogdog was not forthcoming with confirming the exact details.
- The system is capable of taking recyclable materials and turning it into the hydrocarbon fluff as well. This mitigates the times that the recycling market is not providing any returns on the materials gathered.

COST

- As presented at the G&P meeting of 20 March 2019, Fogdog Energy stated that depending on the daily volume of MSW, the capital cost could be in the \$5-7,000,000 range for the initial system.
- This system also has the ability to allow for increasing the amount of MSW taken in and have it as a revenue generation stream.

Advantages	Disadvantages
No construction of a new cell required.	AB Environment has not approved this technology yet.
Potential revenue generation from sale of materials.	Market for the material is not confirmed may be volatile.
Extends the life of the landfill.	High capital cost upfront.
Potential revenue from increased acceptance of MSW.	May take two years for approvals and operations to begin.

SUMMARY

Proceeding with the aeration system addresses immediate need for airspace and deals with the leachate. As technology continues to improve and establish reliability, the opportunity to add other technology remains. Baling the mined materials may be beneficial for transportation and sale. Processing recyclable or mined materials into fluff could eliminate the need to landfill any volume in the future. Installation of the aerobic system is a logical first step and does not prohibit the opportunity to explore other technologies in the future.

Aerobic Landfill Technologies Inc.



Pioneering technologies that
radically alter the high cost and
environmental risk of solid waste
management

Aerobic Landfill Technologies Inc.

**ASPEN WASTE
MANAGEMENT FACILITY:**

**Rapid insitu landfill stabilization
(Landfill Reclamation)**

and

**Sustainable aerobic landfilling
(Future Waste Management)**

Aerobic Landfill Technologies Inc.

ECS/LGAS (US)

1995 development of the “*Method of Improved Landfill Mining*” Patent (Canada and US), expired
Numerous sites in south eastern United States
SALT (Canada) (2008-2018)

Constructed full scale aerobic landfill bioreactor in
the RMWB
ALT (Canada)

Created 2018 at the request of new investors
Same key personnel as SALT
Patent filed for monitoring and control system

Patents

- CA 2222058 (PCT/US1996/006969)
 - METHOD OF IMPROVED LANDFILL MINING
 - Author: Leon Green
 - Issued 2005-04-12
 - Expired 2016-05-24
- US 62/624,442 (Filed)
 - SYSTEM AND METHODS FOR THE MEASUREMENT OF LANDFILL GAS CHARACTERISTICS
 - Author: Sean Speer, Leon Green
 - Filed January 31, 2019

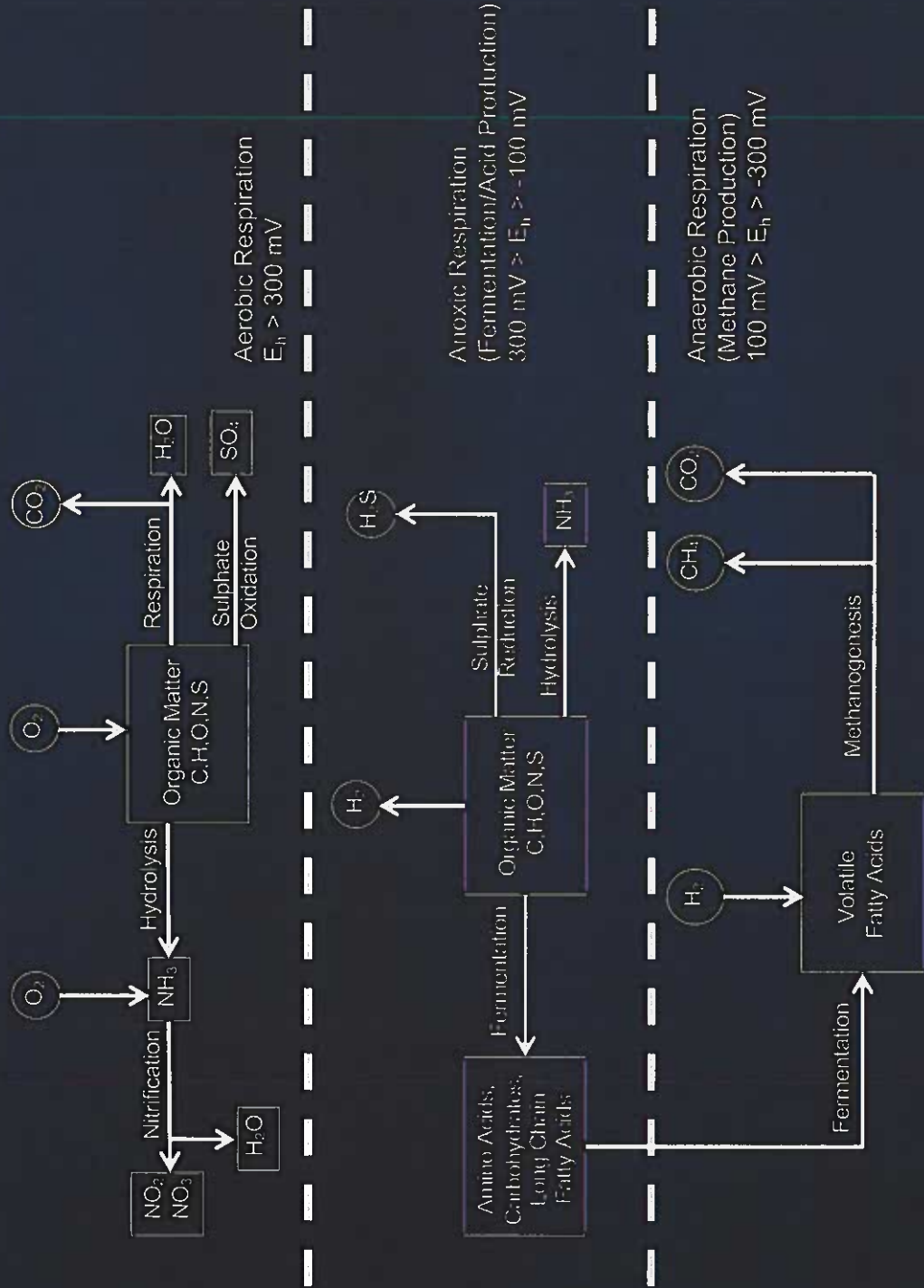
Landfill Liability

- “Stabilized waste” requires 100+ years to achieve
- Constant, but not steady, production of landfill gas
- Constant, but not steady, production of leachate
- Regular site monitoring and environmental analysis
- Operating costs, money held “in case”
- 25 year minimum required post closure monitoring
 - Cap maintenance
 - Leak potential
 - Gas emissions
- What to do with the site post closure

Mitigation of Liability

- Fix issues as they arise
 - Stop gap solutions
- Mining and relocation of waste
 - Relocation of liability
- Rapid *in situ* stabilization
 - Monetary advantages

Waste Degradation



Aerobic Landfill Bioreactor Technology

- Waste Stabilization
 - over 20x faster (3-5 years not 100+)
- Methane Production/GHG
 - limited methane production
 - 25x lower GHG emissions
 - all emissions are biogenic
- Leachate Production
 - no leachate produced
- Leachate Treatment
 - existing leachate is treated aerobically and removed
- Odours
 - no ammonia and H₂S production

Aerobic Bioreactor Stabilization



Closed MSW Landfill (or cells)

Landfill can be unlined or lined and have either intermediate or final cover.

The Aerobic Landfill Bioreactor

Aerobic system consisting of air injection under **controlled & monitored** conditions.
In-situ composting

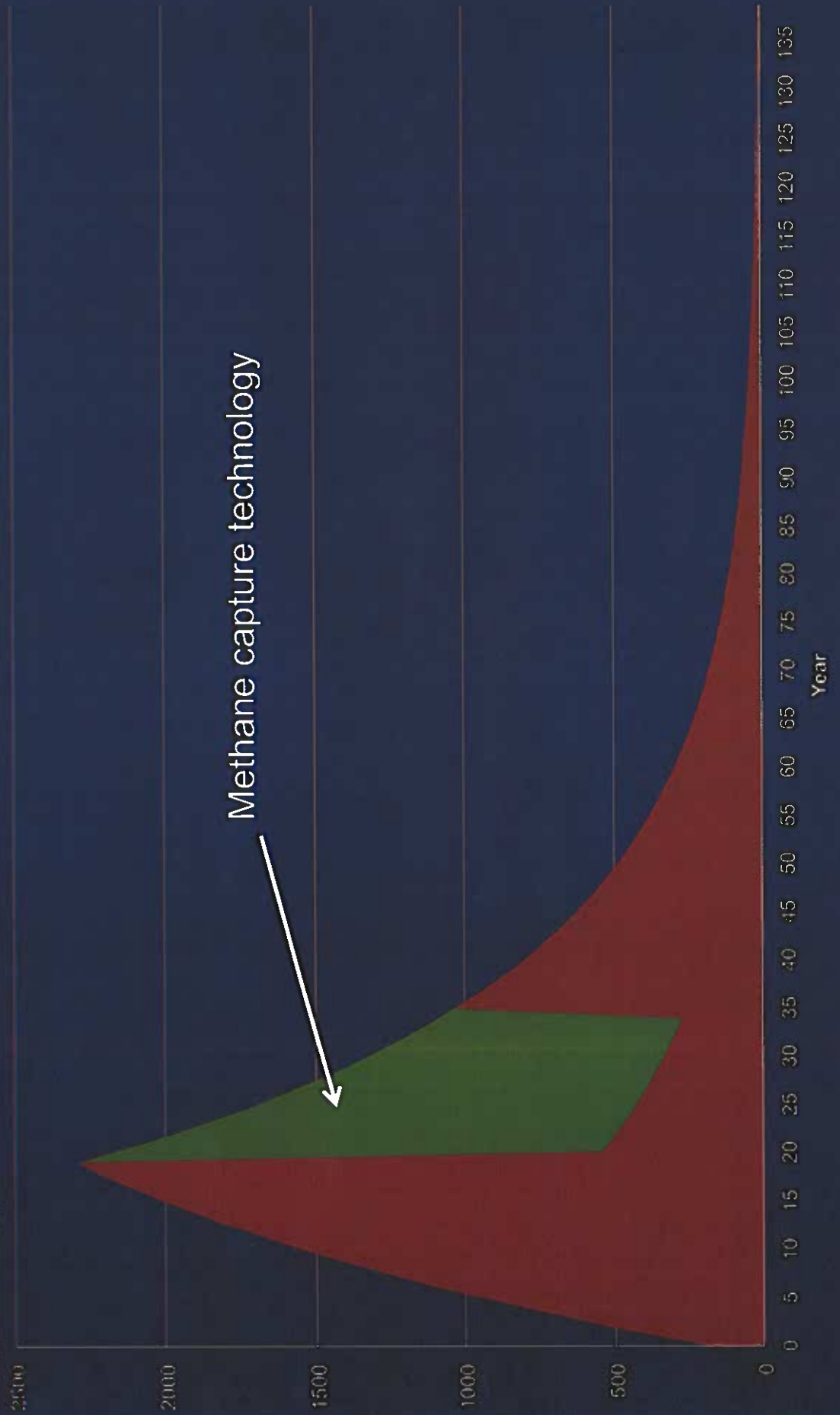
Achieving "Functional Stability"

Process continues for **3-5 years** until bulk of organic matter is decayed.
Reduces Methane generation.
Reduces the environmental impact.

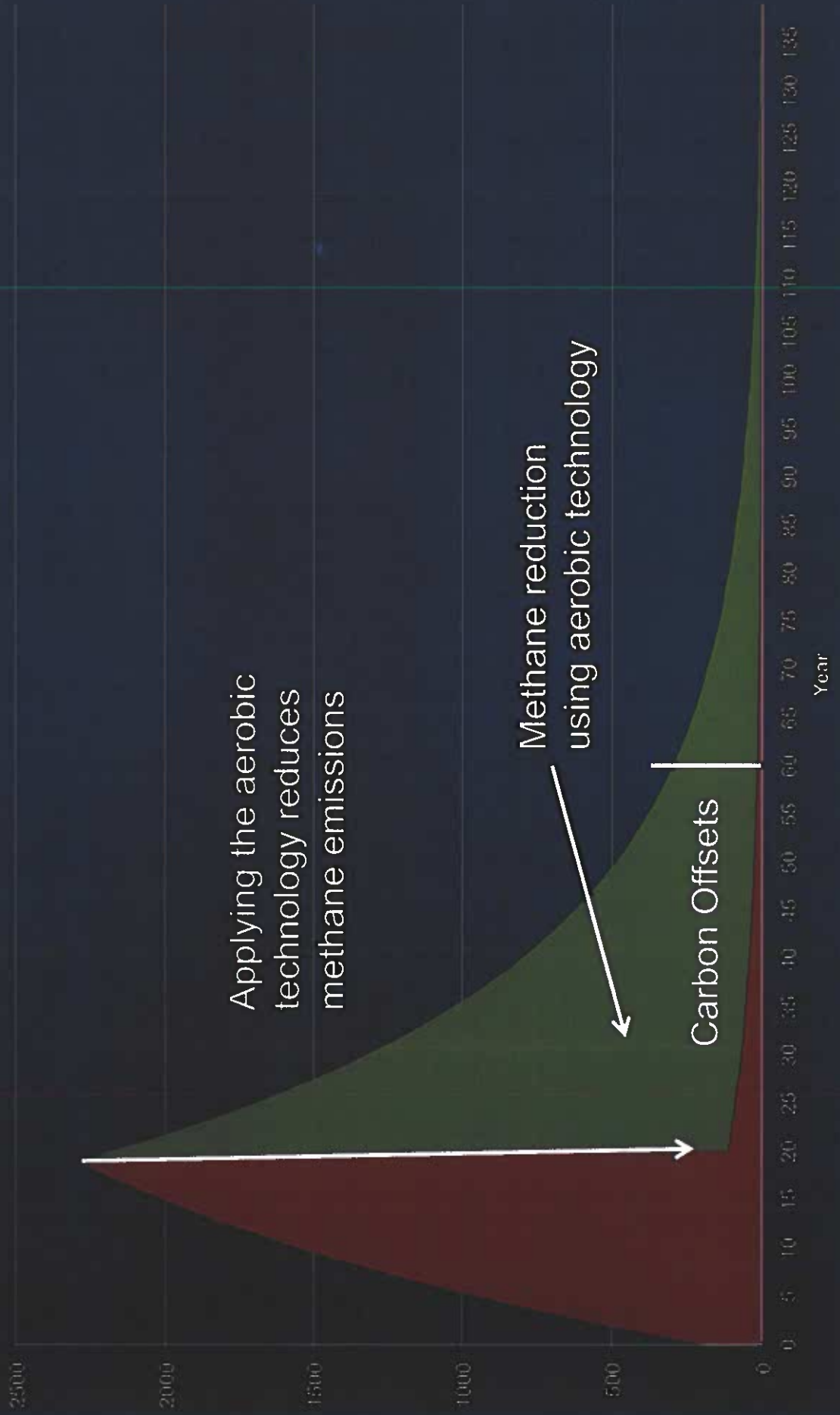
Post-Aerobic Options & Benefits

Redevelopment
Re-open Landfill
Landfill Mining
Economic and Social Benefits
Cost Avoidance & Cost Savings

Methane Emissions



Methane Emissions



The Aerobic Bioreactor Landfill

“Methane Avoidance”

Approved Technology:

- Alberta Carbon Offset Program
September 2016
- UNFCCC Clean Development Mechanism (CDM)
June 2009
- Voluntary Carbon Solution (VCS)
June 2009

Projects Approved / Being Approved:

- New Jersey
 - Cumberland County
 - Israel
 - Tiabe'e
 - 1st CDM Project
 - Registered – not activated
 - RMWB
 - Alberta Bioreactor Project / Offset Program
- Many pilot and demonstration projects worldwide

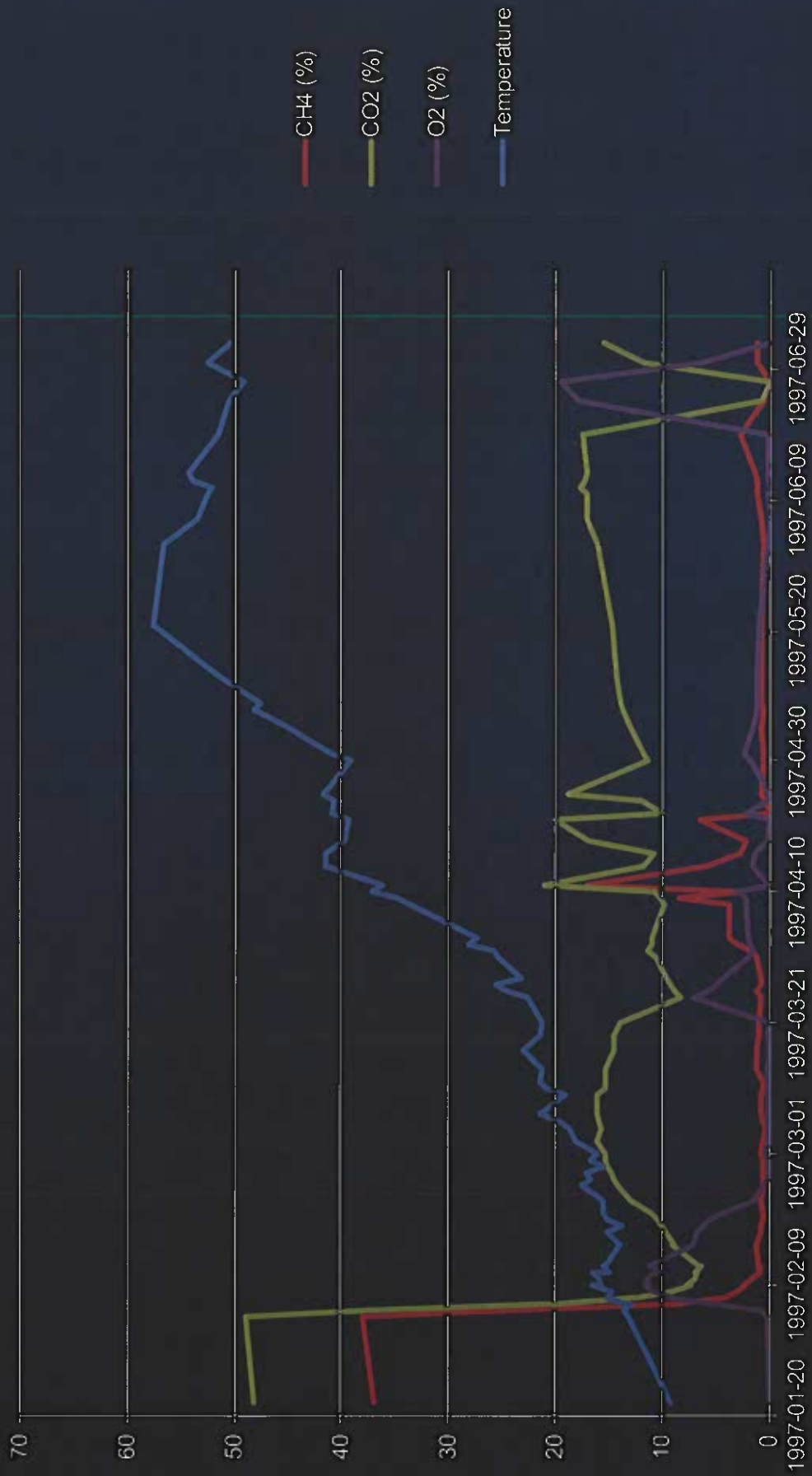
Aerobic Opportunity

- The value of the carbon credits generated is greater than the cost of implementation.
- Advance funding is available for “viable” landfill projects.
- Significant cost savings can be realized by the landfill operator.
- The process is approved, economical and environmentally beneficial.

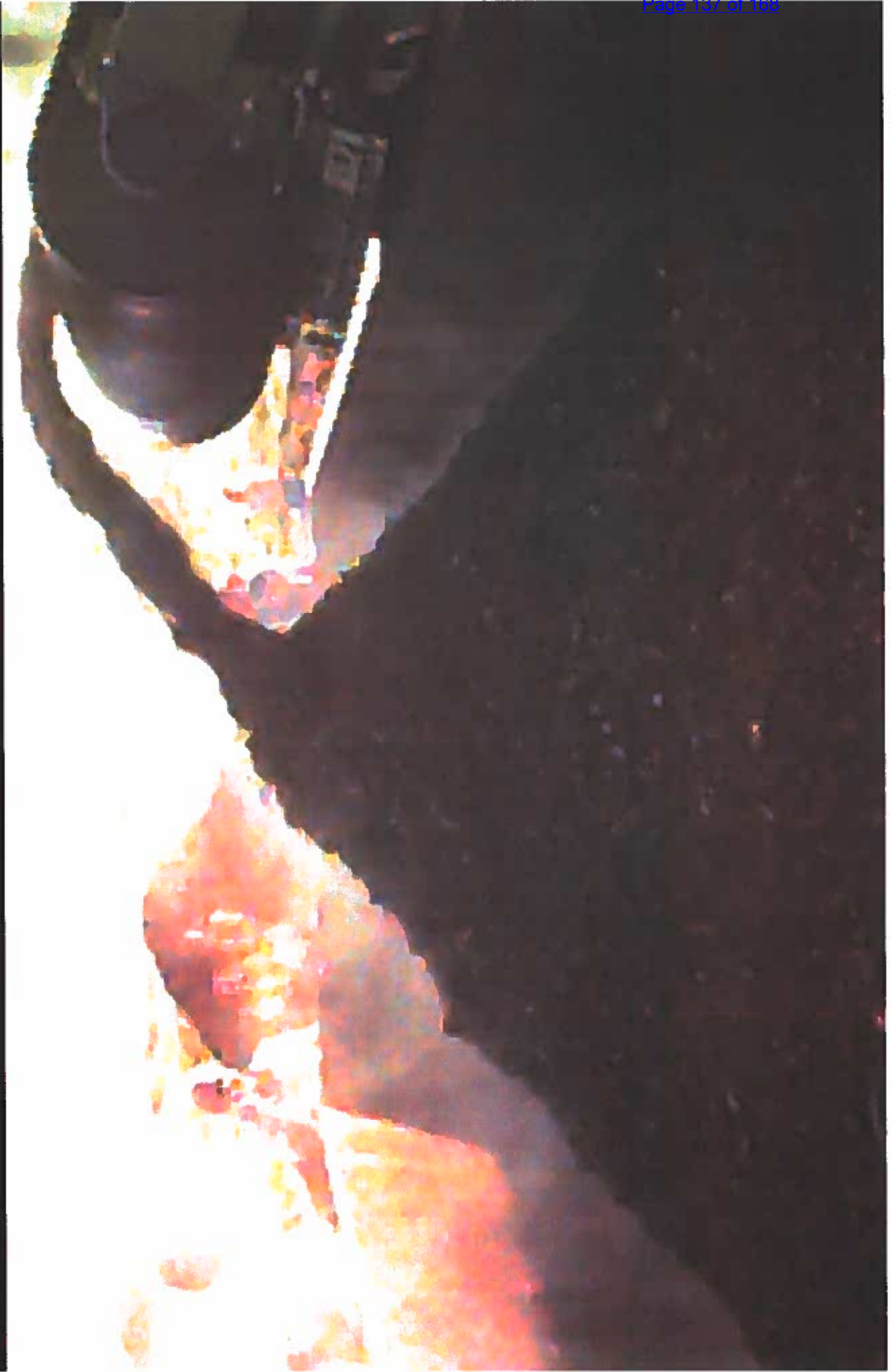
Aerobic Benefits

- Elimination of long term costs
- Elimination of long term risk and liability
- Environmental Stewardship
- Economic life of location
- Assistance to mitigation of climate change
- Public relations

Experience: Baker Place



The soil fraction (compost) of Aerobically degraded Municipal Solid Waste (MSW).



Experience: Williamson County

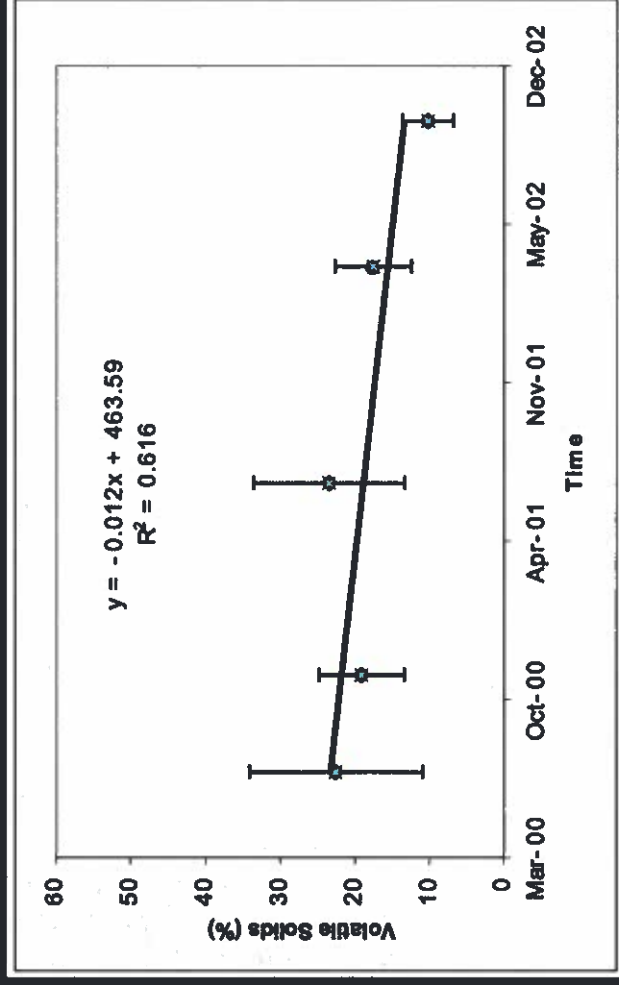


Figure: volatile solids concentrations in the waste samples

Volatile solids decreased
35%
Cellulose decreased by
33%

320 m³ excess moisture
removed
2HA site removing over
50% of the leachate
generated at a 160HA site

Aerobic in situ stabilisation

ingenieurbüro für Abfallwirtschaft Prof.
R. Stegmann und Partner

Change of leachate/groundwater quality during aerobic in situ aeration –
old landfill Kuhstedt - Unlined

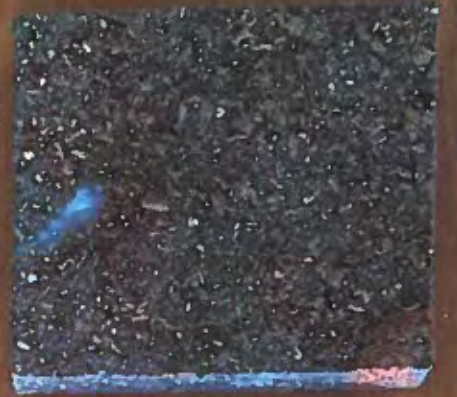
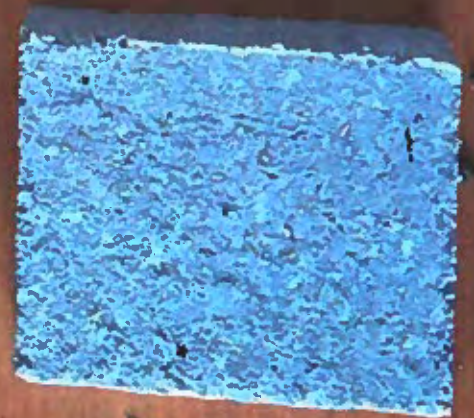
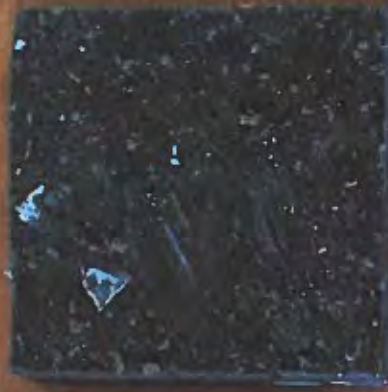
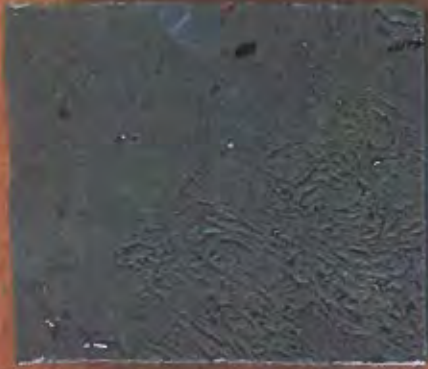


Amalgam Plastic Reprocessing

- Removes many of the steps from conventional recycling



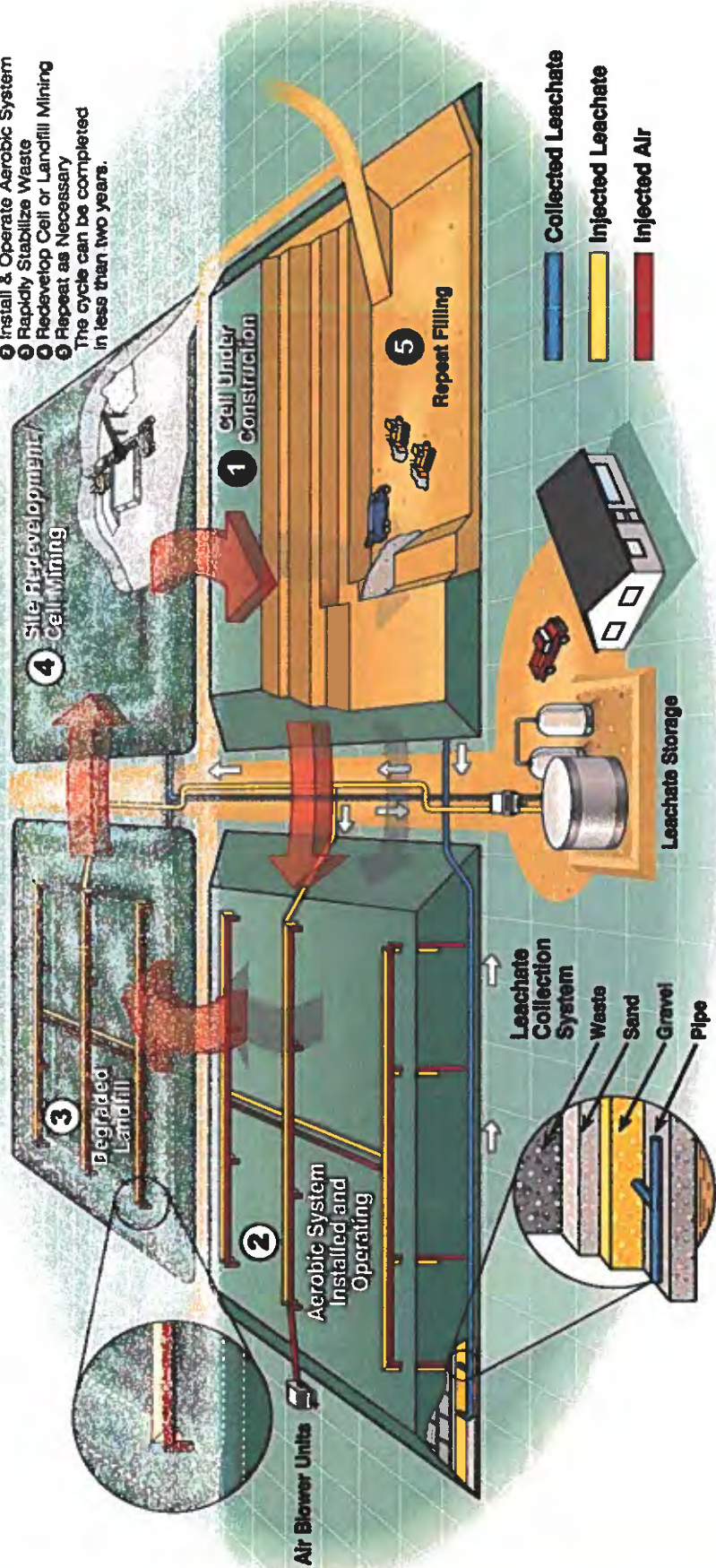
Amalgam Plastic Reprocessing



Sustainable Aerobic Landfill Technology

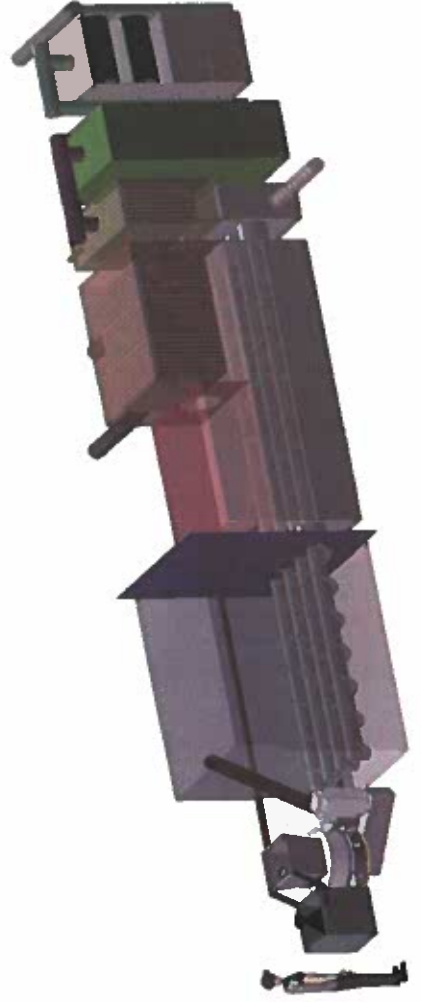
The Sustainable Landfill

- Schedule of Operations**
- 1 Construct Cell / Complete Construction
 - 2 Install & Operate Aerobic System
 - 3 Rapidly Stabilize Waste
 - 4 Redevelop Cell or Landfill Mining
 - 5 Repeat as Necessary
- The cycle can be completed in less than two years.

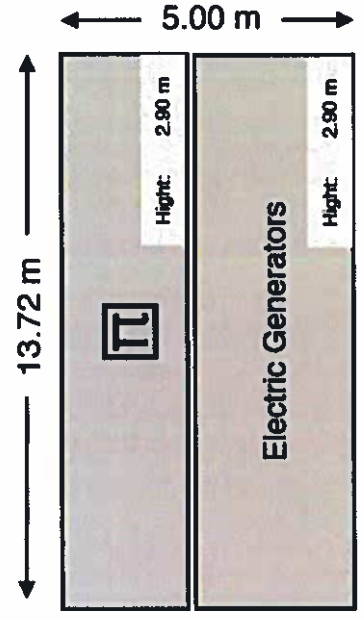


Waste To Energy

- Italian System
- Scalable and modular
 - Smallest - 2 seacan
 - 2 operators
- Batch fed
 - 25-100 KW
 - 0.25-1 m³/h
 - 70-250 kg/h
- 1 hour operating time



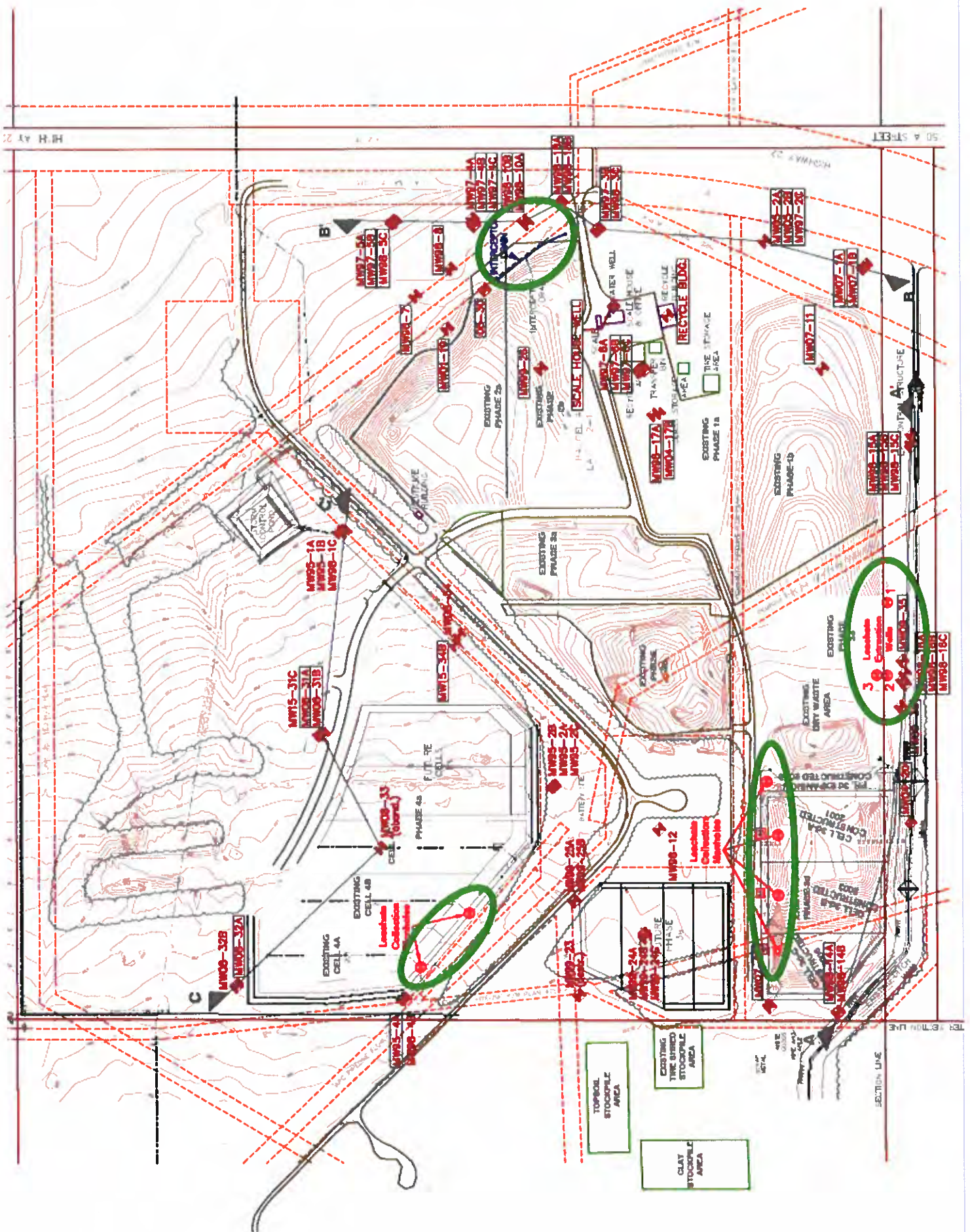
REQUIRED AREA



Aspen Waste Management Facility

15.5 HA of landfilled cells and actively filling cells
Remaining approved landfill area of approx. 4HA
Maximum 11 years of acceptance (with status quo operation)

Need a new solution to waste management



Aerobic Landfill Bioreactor

	One Phase	Two Phase
Capital Cost	\$ 5 260 000	\$ 3 330 000
Operating Cost	\$ 10 560 000	\$ 17 860 000
Total Cost	\$ 15 820 000	\$ 21 190 000

Total Site Reclamation

	One Phase	Two Phase
NPV (5 years)	\$ 45 970 000	\$ 28 420 000
	\$ 32 570 000	\$ 20 650 000
NPV (10 years)	N/A	\$ 40 890 000
		\$ 29 160 000

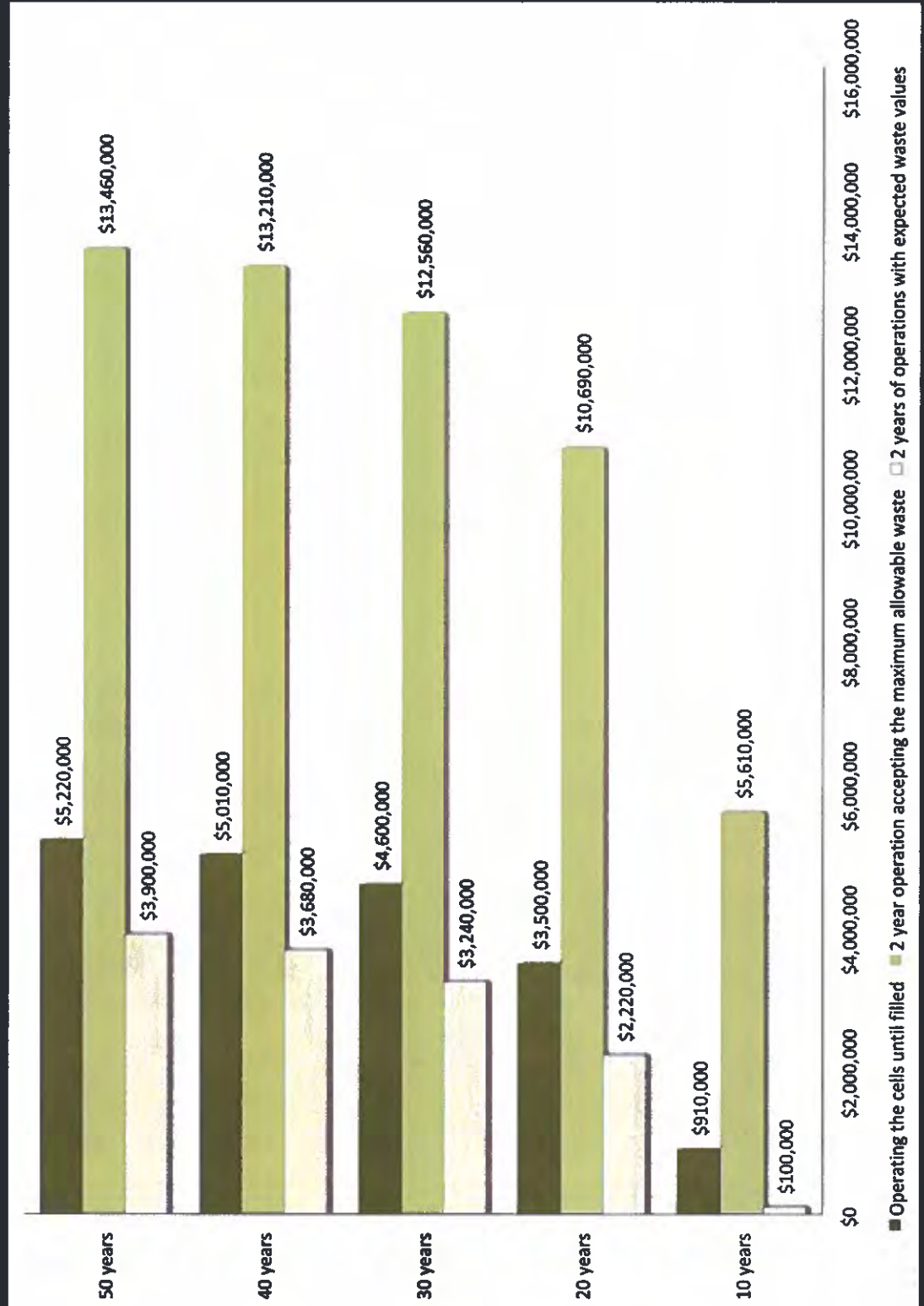
Vertical Expansion

	One Phase	Two Phase
NPV (5 years)	\$ 13 420 000	\$ 1 030 000
	\$ 30 000	\$ -6 730 000
NPV (10 years)	N/A	\$ 8 360 000
		\$ -3 370 000

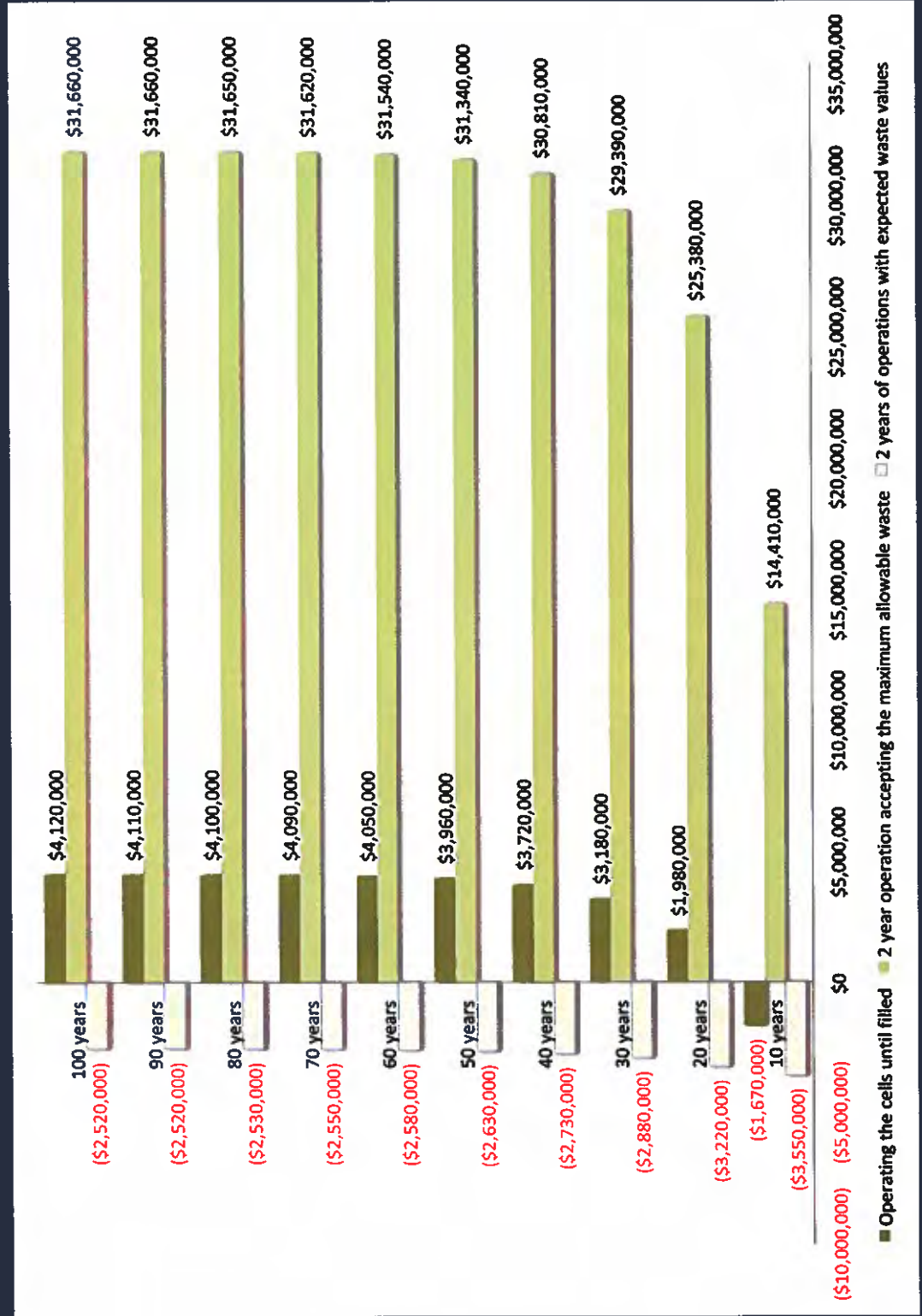
Sustainable Aerobic Landfill

- Design Criteria
 - 50 year
 - 100 year
 - Total site area
 - Other
- Construction Criteria
 - All at one
 - Cells as needed
 - Modular at smaller sizes
- Operating Criteria
 - 2 year schedule
 - Operate until filled
 - Makeup waste

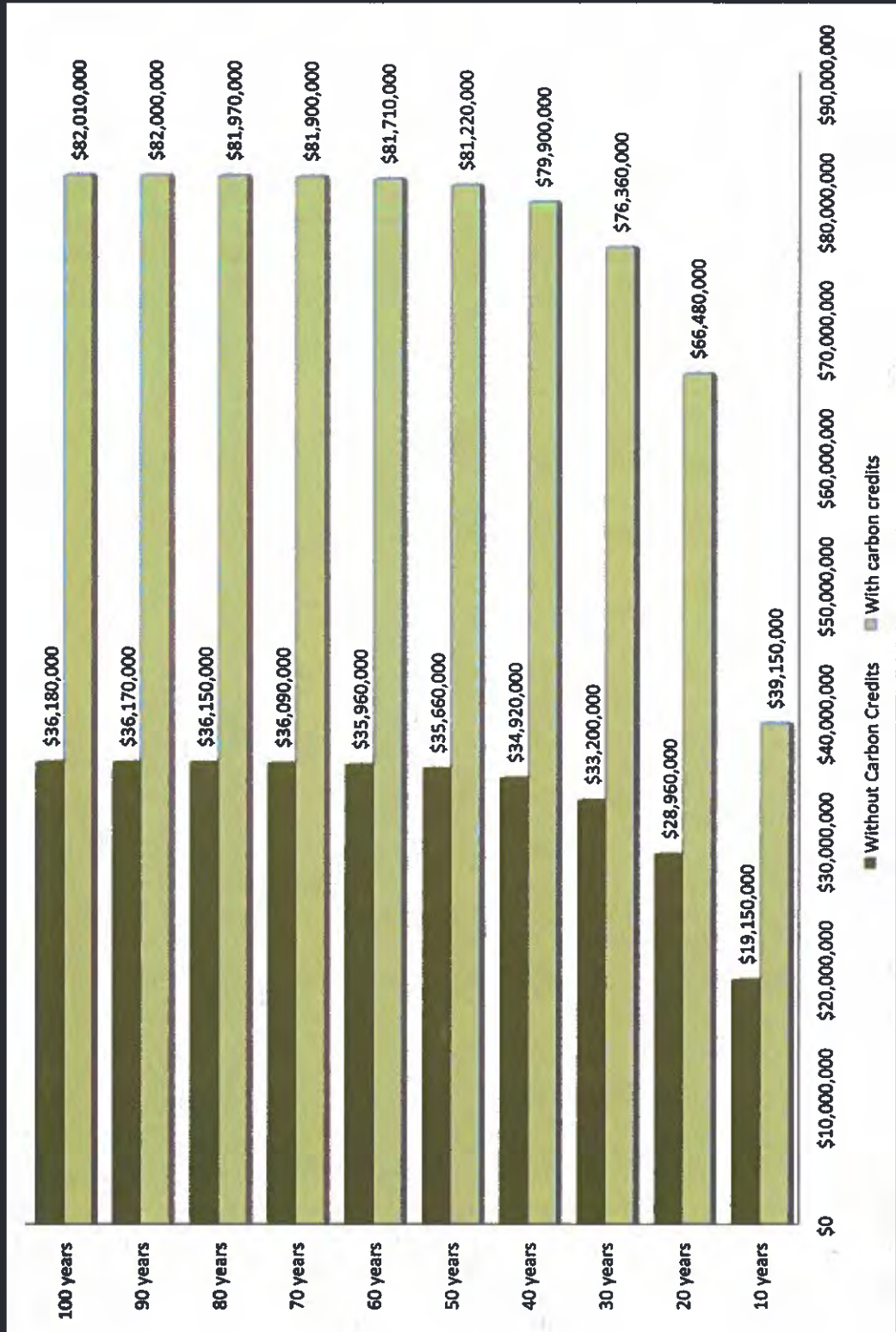
50 year design



100 year design



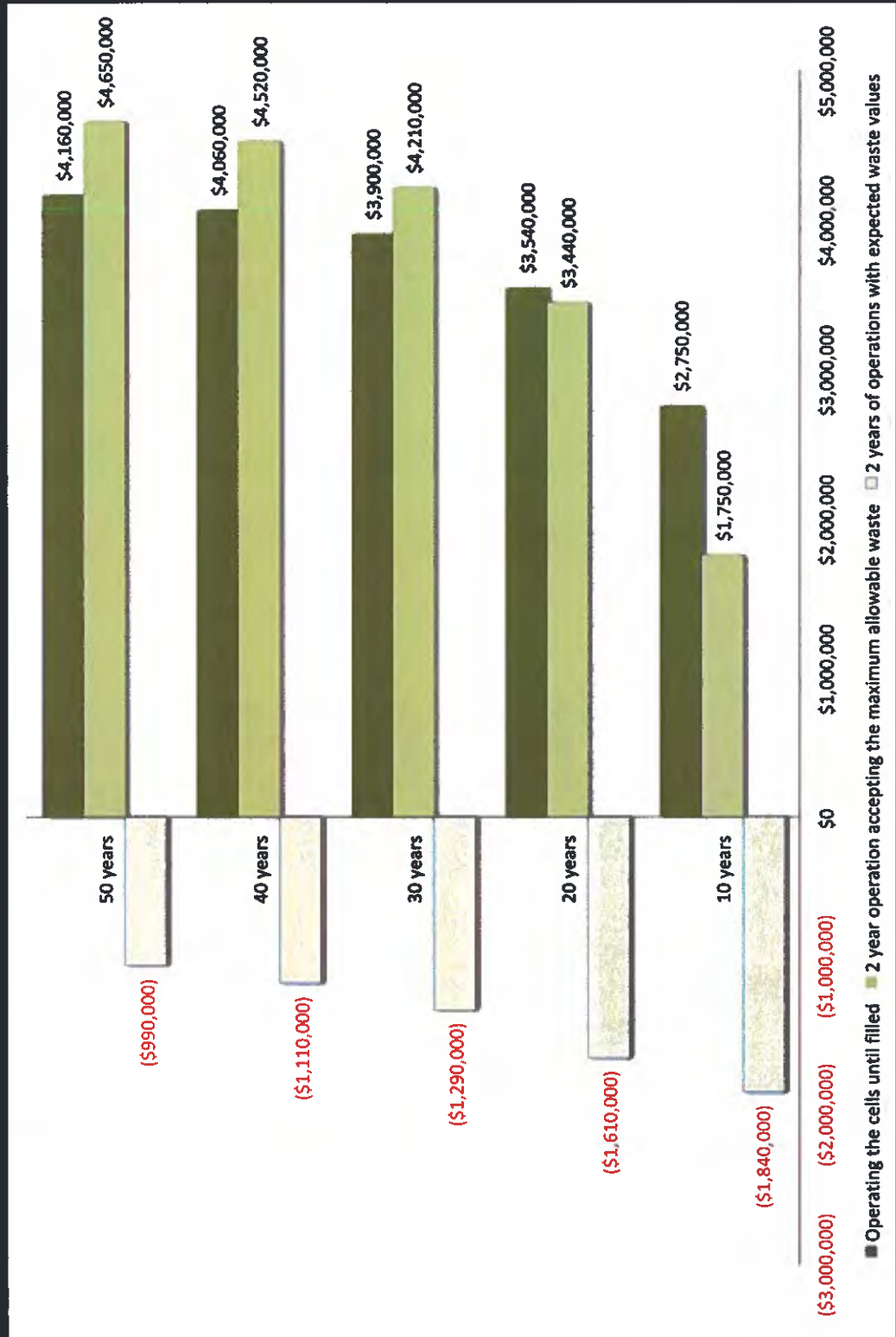
Total Approved Footprint



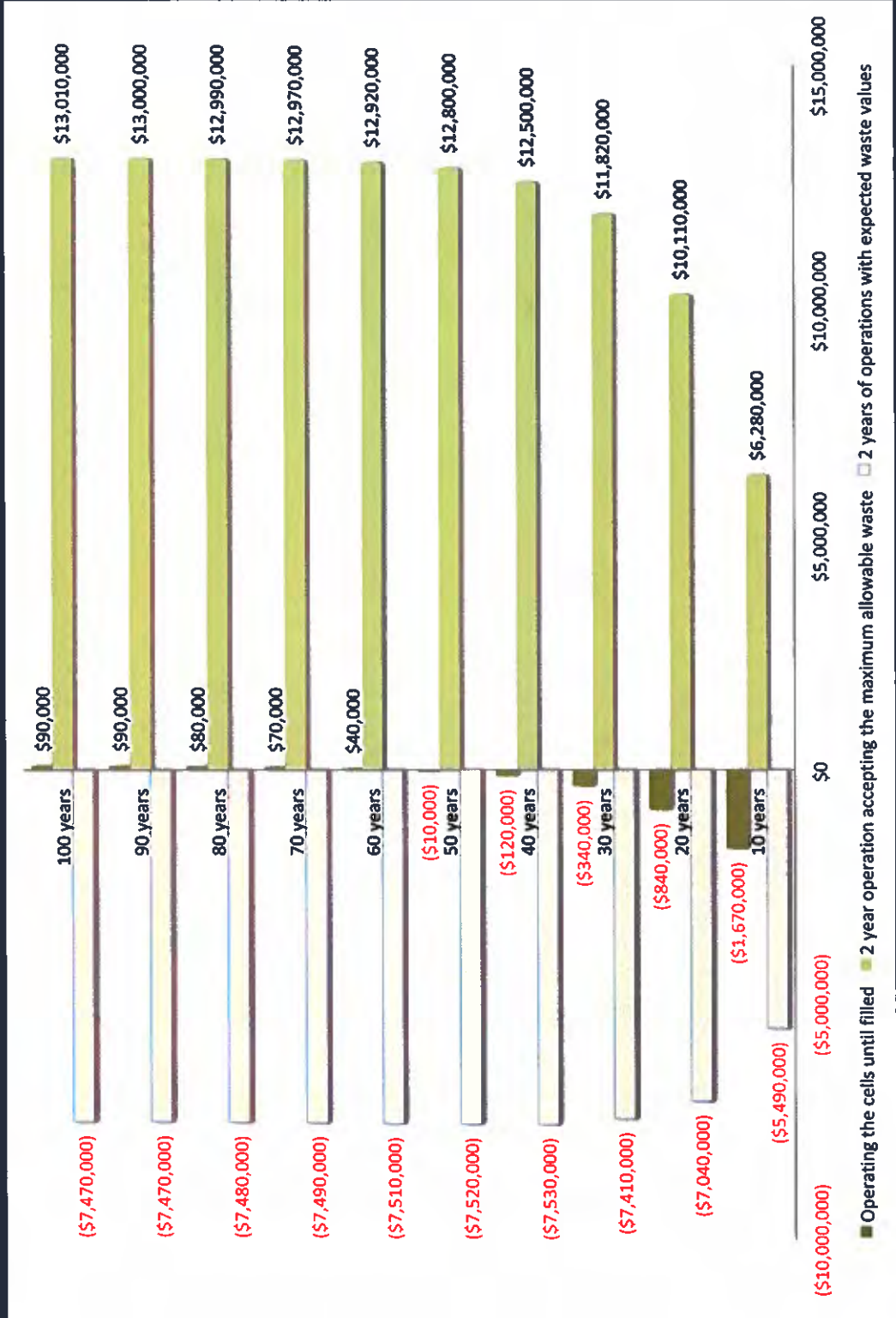
Carbon Credit Risks

- CCIR (Alberta)
 - Mandated maximum value
 - Election risk
 - Carbon market
 - Value of credits
- Pan Canadian Framework (Federal Backstop)
 - Mandated maximum value
 - Election risk
- UN CDM
 - Market driven
 - Unification and centralization pushed 1-2 years

50 year design



100 year design



Project Cycle

- Decision to Implement - T0
- Contracts in Place - + 3 months
- Design Complete - + 6 months
- Project Approvals - + 9 months
- Project Implementation - + 11 months
- Project Operational - + 12 months
- Operation Phase - TBD
- Project Closure - 3 months

Operational Schemes

- ALT builds and operates – SYSTEM ONLY
 - MSA or other contract
 - ALT will support system funding
- ALT operates the Aspen Facility
 - Aerobic system
 - Waste management activities
 - ALT will support system funding
- ALT purchases the Aspen Site
 - ALT owns site and all waste

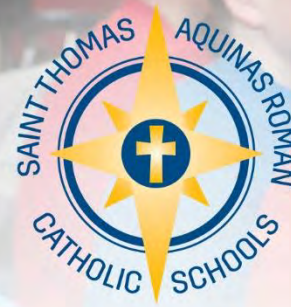
Information Items

11.0 Information Items Pages 156-168

11.1. STAR Catholic School Board Meeting Highlights – May 2019	157
11.2. Sustainability Committee Meeting Notes – May 2, 2019	158-160
11.3. Drayton Valley / Brazeau County Fire Services Stats – May 2019	161-162
11.4. Drayton Valley RCMP Stats – April 2019	163-168

MOTION:

I move that Town Council accept the above items as information.



Souls Seeking Christ

ON A JOURNEY OF FAITH, LEARNING AND LOVE

Board Meeting Highlights – May 2019

DATES TO REMEMBER

Next Board Meeting

Wednesday,

June 26,

10:30 a.m.

STAR Central Office

4906 50 Ave., Leduc, AB

The public is welcome at all Board meetings.

Board of Trustees

[Michelle Lamer](#)

Chair

Leduc

[Henry Effon](#)

Vice Chair

Wetaskiwin

[Sandra Bannard](#)

Drayton Valley

[Shaun Meaden](#)

Leduc

[Liz Taylor-Sirois](#)

Beaumont

[Dan Svitch](#)

Ponoka

[Donna Tugwood](#)

Lacombe

Presentations to the Board

The Board heard presentations from Académie Saint-André Academy and St. Anthony School on academics, faith, social justice, clubs, and programs.

Revised Ponoka/Lacombe Calendar

The Board approved a revised 2019-2020 calendar for Ponoka/Lacombe.

2019-2020 Kindergarten and Outreach Calendars

The Board approved school calendars for kindergarten and STAR Catholic Outreach for the upcoming 2019-2020 year.

Locally Developed Courses

The Board reauthorized approval for a number of locally developed courses including Filipino L&C 3Y 15, Advanced Acting/Touring Theatre 15, 25 and 35, and Applied Graphic Arts 15, 25 and 35.

Travel Requests

The Board approved Sacred Heart **School's** request to travel to Victoria, B.C., and, in principal, Holy Trinity **Academy's international** ministry travel request to the Dominican Republic.

ASBA Presentation

The Board heard a presentation from Dr. Vivian Abboud, Chief Executive Officer, and Lorrie Jess, President of the ASBA, about priorities and goals for the future, including government advocacy.

Instruction and Staff Development

The Board heard a presentation from the Director of Instruction and Staff Development on curriculum strategies, development, and implementation.

Student Services

The Board heard a presentation from the Director of Student Services on student assessment, learning intervention, and inclusive education.

Father Lacombe Modernization

The Board was updated on the Father Lacombe School Modernization. Contractors are currently investigating the building to ensure a gym wall is structurally sound enough to withstand the addition of a second floor.

OurSchool and Faith Surveys

The Board heard a summary of the results of surveys on the state of mental health and faith life in schools.

For more information visit: www.starcatholic.ab.ca, or call 780.986.2500



DRAYTON VALLEY

*Sustainability Committee Meeting
Thursday, May 2, 2019, 9:00 a.m.-1:00 p.m.
Town of Drayton Valley Conference Room #2*

Meeting Notes

Present: Councillor Nancy Dodds, Councillor Fayrell Wheeler, Councillor Amila Gammana, Winston Rossouw, Rick Wheatley, Sonya Wrigglesworth, Jennifer Stone, Lisa Legeas, Sabine Landmark

1.0 Call to Order

Councillor Dodds called the meeting to order at 9:05 a.m.

2.0 Additions or Deletions to Agenda

There were no additions or deletions to the Agenda.

3.0 Adoption of Agenda

Councillor Wheeler moved to approve the agenda as presented.
Carried

4.0 Approval of Committee Meeting Notes

4.1 Sustainability Committee Meeting Notes, March 14, 2019

Councillor Wheeler approved the Sustainability Committee Meeting Notes from March 14, 2019.
Carried

5.0 Delegation

5.1 43 Ave Bio Swale Project: Nelson Dos Santos and Grant Hall

Mr. Dos Santos and Mr. Hall provided the Committee with information on this project. The Committee discussed the road alignment, parking, and in more detail the section between 44th and 43rd Street.

*Councillor Gammana exited the meeting at 10:09 a.m.
Councillor Dodds called a break at 10:09 a.m.
Councillor Dodds reconvened the meeting at 10:13 a.m.
Ms. Stone entered the meeting at 10:13 a.m.*

6.0 Discussion Items

6.1 Yellow Fish Road™

Mrs. Landmark advised that the event is scheduled for May 16 with the Boys Scouts and Girls Guides.

Sustainability Committee Meeting

May 2, 2019

Ms. Wrigglesworth entered the meeting at 10:16 a.m.

Councillor Wheeler proposed having a selfie contest, promoting the Yellow Fish Road after the event and awarding draw prizes to two winners.

6.2 Waste Management

- Open House Proposed Date May 21
Councillor Dodds advised that this item is in regards to getting resident feedback on bin sizes, organics pickup, sump pumps, etc.

Mr. Rossouw entered the meeting at 10:23 a.m.

The Committee agreed to defer discussion on this item to the next Committee meeting.

- Residential Waste Collection
Mr. Wheatley advised of the weekly report received from the service provider. The Committee discussed the process for ticketing for violations of the Waste Management Bylaw.

Mr. Rossouw exited the meeting at 10:29 a.m.

Mr. Rossouw returned to the meeting at 10:30 a.m.

Councillor Wheeler recommended including details on bottles recycling in the next contract.

6.3 Follow-up Water Disconnect Brainstorming Session

- Draft Education Piece on Storm Ponds and Lagoons
The Committee reviewed the draft educational information on storm ponds and lagoons. Mr. Wheatley, Ms. Wrigglesworth, and Ms. Stone will continue developing a full educational program on the water disconnect program with quarterly highlights.

Mr. Rossouw exited the meeting at 10:40 a.m.

Mr. Rossouw returned to the meeting at 10:42 a.m.

6.4 Councillor Wheeler's Conference Report – Recycling Council of Alberta

Councillor Wheeler provided a debrief of the Recycling Council of Alberta workshop on Single-Use Items Reduction Strategies.

Councillor Wheeler asked for feedback if FCSS is planning a Community Spring Cleansweep this year.

Ms. Stone asked if the recyclable items list on the website requires an update. Ms. Wrigglesworth advised to reach out to the service provider for clarification.

Sustainability Committee Meeting

May 2, 2019

Standing Items

6.5 Sustainability Vision 2019-2021 – Action Plan

The Committee will work on recommendations to Council in regards to waste management options for 2020 budget considerations.

Councillor Wheeler asked to have monthly updates on the paper challenge.

The Committee commented discussed bike racks at all town facilities.

Councillor Wheeler asked to add the letter to schools advising of Council availability to an upcoming Governance & Priorities Meeting.

7.0 Other Business

Mr. Wheatley advised that he will look at options for beautification at the south entrance of the town.

Mr. Rossouw advised that Administration will be looking at getting design concepts for Town entrance signage, approaching local artists.

Mr. Rossouw informed the Committee about the RCA Waste Reduction Conference in October.

8.0 Information Items

There were no information items.

9.0 Items for Next Meeting

- Waste Management Open House
- Water Disconnect Education
- Yellow Fish Road Debrief
- Cross Section for 50th and 43rd Bioswale Project

10.0 Next Meeting Date

- May 27, 2019, 10:00 a.m.-12:00 p.m., Town of Drayton Valley Conference Room #2

11.0 Adjournment

The meeting was adjourned at 11:27 a.m.



DRAYTON VALLEY/BRAZEAU COUNTY FIRE SERVICES

Office of the Fire Chief

P.O. Box 6837
5120-52 Street
Drayton Valley, Alberta
T7A-1A1

Main: (780) 514-2216
Fax: (780)514-2244

May 2019 Stats

Town of Drayton Valley/ Brazeau County

Fire Calls- 3

Rubbish and Grass Fires- 9

Motor Vehicle Collisions- 7

Rescue Calls- 0

Alarm Calls- 7

Assist another Agency- 8

Misc Calls- 2

Total- 36

Town of Drayton Valley

Fire Calls- 0

Rubbish and Grass Fires- 3

Motor Vehicle Collisions- 1

Rescue Calls- 0

Alarm Calls- 5

Assist another Agency- 3

Misc Calls- 0

Total- 12

Tom Thomson
Fire Chief
firechief@draytonvalley.ca

Murray Galavan
Deputy Fire Chief
dfc@draytonvalley.ca

Kamil Lasek
Deputy Fire Chief
fire.tso@draytonvalley.ca

Carla Appleby
Administrative Assistant
fireadmin@draytonvalley.ca

Mike Gramlich
Training Officer
mgramlich@draytonvalley.ca



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Drayton Valley, Alberta
T7A-1A1

Main: (780) 514-2216
Fax: (780) 514-2244

Brazeau County

Fire Calls- 3

Rubbish and Grass Fire- 6

Motor Vehicle Collisions- 6

Rescue Calls- 0

Alarm Calls- 2

Assist another Agency- 5

Misc Calls- 2

Total- 24

RCMP-GRC

Drayton Valley Municipal Detachment

Crime Statistics (Actual)

ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA



January to April: 2014 - 2019

All categories contain "Attempted" and/or "Completed"

May-02-19

CATEGORY	Trend	2014	2015	2016	2017	2018	2019	% Change 2014 - 2019	% Change 2018 - 2019	Avg File +/- per Year
Homicides & Offences Related to Death		0	0	0	0	1	0	N/A	-100%	0.1
Robbery		5	2	0	1	2	0	-100%	-100%	-0.7
Sexual Assaults		2	3	4	10	2	0	-100%	-100%	-0.2
Other Sexual Offences		3	1	8	3	4	0	-100%	-100%	-0.3
Assault		51	44	39	30	53	37	-27%	-30%	-1.5
Kidnapping/Hostage/Abduction		1	1	1	3	1	2	100%	100%	0.2
Extortion		1	0	0	0	1	0	-100%	-100%	-0.1
Criminal Harassment		1	7	6	7	7	8	700%	14%	1.0
Uttering Threats		14	12	12	7	13	13	-7%	0%	-0.2
TOTAL PERSONS		78	70	70	61	84	60	-23%	-29%	-1.6
Break & Enter		29	14	34	30	79	23	-21%	-71%	4.6
Theft of Motor Vehicle		38	16	20	26	41	37	-3%	-10%	2.2
Theft Over \$5,000		5	2	1	1	6	3	-40%	-50%	0.1
Theft Under \$5,000		110	71	84	112	153	118	7%	-23%	9.0
Possn Stn Goods		17	5	5	10	29	22	29%	-24%	2.9
Fraud		14	12	13	31	27	25	79%	-7%	3.4
Arson		1	1	0	0	2	1	0%	-50%	0.1
Mischief To Property		84	94	69	60	61	63	-25%	3%	-6.1
TOTAL PROPERTY		298	215	226	270	398	292	-2%	-27%	16.1
Offensive Weapons		11	4	3	3	7	3	-73%	-57%	-0.9
Disturbing the peace		28	31	13	22	31	25	-11%	-19%	-0.2
Fail to Comply & Breaches		55	39	30	27	53	64	16%	21%	2.4
OTHER CRIMINAL CODE		10	14	6	6	13	15	50%	15%	0.6
TOTAL OTHER CRIMINAL CODE		104	88	52	58	104	107	3%	3%	2.0
TOTAL CRIMINAL CODE		480	373	348	389	586	459	-4%	-22%	16.4

RCMP-GRC

Drayton Valley Municipal Detachment

Crime Statistics (Actual)



ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

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May-02-19

CATEGORY	Trend	2014	2015	2016	2017	2018	2019	% Change 2014 - 2019	% Change 2018 - 2019	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		15	12	11	9	21	13	-13%	-38%	0.4
Drug Enforcement - Trafficking		6	14	4	7	4	3	-50%	-25%	-1.2
Drug Enforcement - Other		0	0	1	0	0	0	N/A	N/A	0.0
Total Drugs		21	26	16	16	25	16	-24%	-36%	-0.8
Cannabis Enforcement		0	0	0	0	0	0	N/A	N/A	0.0
Federal - General		2	2	2	1	1	10	400%	900%	1.0
TOTAL FEDERAL		23	28	18	17	26	26	13%	0%	0.2
Liquor Act		5	5	4	6	9	4	-20%	-56%	0.3
Cannabis Act		0	0	0	0	0	1	N/A	N/A	0.1
Mental Health Act		30	28	24	17	50	25	-17%	-50%	1.0
Other Provincial Stats		27	48	52	32	42	51	89%	21%	2.3
Total Provincial Stats		62	81	80	55	101	81	31%	-20%	3.7
Municipal By-laws Traffic		3	3	0	3	0	0	-100%	N/A	-0.6
Municipal By-laws		18	22	25	16	24	13	-28%	-46%	-0.8
Total Municipal		21	25	25	19	24	13	-38%	-46%	-1.4
Fatals		0	0	0	0	0	0	N/A	N/A	0.0
Injury MVC		1	1	5	1	4	2	100%	-50%	0.3
Property Damage MVC (Reportable)		132	99	81	68	78	64	-52%	-18%	-11.9
Property Damage MVC (Non Reportable)		12	13	7	10	10	6	-50%	-40%	-1.0
TOTAL MVC		145	113	93	79	92	72	-50%	-22%	-12.6
Provincial Traffic		196	129	126	122	202	356	82%	76%	29.0
Other Traffic		2	2	3	3	6	10	400%	67%	1.5
Criminal Code Traffic		38	30	21	23	24	32	-16%	33%	-1.3
Common Police Activities										
False Alarms		66	83	95	61	91	28	-58%	-69%	-5.7
False/Abandoned 911 Call and 911 Act		19	35	33	21	33	34	79%	3%	1.6
Suspicious Person/Vehicle/Property		13	36	36	29	45	57	338%	27%	6.9
Persons Reported Missing		2	3	13	9	7	7	250%	0%	0.9
Spousal Abuse - Survey Code (Reported)		60	80	71	57	53	71	18%	34%	-1.1

RCMP-GRC

Drayton Valley Municipal Detachment

Crime Statistics (Actual)

ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

April: 2014 - 2019



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May-02-19

CATEGORY	Trend	2014	2015	2016	2017	2018	2019	% Change 2014 - 2019	% Change 2018 - 2019	Avg File +/- per Year
Homicides & Offences Related to Death		0	0	0	0	0	0	N/A	N/A	0.0
Robbery		0	0	0	0	1	0	N/A	-100%	0.1
Sexual Assaults		0	1	0	3	2	0	N/A	-100%	0.2
Other Sexual Offences		1	0	1	1	0	0	-100%	N/A	-0.1
Assault		3	8	8	3	14	10	233%	-29%	1.4
Kidnapping/Hostage/Abduction		0	0	0	3	0	2	N/A	N/A	0.4
Extortion		0	0	0	0	0	0	N/A	N/A	0.0
Criminal Harassment		0	2	1	3	3	4	N/A	33%	0.7
Uttering Threats		3	3	2	2	5	3	0%	-40%	0.2
TOTAL PERSONS		7	14	12	15	25	19	171%	-24%	2.7
Break & Enter		7	4	6	8	17	5	-29%	-71%	0.9
Theft of Motor Vehicle		11	2	7	17	7	4	-64%	-43%	-0.3
Theft Over \$5,000		0	0	0	0	0	1	N/A	N/A	0.1
Theft Under \$5,000		29	21	14	40	41	28	-3%	-32%	2.3
Possn Stn Goods		2	2	1	2	4	6	200%	50%	0.8
Fraud		3	5	3	6	8	5	67%	-38%	0.6
Arson		1	0	0	0	1	1	0%	0%	0.1
Mischief To Property		22	24	17	17	19	13	-41%	-32%	-1.7
TOTAL PROPERTY		75	58	48	90	97	63	-16%	-35%	2.8
Offensive Weapons		0	1	1	1	2	0	N/A	-100%	0.1
Disturbing the peace		5	6	5	7	5	9	80%	80%	0.5
Fail to Comply & Breaches		13	6	3	4	11	7	-46%	-36%	-0.4
OTHER CRIMINAL CODE		3	3	2	1	3	4	33%	33%	0.1
TOTAL OTHER CRIMINAL CODE		21	16	11	13	21	20	-5%	-5%	0.3
TOTAL CRIMINAL CODE		103	88	71	118	143	102	-1%	-29%	5.9

RCMP-GRC

Drayton Valley Municipal Detachment

Crime Statistics (Actual)

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May-02-19

CATEGORY	Trend	2014	2015	2016	2017	2018	2019	% Change 2014 - 2019	% Change 2018 - 2019	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		3	3	5	1	7	3	0%	-57%	0.2
Drug Enforcement - Trafficking		0	7	4	0	0	0	N/A	N/A	-0.7
Drug Enforcement - Other		0	0	0	0	0	0	N/A	N/A	0.0
Total Drugs		3	10	9	1	7	3	0%	-57%	-0.5
Cannabis Enforcement		0	0	0	0	0	0	N/A	N/A	0.0
Federal - General		1	1	1	1	0	1	0%	N/A	-0.1
TOTAL FEDERAL		4	11	10	2	7	4	0%	-43%	-0.6
Liquor Act		2	3	4	3	3	0	-100%	-100%	-0.3
Cannabis Act		0	0	0	0	0	0	N/A	N/A	0.0
Mental Health Act		6	7	3	5	8	5	-17%	-38%	0.0
Other Provincial Stats		2	13	12	13	6	15	650%	150%	1.3
Total Provincial Stats		10	23	19	21	17	20	100%	18%	1.0
Municipal By-laws Traffic		1	1	0	2	0	0	-100%	N/A	-0.2
Municipal By-laws		6	4	6	6	7	7	17%	0%	0.4
Total Municipal		7	5	6	8	7	7	0%	0%	0.2
Fatals		0	0	0	0	0	0	N/A	N/A	0.0
Injury MVC		0	0	3	0	2	1	N/A	-50%	0.2
Property Damage MVC (Reportable)		31	16	14	15	18	6	-81%	-67%	-3.4
Property Damage MVC (Non Reportable)		4	3	0	3	1	0	-100%	-100%	-0.7
TOTAL MVC		35	19	17	18	21	7	-80%	-67%	-3.8
Provincial Traffic		46	42	19	36	72	80	74%	11%	7.9
Other Traffic		2	0	1	0	2	1	-50%	-50%	0.0
Criminal Code Traffic		13	12	5	7	4	11	-15%	175%	-0.9
Common Police Activities										
False Alarms		22	18	24	16	27	7	-68%	-74%	-1.6
False/Abandoned 911 Call and 911 Act		6	11	7	5	3	13	117%	333%	0.3
Suspicious Person/Vehicle/Property		4	12	6	5	14	13	225%	-7%	1.4
Persons Reported Missing		1	0	4	4	1	0	-100%	-100%	-0.1
Spousal Abuse - Survey Code (Reported)		14	28	10	16	15	18	29%	20%	-0.4

RCMP-GRC

Drayton Valley Municipal Detachment

Crime Statistics (Actual)



ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

January to April: 2014 - 2019

All categories contain "Attempted" and/or "Completed"

May-02-19

Category	Trend	2014	2015	2016	2017	2018	2019	FLAG
Theft Motor Vehicle (Total)		38	16	20	26	41	37	Within Norm
Auto		2	1	1	0	6	1	Within Norm
Truck/SUV/Van		26	13	17	23	30	30	Issue
Motorcycle		1	0	0	0	3	0	Within Norm
Other		4	2	2	3	2	4	Issue
Take Auto without Consent		5	0	0	0	0	2	Within Norm
Break and Enter (Total)*		29	14	34	30	79	23	Within Norm
Business		16	4	28	15	41	4	Within Norm
Residence		7	10	5	11	20	9	Within Norm
Cottage or Seasonal Residence		0	0	0	0	0	0	Within Norm
Other		4	0	1	2	15	5	Within Norm
Theft Over & Under \$5,000 (Total)		115	73	85	113	159	121	Within Norm
Theft from a motor vehicle		35	8	30	53	69	52	Within Norm
Shoplifting		6	15	15	28	21	25	Within Norm
Mail Theft		0	1	0	1	6	2	Within Norm
Theft of bicycle		1	1	0	1	3	1	Within Norm
Other Theft		73	48	40	30	60	41	Within Norm

Mischief To Property		84	94	69	60	61	63	Within Norm
Suspicious Person/ Vehicle/ Property		13	36	36	29	45	57	Issue
Fail to Comply/Breach		55	39	30	27	53	64	Issue
Wellbeing Check		0	0	5	14	24	25	Issue
Mental Health Act		30	28	24	17	50	25	Within Norm
False Alarms		66	83	95	61	91	28	Within Norm

Traffic	Trend	2014	2015	2016	2017	2018	2019	FLAG
Roadside Suspensions - alcohol related - No grounds to charge*		2	2	3	3	6	10	Issue
Occupant Restraint/Seatbelt Violations*		3	3	0	2	25	54	Issue
Speeding Violations*		10	4	11	19	7	7	Within Norm
Intersection Related Violations*		4	4	4	7	10	7	Within Norm
Other Non-Moving Violation*		34	27	26	18	101	148	Issue
Other CC Traffic**		5	3	5	4	1	8	Issue

*"Actual" **"Reported"

Categories flagged with "Issue" only indicate that the current number of offences are higher the statistical norm based on previous years.

