

**AGENDA
COUNCIL MEETING
MUNICIPAL DISTRICT OF PINCHER CREEK
October 13, 2015
1:00 pm**

A. ADOPTION OF AGENDA

B. DELEGATIONS

(1) Castle Mountain Area Structure Plan

- Letter from Castle Mountain, dated September 30, 2015

(2) Castle Mountain Request for Funding

- Letter from Castle Mountain, dated September 30, 2015

C. MINUTES

(1) Council Meeting Minutes

- Minutes of September 22, 2015

D. UNFINISHED BUSINESS

E. CHIEF ADMINISTRATOR OFFICER'S (CAO) REPORTS

(1) **Operations**

a) Policy 303 Winter Maintenance of Municipally Directed, Controlled and Managed Roads and Airport Surfaces and 2015/2016 Snow Plow Map

- Report from Director of Operations, dated October 8, 2015

b) Policy 312 – License of Occupation

- Report from Director of Operations, dated October 7, 2015

c) Capital Purchase - Side by Side QSM 3-300 Liter Sprayer

- Report from Director of Operations, dated October 7, 2015

d) Operations Report

- Report from Director of Operations, dated October 8, 2015

(2) **Planning and Development**

Nil

(3) **Finance and Administration**

a) Policy 5.2.2.4 – Financial Planning – Long Term – Reserves

- Amendment to Policy 5.2.2.4 – Addition of Section (8)

b) Statement of Cash Position

- Statement for the month ending September 2015

(4) **Municipal**

a) Chief Administrative Officer's Report

- Report from CAO, dated October 8, 2015
- Administration Call Log

F. CORRESPONDENCE

(1) **Action Required**

a) Letter of Request for Gun Club Snow Fence

- Letter from Oldman River Gun Club, dated September 29, 2015

b) 20th Annual Pincher Creek and District Chamber of Commerce Award of Excellence

- Letter from the Pincher Creek Chamber of Commerce, received October 7, 2015

(2) **For Information**

- a) Municipal Sustainability Initiative (MSI) Funding
 - Letter from Municipal Affairs, dated September 17, 2015
- b) AltaLink's Castle Rock Ridge to Chapel Rock Transmission Project
 - Email from AltaLink, dated October 5, 2015

G. COMMITTEE REPORTS / DIVISIONAL CONCERNS

Councillor Quentin Stevick – Division 1

Councillor Fred Schoening – Division 2

Councillor Garry Marchuk – Division 3

Reeve Brian Hammond - Division 4

Councillor Terry Yagos – Division 5

H. IN-CAMERA

- (1) Land
- (2) Legal
- (3) Legal
- (4) Legal
- (5) Personnel

I. NEW BUSINESS

J. ADJOURNMENT



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MD of Pincher Creek
Administration Office
1037 Herron Avenue
Pincher Creek, AB

September 30, 2015

Dear Reeve Hammond and Council

RE: Draft Area Structure Plan for Castle Mountain Resort

As you are aware, throughout the preparation process for the Castle Mountain Resort Area Structure Plan (CMR ASP), a steering committee has been meeting to provide a first point of contact for the MD of Pincher Creek and its planning consultant. This committee is comprised of members of the CMR community and members of CMR's Board of Directors, as well as legal advisors and planning consultants.

Recently we were pleased to receive a draft of the CMR ASP which embraced the policy perspective that CMR should be able to subdivide the existing leasehold titles and the removal of the leasehold title restriction contained in the existing ASP. The CMR ASP steering committee sees this as a significant step forward in support of the community as it will allow the resort to continue to provide a world renowned skiing experience while protecting community residents. The form of subdivision suggested by the MD (i.e. condominium structure) will require in-depth analysis to determine all of its ramifications.

Our initial review of this 168 page document has surfaced many concerns regarding the not insignificant cost of implementing a condominium structure, the significant complexities and inflexibility of managing a condominium structure and the numerous other concepts, provisions and requirements contained in the draft CMR ASP, including but not limited to:

1. The requirement for an Environmental Management Plan to be completed prior to subdivision approval;
2. The tying of development approvals to an Architectural Control review;
3. The limit being put on the number of resort beds/lots;
4. The future land use concept;
5. Municipal Reserve allocation; and
6. The appeal procedure for subdivision (local SDAB or MGB).

Each of these issues is complex with implications and consequences for our community and business which will last for years. We believe it would be irresponsible on the part of this committee to provide comments based upon a hurried consideration of the draft CMR ASP.



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Furthermore, the draft CMR ASP was developed based on a Resort Master Plan dated 2002. We believe this plan is out of date and have undertaken to work jointly with the Alberta Ministry of Culture and Tourism and the Alberta Ministry of Environment and Parks to develop an updated Resort Master Plan. This plan will more fully reflect the development potential of our License of Occupation lands and fee simple lands as a commercial base supporting the recently announced Castle Provincial Park and Castle Wildland Park. The Board of Directors of CMR. Inc. is currently working to allocate capital and engage a consultant to complete this work.

We believe the information to be compiled in an updated Resort Master Plan will provide a contemporary foundation for the CMR ASP which reflects the aspirations and needs of our community, our business, the MD of Pincher Creek, and the Province of Alberta. Therefore, we respectfully request that:

1. The MD of Pincher Creek direct its Planning Staff to work with CMR to develop an updated Master Development Plan for the resort's fee simple lands;
2. The MD of Pincher Creek table its current draft CMR ASP pending completion of the updated Master Development Plan; and
3. The MD of Pincher Creek provide our committee with additional time to review, fully understand and provide comment regarding the numerous concepts, provisions and requirements contained in the current draft CMR ASP. We suggest the comment period be extended to at least the end of 2015.

Sincerely,

Dennis Miller

Chair of Castle Mountain Resort Area Structure Plan Review Committee



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MD of Pincher Creek
Administration Office
1037 Herron Avenue
Pincher Creek, AB

September 30, 2015

Dear Reeve Hammond and Council

RE: Castle Mountain Resort Master Plan Update

As you are aware the Province of Alberta has recently announced plans to transition the Castle Area to a Provincial Park and a Wildland Park. We understand this plan contemplates the development of CMR as a potential commercial center in support of the parks. CMR's Board of Directors has undertaken to work together with Ministry of Tourism and Culture and the Ministry of Environment and Parks to update its Resort Master Plan (RMP) in consideration of full build out of approved and/or anticipated resort amenities.

Following the untimely ending of the 2014/15 season, CMR's cash resources are limited (our 2014/15 audited financial report is attached). However, in view of the change in the Province of Alberta's plans for the area and the MD of Pincher Creek's desire to revise and update the Area Structure Plan governing our fee simple lands, we believe updating our RMP is a priority. The Board of Directors of Castle Mountain Resort is in the process of identifying capital and retaining a consultant to accomplish this work. The proposal provided by Brent Harley and Associates is attached to this letter.

Please note CMR is dedicated to continuing to provide a world class alpine experience and this is evident by the support from the resort community. The community at CMR is multi-generational with residential lots transitioning through generations of residents. The resort is a significant point source economic driver in the region; directly producing hundreds of thousands of dollars in municipal taxes, supporting approximately 70 full time equivalent jobs, and contributing millions of dollars of economic benefit.

In light of the above, Castle Mountain Resort respectfully requests the Municipal District of Pincher Creek budget \$40,000 in the upcoming 2016 municipal budget to assist with the funding of the RMP. Please consider assisting this community owned amenity of which the MD is a significant stakeholder. We look forward to your positive response to this request.

Sincerely,

Kevin Finn
On behalf of the Board of Directors

CASTLE MOUNTAIN RESORT INC.

FINANCIAL STATEMENTS

For the year ended April 30, 2015

CASTLE MOUNTAIN RESORT INC.
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April 30, 2015

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Young Parkyn McNab LLP

CHARTERED ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To: The Shareholders of
Castle Mountain Resort Inc.

We have audited the accompanying financial statements of Castle Mountain Resort Inc., which comprise the balance sheet as at April 30, 2015, and the statements of loss, retained earnings and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for private enterprises, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Castle Mountain Resort Inc. as at April 30, 2015, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for private enterprises.

Young Parkyn McNab LLP

Lethbridge, Alberta

August 7, 2015

Chartered Accountants

CASTLE MOUNTAIN RESORT INC.
BALANCE SHEET
As at April 30, 2015

	2015	2014
ASSETS		
Current		
Cash (note 3)	\$ 269,994	\$ 754,191
Accounts receivable (note 4)	188,178	319,770
Inventory	120,121	119,239
Prepaid expenses	61,710	90,682
Income taxes receivable	5,949	-
	645,952	1,283,882
Capital assets (note 5)	11,584,952	11,700,716
	\$ 12,230,904	\$ 12,984,598
LIABILITIES AND SHAREHOLDERS' EQUITY		
Current		
Revolving loan (note 6)	\$ 201,881	\$ -
Accounts payable and accrued liabilities (note 7)	323,791	316,554
Presale of season passes	70,642	68,773
Income taxes payable	-	5,949
Current portion of deferred revenue	193,004	192,247
Current portion of capital lease obligations	39,788	36,816
Callable debt repayable within one year	192,738	161,554
	1,021,844	781,893
Current liabilities before callable debt	1,063,845	878,288
Callable debt (note 8)		
	2,085,689	1,660,181
Capital lease obligations (note 9)	98,806	134,956
Future income taxes	309,496	446,798
Deferred revenue (note 10)	4,294,121	4,413,484
Preferred shares (note 11)	505,000	505,000
	7,293,112	7,160,419
Shareholders' equity		
Common shares (note 12)	3,089,380	3,089,380
Retained earnings	1,848,412	2,734,799
	4,937,792	5,824,179
	\$ 12,230,904	\$ 12,984,598

Approved on behalf of the board:

Director _____

Director _____

CASTLE MOUNTAIN RESORT INC.
STATEMENT OF LOSS
For the year ended April 30, 2015

	2015	2014
Revenue		
Day lift tickets	\$ 741,056	\$ 2,248,464
Season passes	622,866	662,911
Food services (schedule 1)	532,517	1,101,559
Lot maintenance fees	319,600	323,200
Lot lease revenue	192,247	192,247
Rental	186,134	207,921
Advertising, special events and promotions	109,209	116,515
Ski school	84,391	200,055
Rental shop commissions	30,860	55,370
Interest income	28,863	29,328
Other revenue	4,817	159,417
	2,852,560	5,296,987
Expenses		
Wages and benefits	1,610,107	2,165,184
Repairs and maintenance	332,892	354,303
Advertising and promotion	267,699	237,870
Food services (schedule 1)	222,553	467,572
Insurance, licenses and taxes	176,589	218,945
Utilities	151,082	168,645
Fuel	140,803	241,448
Supplies	140,318	143,450
Interest on callable debt	61,213	67,629
Professional fees	54,288	82,395
Interest and bank charges	41,130	77,758
Office	38,560	58,165
Memberships and training	37,833	17,298
Bad debts	30,513	39,255
Miscellaneous	26,111	23,642
Travel	19,076	29,151
Interest on capital lease obligation	11,392	17,108
Amortization of capital assets	531,331	489,829
	3,893,490	4,899,647
(Loss) income from operations	(1,040,930)	397,340
Other income (expenses)		
Gain on disposal of capital assets	17,912	-
Dividends	-	(48,000)
2011 fuel spill remediation	(6,623)	(9,628)
	11,289	(57,628)
(Loss) income before income taxes	(1,029,641)	339,712
Income taxes (recovered)		
Current	(5,952)	5,949
Future	(137,302)	41,378
	(143,254)	47,327
Net (loss) income	\$ (886,387)	\$ 292,385

CASTLE MOUNTAIN RESORT INC.
STATEMENT OF RETAINED EARNINGS
For the year ended April 30, 2015

	2015	2014
Retained earnings, beginning of year	\$ 2,734,799	\$ 2,442,414
Net (loss) income	(886,387)	292,385
Retained earnings, end of year	\$ 1,848,412	\$ 2,734,799

CASTLE MOUNTAIN RESORT INC.
STATEMENT OF CASH FLOWS
For the year ended April 30, 2015

	2015	2014
Cash flows from operating activities		
Net (loss) income	\$ (886,387)	\$ 292,385
Adjustments for items which do not affect cash		
Amortization	531,331	489,829
Future income taxes	(137,302)	41,378
Gain on disposal of capital assets	(17,912)	-
	(510,270)	823,592
Change in non-cash working capital items		
Accounts receivable	131,592	(34,852)
Inventory	(882)	(22,301)
Prepaid expenses	28,972	13,636
Income taxes	(11,898)	5,949
Accounts payable and accrued liabilities	7,237	(5,507)
Presale of season passes	1,869	(21,756)
Current portion of deferred revenue	757	(5,600)
	(352,623)	753,161
Cash flows from investing activities		
Proceeds on disposal of capital assets	35,000	-
Purchase of capital assets	(432,655)	(202,410)
	(397,655)	(202,410)
Cash flows from financing activities		
Proceeds of callable debt	256,000	-
Repayment of callable debt	(39,259)	(154,415)
Proceeds of capital lease obligations	-	4,778
Repayment of capital lease obligations	(33,178)	(84,839)
Deferred revenue	(119,363)	(186,647)
Redemption of preferred shares	-	(95,000)
	64,200	(516,123)
Net (decrease) increase in cash	(686,078)	34,628
Cash, beginning of year	754,191	719,563
Cash, end of year	\$ 68,113	\$ 754,191

CASTLE MOUNTAIN RESORT INC.
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

1. Nature of operations

Castle Mountain Resort Inc. (the "company") is incorporated under the Business Corporations Act of Alberta and operates a ski hill and develops and leases recreational lots on the resort property.

2. Significant accounting policies

These financial statements are prepared in accordance with Canadian accounting standards for private enterprises. The significant policies are detailed as follows:

(a) Cash and cash equivalents

The company includes cash on hand, amounts held by financial institutions in operating or T-bill savings accounts, cheques issued in excess of cash on deposit and a revolving loan in the determination of cash and cash equivalents.

(b) Inventory

Inventory is valued at the lower of cost and net realizable value. Cost is determined using the first-in, first-out method.

(c) Capital assets

Capital assets are recorded at cost. The company provides for amortization using the declining balance method at rates designed to amortize the cost of the capital assets over their estimated useful lives. The annual amortization rates are as follows:

Buildings	4%
General equipment	20%
Computer equipment	30%
Power equipment	30%
Land improvements	4%
Ski lifts	4%
Assets under capital lease:	
Power equipment	30%
Computer hardware	30%

Assets are not amortized until they are substantially completed.

(d) Future income taxes

The company accounts for income taxes using the future income tax method. In providing for corporate income taxes, temporary differences between the tax basis of assets or liabilities and their carrying amounts are reflected as future income taxes. The tax rates anticipated to be in effect when these temporary differences reverse are used to calculate future income taxes.

(e) Revenue recognition

Income from sales is recognized when the service is provided to the customer or the merchandise is received.

The revenue from leased properties is recognized on a straight-line basis over the term of the respective leases.

CASTLE MOUNTAIN RESORT INC.
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

2. Significant accounting policies, continued

(f) **Financial instruments**

The company initially measures its financial assets and liabilities at fair value, except for certain non-arm's length transactions.

The company subsequently measures all its financial assets and financial liabilities at amortized cost.

(g) **Measurement uncertainty**

The preparation of financial statements in conformity with Canadian accounting standards for private enterprises requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reported period. Actual results could differ from those estimates.

3. Cash

	2015	2014
Cash	\$ 3,807	\$ 751,998
T-Bill savings account	266,187	2,193
	\$ 269,994	\$ 754,191

4. Accounts receivable

	2015	2014
Accounts receivable	\$ 188,178	\$ 359,025
Allowance for doubtful accounts	-	(39,255)
	\$ 188,178	\$ 319,770

CASTLE MOUNTAIN RESORT INC.
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

5. Capital assets

	2015		2014	
	Cost	Accumulated amortization	Net	Net
Land	\$ 3,803,600	\$ -	\$ 3,803,600	\$ 3,803,600
Buildings	2,986,584	1,007,243	1,979,341	2,046,715
General equipment	669,171	556,308	112,863	133,934
Leasehold improvements	37,874	33,284	4,590	-
Computer equipment	348,155	303,007	45,148	48,717
Power equipment	874,039	607,331	266,708	111,706
Land improvements	3,943,224	1,558,458	2,384,766	2,452,926
Ski lifts	4,687,227	1,797,508	2,889,719	2,967,356
	<u>17,349,874</u>	<u>5,863,139</u>	<u>11,486,735</u>	<u>11,564,954</u>
Assets under capital lease:				
Power equipment	270,239	177,547	92,692	132,417
Computer hardware	9,325	3,800	5,525	3,345
	<u>279,564</u>	<u>181,347</u>	<u>98,217</u>	<u>135,762</u>
	<u>\$ 17,629,438</u>	<u>\$ 6,044,486</u>	<u>\$ 11,584,952</u>	<u>\$ 11,700,716</u>

6. Revolving loan

A revolving loan has been authorized by ATB Financial to a maximum of \$500,000 and bears interest at the bank's prime lending rate plus 0.50%. Security on the loan is described in note 8.

7. Accounts payable and accrued liabilities

	2015	2014
Accounts payable and accrued liabilities	\$ 314,225	\$ 217,048
Government remittances payable	6,668	19,600
GST payable	2,898	79,906
	<u>\$ 323,791</u>	<u>\$ 316,554</u>

CASTLE MOUNTAIN RESORT INC.
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

8. Callable debt

	2015	2014
ATB Financial		
This demand loan is repayable by seasonal payments of \$17,000 for the months of January through April, including interest at 5.00%. The loan matures in 2015.	\$ 534,807	\$ 534,807
This demand loan is repayable by seasonal payments of \$18,000 for the months of January through April, including interest at the prime rate plus 0.5%. The loan matures in 2015.	291,584	299,217
This demand loan is repayable by seasonal payments of \$10,240 for the months of January through April, plus interest at 4.5%. The loan matures in 2019.	235,520	-
This demand loan is repayable by seasonal payments of \$11,700 for the months of January through April, including interest at 5.00%. The loan matures in 2015.	162,806	168,149
This demand loan is repayable by seasonal payments of \$6,800 for the months of January through April, including interest at the prime rate plus 0.5%. The loan matures in 2015.	31,866	37,669
	1,256,583	1,039,842
Repayable within one year	192,738	161,554
	\$ 1,063,845	\$ 878,288

Security on the above loans consists of a general security agreement over all present and after acquired personal property, a floating charge on all lands, a land mortgage and the general assignment of leases and rents for the land on which the mortgage is held.

The company is required to keep debt service coverage greater than 1.50. The company is in violation of this covenant as of April 30, 2015.

Estimated principal repayments based on currently accepted repayment terms are as follows:

2016	\$ 192,738
2017	194,680
2018	197,790
2019	194,949
2020	148,958
Subsequent years	327,468
	\$ 1,256,583

CASTLE MOUNTAIN RESORT INC.
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

9. **Capital lease obligations**

	2015	2014
Travelers Financial Corporation		
This lease is repayable in 25 monthly payments of \$8,055 payable during the months of December through April each year and 25 monthly payments of \$250 payable during the months of May through November each year, including interest at 7.29%. Security pledged consists of specified equipment with a carrying value of \$92,692. The lease expires May 2017.	\$ 122,139	\$ 153,195
Xerox Canada Ltd.		
This lease is repayable in quarterly payments of \$1,358 including interest at 8.34%. Security pledged consists of specific equipment with a carrying value of \$9,011. The lease expires in April 2017.	9,912	14,280
POS System		
This lease is repayable in monthly installments of \$167. Security pledge consists of specified equipment with a carrying value of \$3,183. The lease expires in December 2016.	3,638	-
This lease is repayable in monthly installments of \$167. Security pledge consists of specified equipment with a carrying value of \$2,342. The lease expires in October 2018.	2,905	4,297
	138,594	171,772
Less current portion	39,788	36,816
	\$ 98,806	\$ 134,956
2016	\$ 51,481	
2017	50,811	
2018	54,159	
Total future minimum lease payments	156,451	
Less amount representing interest	17,857	
Present value of minimum net lease payments	138,594	
Less current portion	39,788	
	\$ 98,806	

CASTLE MOUNTAIN RESORT INC.
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

10. Deferred revenue

Deferred revenue consists of prepaid lot leases. Lots are leased for 20, 40, or 41 years and the majority of the proceeds have been expended on capital assets. Revenue from the leases is recognized over the term of the lease, and is offset by amortization on the capital assets.

	2015	2014
Opening deferred revenue	\$ 4,413,484	\$ 4,600,131
Amounts received during the year	72,884	5,600
Recognized as revenue	(192,247)	(192,247)
Closing deferred revenue	\$ 4,294,121	\$ 4,413,484

11. Preferred shares

Authorized

Unlimited number of preferred non-voting redeemable retractable 8% cumulative shares

Issued

	2015	2014
5,050 preferred shares (2014 - 5,050 shares)	\$ 505,000	\$ 505,000

This amount represents the issue price and redemption value of the 5,050 first preferred 8% cumulative, redeemable, retractable non-voting shares at \$100 per share.

As at April 30, 2015 the dividends are in arrears in the amount of \$117,945

12. Common shares

Authorized

Unlimited number of common voting shares

Issued

	2015	2014
56,370 common shares	\$ 3,089,380	\$ 3,089,380

13. Income taxes

For income tax purposes, the company has a non-capital loss of \$1,151,589 which can be applied to reduce future years' taxable income. This loss expires in 2035.

CASTLE MOUNTAIN RESORT INC.
NOTES TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

14. Financial instruments

(a) **Credit risk**

Credit risk arises from the potential that a counter party will fail to perform its obligations. The company is exposed to credit risk from customers. However, the company has a significant number of customers which minimizes the concentration of credit risk.

(b) **Interest rate risk**

The company manages its exposure to interest rate risk through fixed and floating rate borrowings. The floating rate debt is subject to interest rate cash flow risk, as the required cash flows to service the debt will fluctuate as a result of changes in market rates.

CASTLE MOUNTAIN RESORT INC.
SCHEDULE TO THE FINANCIAL STATEMENTS
For the year ended April 30, 2015

Schedule of food services	Schedule 1	
	2015	2014
Revenue		
Food revenue	\$ 253,893	\$ 521,669
Beverage revenue	278,624	579,890
	<u>532,517</u>	<u>1,101,559</u>
Cost of sales		
Food costs	135,747	257,338
Beverage costs	86,806	210,234
	<u>222,553</u>	<u>467,572</u>
Gross margin (2015 - 58.2%; 2014 - 57.6%)	\$ 309,964	\$ 633,987

CASTLE MOUNTAIN RESORT BASE AREA VILLAGE MASTER PLAN UPDATE

PROPOSAL

January 10, 2014

Prepared for:

Castle Mountain Resort Inc.
PO Box 610
Pincher Creek, Alberta
TOK 0W0

January 10, 2014

Castle Mountain Resort Inc.
PO Box 610
Pincher Creek, Alberta
TOK 0W0

Attention: Mr. Brad Brush

RE: Castle Mountain Base Village Review and Master Plan Proposal

Dear Brad,

I am pleased to present our proposal to complete the Castle Mountain Base Village Review and Master Plan.


I have structured our proposed scope of work to pick up on the previous planning exercises we have completed for Castle Mountain. Our background knowledge of Castle, combined with our existing map bases, analyses, concept options and plans will enable us apply significant savings and efficiencies to the planning review and process. Further, please note that, given the opportunity to also complete the Mountain Master Plan along with this Village Master, we will be able to reduce the combined fees by \$7,200.

Finally, in the years since we worked with Castle, we have continued to improve our approaches and planning skill set in an effort to remain on the cutting edge of mountain resort development. We are currently working on a variety of all-season ski resort projects throughout the world. I am confident that this experience, combined with our history with Castle Mountain, will prove to be invaluable to the process of creating the plans that will meet your envisioned goals for the resort in a cost effective fashion.

I look forward to hearing from you and would welcome the opportunity to discuss our proposed methodologies and to answer any questions you may have.

Sincerely,

BHA *Brent Harley & Associates Inc.*
Distinctive Master Plans



Brent Harley, BES, BLA, CSLA, MBA.
President

I. INTRODUCTION

In response to a request from Mr. Brad Brush of Castle Mountain Resort (CMR), I am pleased to submit the following Proposal to review and refine the Base Area Village Master Plan for the resort.

Contained herein is a brief discussion of the planning methodology, fees and expenses, timing and staff, confidentiality and project acceptance. All aspects of this Proposal are flexible, with the intent of ensuring that the resultant product will be implementable and serve CMR's ongoing needs.

II. BACKGROUND

BHA (Brent Harley and Associates Inc.) has completed a variety of mountain and base area projects for CMR over the years. As such, we have base area topographic mapping with a 2.5 metre contour interval (covering all of the base area lands all the way up to the top of Mt Haig), as well as planimetric and cadastral mapping current to 2007. In addition, while our mapping of the mountain is much less detailed with a 20 metre contour interval and has no planimetric or cadastral information, it is ideal for illustrating basic context and land use relationships. Directly associated with this, we have completed a series of analyses that would tie directly into this exercise.

Most recently, in 2008, we completed the CMR Base Village Concept (See Appendix 1).

Further, given the opportunity to complete the new CMR Mountain Master Plan (already submitted for your consideration), the resultant findings, design and recommendations would act as a well integrated foundation to this base village planning exercise.

III. PLANNING METHODOLOGY

The following proposed planning methodology is an interactive process in which the staff of BHA will have to work closely with key personnel of Castle Mountain in order to fully explore the range of options for the resort. Seven sequential tasks have been defined as follows:

1. Project Initiation
2. Existing Conditions Inventory
3. Review
4. Site Visit, Presentation and Discussion
5. Base Village Concept
6. Public Consultation
7. Base Village Master Plan.

III.1 Task One: Project Initiation

To initiate the project, we will reactivate the detailed base village mapping and the already completed slope, elevation and aspect analyses. We will also fully review the previous Preferred Base Area Concept Plan and associated background information that we created in 2008 (See Appendices 1 and 2).

III.2 Task Two: Existing Conditions Inventory

We will upgrade the Existing Conditions Inventory (See Appendix 3) of the facilities at Castle Mountain. We will utilize our existing map base as a foundation for the project. Any changes made since 2008 will need to be received and cross-referenced with this map base (See Client Responsibilities). Likewise, we will utilize our already completed analyses spreadsheets as a platform for the review and refinements.

This information will be summarized as a basis for the Review.

III.3 Task Three: Review

Within the context of the provided project Task Definition and the 2008 Base Area Plan, we will review the Existing Conditions as they relate to the developed and undeveloped lands owned by CMR, as well as adjacent expansion lands, in terms of:

- Topography
- Land use patterns
- Transportation
- Pedestrian corridors
- Park and green spaces
- Design motif
- Utility / infrastructure servicing requirements
- Phasing.

Further, we will also re-consider:

- Sense of arrival
- Visitor walking distance
- Changes in grade
- Viewshed access
- Comfortable Carrying Capacity and Balanced Resort Capacity of the Mountain
- Size and scale of base village resort facilities

- Proximity to skiing facilities
- Proximity to other recreational facilities on a year round basis
- Skier/base area interface
- Skier/pedestrian/vehicular circulation
- Incorporation of four season complementary recreation facilities
- Year round use and operations
- Residential development
- Environmentally sensitive development (maximising tree preservation zones, respecting the wetlands, establishing buffer zones, etc.).

As per your RFP, at a minimum, we will specifically look at the:

1. Relocation of the RV park;
2. Development potential of land currently sterilized by the wastewater treatment ponds;
3. Development of un-serviced land south of the current base area;
4. Intensification of the resort core;
5. Parking requirements for the peak visit threshold.

Many of these points were explored in the 2008 planning exercise. We will revisit previous thinking and concepts. Once complete we will travel to the Castle to present all of the updated baseline information and the previous planning.

III.4 Task Four: Site Visit, Presentation and Discussion

The Castle Mountain site visit will be used to re-familiarize ourselves with the intricacies of the resort lands. (This visit would be aligned with a mountain site visit, given that opportunity, to create some obvious synergies and cost savings). While there, we will meet with the key Castle mountain personnel and Board of Directors. A presentation of the mapping, analyses, previous plans and concepts will act as the foundation of discussion to determine the best direction for the Base Village development to pursue. As a catalyst to this dialogue, we will revisit and upgrade your 2008 SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis (See Appendix 4).

The overarching objective of this meeting will be to revisit the base area village thinking from 2008. We will critically discuss, what was being proposed then, and collectively determine where changes to that plan should be made. From this, the intent will be to agree on a Preferred Concept and Direction for the Base Village (and effectively for the whole resort).

III.5 Task Five: Base Village Concept

With this information, we will refine the existing Base Village Concept to address the following:

1. A refined Vision, complemented by development goals and objectives;
2. Alignment with the Mountain Plan and associated carrying capacities;
3. Layout plans that define and delineate the physical development components of the Base Village, relationships, linkages, access, capacities, space use, accommodation units, RV park, parking, etc.;
4. Resort core critical mass and focal point;
5. Adjacent un-serviced lands;
6. Wastewater lands development;
7. Development and operational programming;
8. Capital cost implications;
9. Basic infrastructure requirements and implications;
10. Development strategies in terms of priorities and phased implementation.

As the plan and its options are created, we will share the results with the CMR Planning Team. Plans will be formally discussed at a distance via Skype or Webex. The resultant feedback and input will be applied to ongoing refinements. Internal to this, will be the need to anticipate and take into account any potential reactions from the public and approving bodies. This will effectively be the design freeze point where the CMR Team is satisfied that all of the big picture elements of the Plan are optimizing the opportunities for the future.

Once done, we will return Castle Mountain to participate in the public consultation exercise.

III.6 Task Six: Public Consultation

We will work with the CMR Team to determine the best presentation content, location, timing and format for the Public Consultation. BHA staff will attend to assist in the meeting and make a presentation of the Base Village Preferred Concept. We will also help facilitate comment mechanisms and input from the public.

III.7 Task Seven: Base Village Master Plan

Based on feedback from the public, and at the direction of the CMR Team, we will make any final refinements to the Village Plan. It anticipated that changes will be minimal.

A Draft of the plans will be shared with the CMR Team via Skype or Webex. Subsequently, we will refine and formalize the Base Village Plan. All aspects of the Plan will be fully described in a document form both verbally and graphically. This document will be structured to align with and meet the needs and requirements of the Area Structure Plan. The intent will be to show consistency with the Vision, Principles and Goals, describe the process and rationale leading to the Plan and then illustrate all aspects of Plan itself.

Although subject to change, the anticipated Table of Contents and associated plans for the Base Village Master Plan document are as follows:

1. Executive Summary
2. Introduction
3. Background
 - a. Area Location Plan
4. The Mountain Plan
 - a. Mountain Master Plan
 - b. Phased Development Plan
5. Base Area Existing Conditions
 - a. Existing Conditions Plan
6. Site Analysis
 - a. Slope Analysis
 - b. Elevation Analysis
 - c. Aspect Analysis
7. Context Analysis
 - a. Opportunities and Constraints Plan
8. Development Options
 - a. Development Options Plan
9. Public Input
10. Recommendations
11. Vision, Principles and Goals
12. Preferred Option
 - a. Preferred Option Plan
13. Base Village Master Plan
 - a. Base Village Master Plan
 - b. Key Elements Plans
14. Phased Implementation
 - a. Phased Village Development Plan
15. Appendices.

Upon completion, we will forward the final document to CMR for use in subsequent approvals presentations and process.

IV. PROJECT SCHEDULE

We will adjust our work schedules to co-ordinate with your time frames. From the point of initiation, the project as proposed, will take approximately three months to complete.

V. CASTLE MOUNTAIN RESORT RESPONSIBILITIES

Castle Mountain shall be responsible for the provision of:

1. Additional digital files (dwg or Shape Files) of the study area topography, planimetric features and cadastral information. We will require the latest planimetric layers of the mapping (adding new trail development, existing and adjusted vegetation lines, rivers, creeks, the Huckleberry Triple Chair, buildings, roads, etc.). This should be based on the already provided most recent orthophotos (2011), geo-referenced and tied to the existing 20 metre contour interval topographic data base;
2. All legal boundaries (cadastral information) in a digital format that is geo-referenced and tied to the topographic data base;
3. All critical civil engineering and infrastructure plans and information in a digital format that is geo-referenced and tied to the topographic data base;
4. All mapped environmental inventory within the Study Area (soils, vegetation, wild life, hydrology, wetlands, etc.) in a digital format that is geo-referenced and tied to the topographic data base;
5. All background and data pertaining to sensitive environmental areas, issues, and development regulations;
6. Guidance regarding all development regulations (Area Structure Plan, zoning bylaws, design guidelines development restrictions, environmental restrictions, setbacks, etc.);
7. All known information pertaining to adjacent land use;
8. An updated inventory and location of all built space, accommodation units, maintenance facilities, infrastructure, attractions, facilities, etc.
9. The resort's current Vision statement and development goals and objectives.

VI. FEES AND EXPENSES

Fees

The following is a breakdown of the professional fee estimate for each of the proposed tasks.

Task 1: Project Initiation.....	\$ 1,320
Task 2: Existing Conditions Inventory.....	\$ 2,280
Task 3: Review.....	\$ 1,920
Task 4: Site Visit, Presentation and Discussion.....	\$ 3,000
Task 5: Base Village Concept.....	\$ 8,520
Task 6: Public Consultation.....	\$ 2,580
Task 7: Base Village Master Plan.....	<u>\$17,040</u>
 Total Base Village Master Plan Fees.....	 <u>\$36,660</u>

Note: Should BHA be engaged to complete both this Base Village Master Plan and the Mountain Master Plan, economies of scale efficiencies would enable the combined fees to be reduced by \$7,200.

Expenses

All expenses (production costs, site visit costs, project process related costs, etc.) are in addition to the Fees. Generally expenses can be expected to be approximately 12% of the Fees. All effort will be made to keep expenses to an absolute minimum. Expenses will be billed at cost plus 10% for handling and carrying charges.

GST is in addition to the above.

Fees and Expenses for Additional Work

Work outside the scope of the tasks described within this proposal will not be undertaken without the prior consent of the Castle Mountain. Such work will be embarked upon based on either a new proposal or at per diem rates.

VII. PAYMENT SCHEDULE

Brent Harley and Associates are prepared to commence work immediately upon receipt of the signed contract. Invoices will be submitted upon completion of each task or on a monthly basis, whichever comes first. Payment is requested upon submission. Past due accounts are assessed a carrying charge of 18% per year. Costs of collection, if required, shall be borne by the Client.

VIII. CONFIDENTIALITY

The staff of BHA shall hold all information in confidence until such time that the findings of our work are made public.

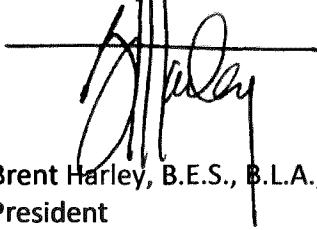
IX. DISCLAIMER

This offering shall in no way be construed to be a guarantee of approvals, rezoning or development rights.

X. ACCEPTANCE

If you are in agreement with the terms, conditions, and scope of services described above, your signature on a duplicate copy of this original and its return to this office, shall constitute a contract between us.

Respectfully submitted,
Brent Harley and Associates Inc.



Brent Harley, B.E.S., B.L.A., M.B.A.
President

January 10, 2014
Date

For: Castle Mountain Resort
(Authorised Signature)

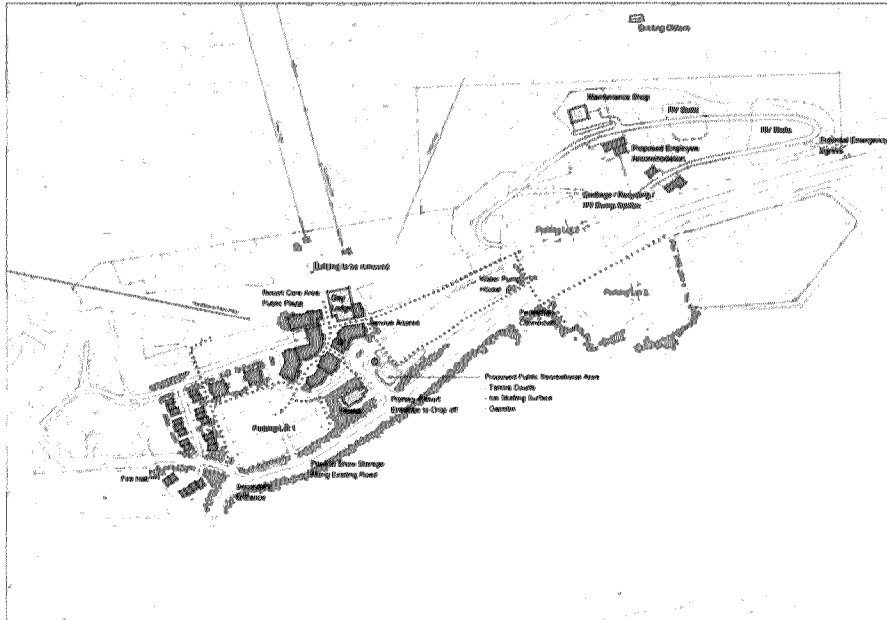
Date

Appendices:

1. Preferred Concept Plan: 2008
2. Castle Mountain Design Summary: May 15, 2008
3. Existing Conditions Inventory and Space Use Analysis: 2008
4. Castle Mountain Visioning Meeting: January 24, 2008

Appendix 1

Preferred Base Area Concept Plan

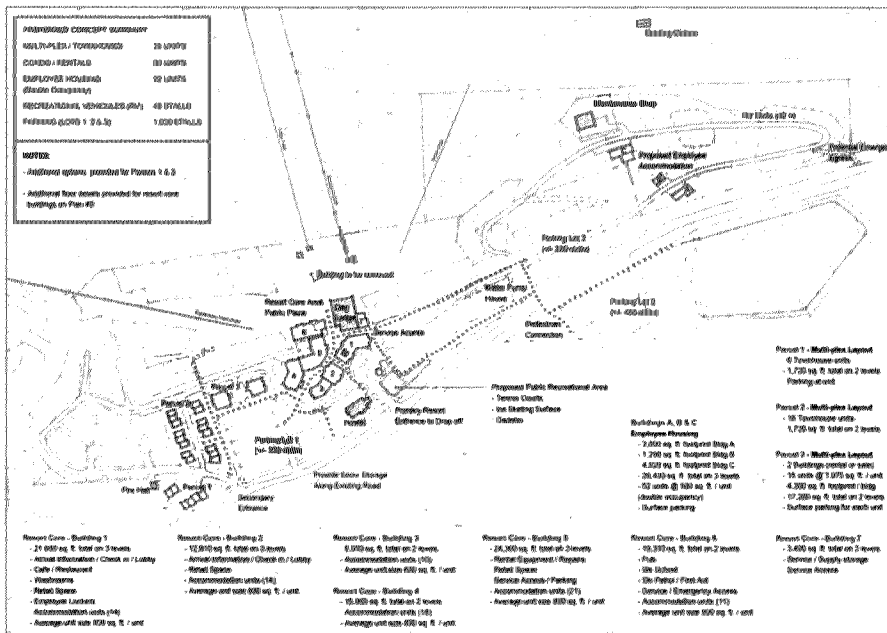


PREFERRED CONCEPT PLAN #1
 April 2010

Legend - Area Stage Analysis
 00 100% 200% 300% 400% 500% 600% 700% 800% 900% 1000%

Scale
 1:1000
 1" = 100'

North Arrow

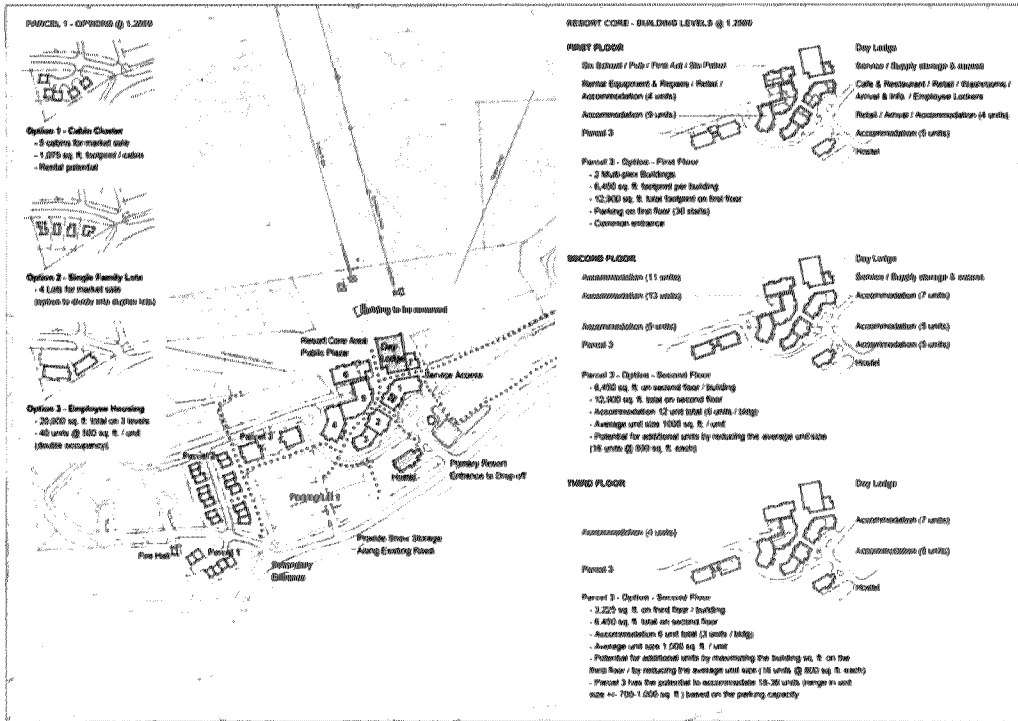


PREFERRED CONCEPT PLAN #2
 April 2010

Legend - Area Stage Analysis
 00 100% 200% 300% 400% 500% 600% 700% 800% 900% 1000%

Scale
 1:1000
 1" = 100'

North Arrow



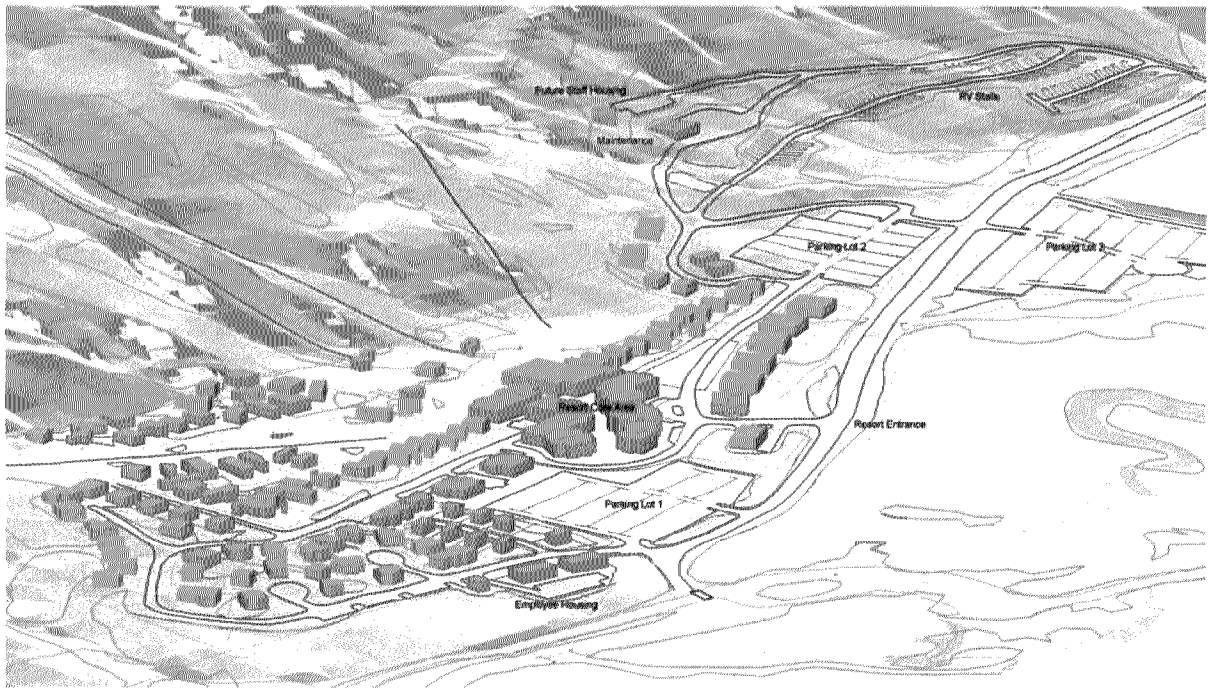
PREFERRED CONCEPT
PLAN #3
 April 2010

Legend - Base Shape Analysis

- 200-275' → 40-50'
- 250-300' → 50-60'
- 300-350' → 60-70'

Scale
 1:2,500 @ 1/4" = 1'-0"

North Arrow



PREFERRED CONCEPT - 3D MASSING
VIEW 3
 July 2008

EXISTING PROPOSED
 PROPOSED

BHA ASSOCIATES
 BRENT HARLEY & ASSOCIATES INC.
 1005 ALPHA LAKE RD.
 WHISTLER, BC V8N 1B1
 TEL: 604-932-7002
 FAX: 604-938-1161
 WWW.BRENTHARLEY.COM
 BHA@BRENTHARLEY.COM

Appendix 2

Castle Mountain Preferred Concept Design Summary

May 15, 2008

Main entry follows the existing road and provides a central drop off adjacent to the Day Lodge.

The proposed drop off area allows visitor to access the primary parking lot with ease via the existing road.

Parking lot 2 and 3 provide additional parking areas for peak days. These parking areas are connected to the resort core via pedestrian linkages. Parking lots 1, 2 & 3 provide a total of 1,010 parking stalls for day use and destination visitors to the resort.

The secondary access road separates the parking area from the core area and provides direct vehicular access to the existing residential and proposed development areas.

There is a strong sense of arrival with the drop off area located in the central core. The proposed core buildings guide the view towards the ski hill and beyond, minimizing the sightlines to the Day Lodge 'back-of-house' services.

The proposed core buildings offer space for additional facilities, expansion opportunities and the relocation of existing amenities. The core buildings also provide 'warm-bed' rental accommodation units on various levels.

The layout of the village core has been designed to maximize user accessibility, building function and visitor experience. Buildings in the core area provide services on the first floor that open into the village stroll and plaza areas. This creates animation and enhances the pedestrian experience as visitors move throughout the village. The rear of the buildings permits access for service trucks as well as accommodation check-in and circulation space.

Development definition: 2 hotel rooms = 1 unit

The preferred concept proposes 82 'warm-bed' rental rooms that are approximately 800-850 sq. ft. per room, for a total of 41 core rental units. This provides flexibility to the size and form of the finished product depending on market demands, detailed architecture and construction requirements.

The core area also includes Bread and Breakfast rental accommodation with the allocation of 12 rooms for a total of 6 units. (Resort Core – Building 8).

In addition to the proposed core area accommodation, townhouse and multi-plex development parcels are also proposed to provide a total of 32 dwelling units on Parcels 2 and 3.

In total there are 79 development units available within the resort boundary. In addition to the 79 market units proposed there are 50 RV sites and development for Employee Housing accommodation on Parcel 1.

The north end of the site provides a location for the new Maintenance Shop that is currently under construction, a relocation area for 50 RV stalls and a site for future employee housing. Access to these facilities is proposed from the main road at the north end of the resort boundary. The majority of the RV sites are located on a one-way road that exits adjacent to parking lot 2 and the lower RV road has a hammer-head turn around. The Maintenance Shop will have a vehicular access from the north road and from the existing south access road.

The existing Alpenland building is to be incorporated into the proposed village design as per Resort Core – Building 6. Careful consideration is required to ensure the finished product is both functional and aesthetically pleasing.

Future Mountain planning considers the addition of a proposed lift to replace the existing T-Bar. The future lift would utilize the T-bar alignment and place the bottom lift terminal at the location of the Ski Patrol building, ensure proper skier circulation. This will require the removal of the Ski Patrol building and the relocation of all building facilities and services. Resort Core – Building 6 incorporates the relocated of all Ski Patrol facilities, as well as the First Aid, Ski School and Pub amenities.

The resort core buildings incorporate existing, relocated and proposed services based on the additional development units at build-out.

Resort Core - Building 1

(7 units)

- 21,680 sq. ft. total on 3 levels
- First Floor
 - Arrival Information / Check in / Lobby
 - Cafe / Restaurant
 - Washrooms
 - Retail Space

- Employee Lockers
- Second & Third Floor
 - Accommodation 14 room (7 units)
 - Average room size 800 sq. ft. / room

Resort Core - Building 2 (7 units)

- 12,910 sq. ft. total on 3 levels
- First Floor
 - Arrival Information / Check in / Lobby
 - Retail Space
- Second & Third Floor
 - Accommodation 14 rooms (7 units)
 - Average room size 800 sq. ft. / room

Resort Core - Building 3 (5 units)

- 8,070 sq. ft. total on 2 levels
- First & Second Floor
 - Accommodation 10 rooms (5 units)
 - Average room size 800 sq. ft. / room

Resort Core - Building 4 (9 units)

- 15,060 sq. ft. total on 2 levels
- First & Second Floor
 - Accommodation 18 rooms (9 units)
 - Average room size 800 sq. ft. / room

Resort Core - Building 5 (8 units)

- 21,160 sq. ft. total on 2 levels
- First Floor
 - Rental Equipment / Repairs
 - Retail Space
 - Service Access / Parking
 - Accommodation 4 rooms (2 units)
 - Average room size 850 sq. ft. / room
- Second Floor
 - Accommodation 12 rooms (6 units)
 - Average room size 850 sq. ft. / room

Resort Core - Building 6

(5 units)

- 19,370 sq. ft. total on 2 levels
- First Floor
 - Pub
 - Ski School
 - First Aid / Ski Patrol (relocated services)
 - Service / Emergency Access
- Second Floor
 - Accommodation 10 rooms (5 units)
 - Average room size 800 sq. ft. / room

Resort Core - Building 7

(0 units)

- 3,400 sq. ft. total on 2 levels
- First Floor
 - Service / Supply storage
 - Service Access
- Second Floor
 - Service / Supply storage for Day Lodge facility

Resort Core - Building 8

(6 units)

- 6,450 sq. ft. total on 1.5 levels
- Owners suite (1000 sq. ft.)
- 1,450 sq. ft. common space / kitchen area
- Accommodation - Bed and Breakfast 12 rooms (6 units)
- Average room size 333 sq. ft.

Parcel 1 - Employee Housing

The total number of rooms provided for staff accommodation is base on the number of building levels, types of staff accommodation units created and the amount of square footage allocated per staff member. The number of staff members sharing common living, kitchen and bathroom facilities will determine the amount of square footage (sq. ft.) required to accommodate each staff member.

Example A) 2 staff members per dwelling of 500 sq. ft. with common living, kitchen and bathroom space (a breakdown of 250 sq. ft. / staff member).

Example B) Multiple staff members per dwelling, 3-4 bedroom dwelling with common living, kitchen and bathroom space (allocating 200 sq. ft. / staff member).

A) - 5,810 sq. ft. foot print

- 17,400 sq. ft. on 3 levels
 - 35 units @ 500 sq. ft. / unit (double occupancy)
 - Surface parking for 24 cars

 - Able to accommodate 70 staff members over 3 levels (17,400 sq. ft.)
- B)
- 200 sq. ft. / staff member considers living, kitchen and bathroom space
 - 5,810 sq. ft. footprint
 - 11,620 sq. ft. on 2 levels
 - 200 sq. ft. / staff member = 58 rooms (accommodating 58 staff members)

 - Able to accommodate 87 staff members over 3 levels (17,400 sq. ft.)

Note: Considering there are multiple options for staff accommodation types, some assumption can be made for Parcel 1.

Parcel 2 - Multi-plex Layout

(16 units)

The proposed layout of townhouse / multiplex unit dwellings creates an opportunity to develop these units in various combinations to total the proposed 16 units. Our recommendation would be to provide variety with duplex, tri-plex, four-plex buildings to create a more diverse streetscape. The opportunity to reduce the number of townhouse units on parcel 2 would allow for larger dwellings if this was desirable based on market demands.

The other consideration and flexibility for total townhouse development on parcel 2 will be directly tied to the number of rental units that are created in the resort core, again based on market demands.

- 16 Townhouse units
- 1,720 sq. ft. total on 2 levels
- Surface parking at each unit dwelling
- Garage / carport opportunities as per building aesthetics and design guidelines

Parcel 3 - Multi-plex Layout

(16 units)

The proposed development and layout on Parcel 3 provides two multi-plex buildings with 8 units per building for a total of 16 units. These dwellings are proposed for market sale, however the location and design of the site provides the flexibility to have one building as 'warm-bed' rental accommodation. 16 units over two buildings also create phased building opportunities.

- 2 Buildings (rental or sale)
- 4,300 sq. ft. footprint / bldg
- 8,600 sq. ft. total on 2 levels / building
- 17,200 sq. ft. total over 2 buildings
- 16 units @ 1,075 sq. ft. / unit
- Surface parking for each unit

Future Employee Housing

As noted in 'Parcel 1 – Employee Housing' above, the total number of rooms provided for staff accommodation is base on the number of building levels, types of staff accommodation units created and the amount of square footage allocated per staff member. Options to decrease the amount of sq. ft. per staff member will provide additional number of rooms, as shown for Parcel 1 – Employee Housing.

- 2,580 sq. ft. foot print
- 7,750 sq. ft. on 3 levels
- 15 units @ 500 sq. ft. / unit (double occupancy)
- Surface parking

Total Development Units

(79 units)

Appendix 4

**CASTLE MOUNTAIN RESORT INC.
VISIONING MEETING**

**Meeting Room, Castle Mountain Resort, AB.
Thursday January 24, 2008, 8:30 A.M.**

Facilitator: Gord Robinson

**Present: Derrill Murphy [P] Doug Loughead [VP] Jim Harker
 Norma Hodgson Darrel Lewko Dennis Miller
 Brian DeBoeck Murray Pritchard**

**Brian Rhodes: General Manager
Andrew Rusnyk: Assistant Manager**

Call To Order:

Meeting called to order by **Gord Robinson** at 8:50 A.M.

- Agenda:**
- 1) Review Scope of Meeting
 - Ski Hill Design
 - Operations
 - 2) Review Vision
 - 3) SWOT Analysis
 - 4) Review Brent Harley questions
 - 5) Action Plan/Summary

CMR Planning:

- 1) Business Plan
- 2) Area Structure Plan
- 3) Ski Hill Plan
 - Bare Area Plan
 - Fit in current ASP
 - 81 units left

Planning Cycle:

Situation Analysis (SWOT) → Vision → Area of Emphasis (Strategies) → Priorities → Goal & Objectives(long term) → Action Plan (Short Term) ↻

Vision:

- Ski Resort
- What else does Resort mean?
- Semi-private "Ski Hill"
 - o Caters to landowners/shareholders
- Affordable
 - o Park Models
 - o RV's

Parking Lot:

- Basement Suites
- MD Approval of Current Plan
- CMR credibility
- Focus on website

Issues:

- Cost of lots
- Financing
- Is it affordable for families?
- Higher end client wants
 - o Better lifts
 - o Less visits/no rentals
- CMR seen as "place of wealth"
- Not just a ski hill
 - o Utility
 - o Fire protection
 - o Hamlet/municipality
- Freehold Title
 - o Required for mortgage
- Future cost of operation
- Affordability & Viability vs. Accessibility
- Relationship – What should it be?
- What happens after year 40 of leases?
- Misperception of public re: community demographics
- Are we sustainable?
- Return for Shareholders (Not just lifestyle)
- Outside shareholders controlling corporation
- Should we be profitable?
 - o Profitable – 4 full votes and 3 half votes
 - o Sustainable – 3 full votes and 3 half votes
- Acceptable return 10%, 20% ?
- Depreciation
 - o Jim - \$430-450 k/yr.
 - o Brian - \$650 k/yr
- No plan for ROI

- How do individuals cash out or receive their ROI?
- Availability of shares for purchase at anytime
- What value do shareholders get?
 - o Rights
 - o ROI

Strengths:

- Great location
- Big LOC
- Few skiers/acre
- Community
 - o Feel of place
 - o Spirit
 - o Small resort
 - o Participation in Activities
 - Volunteerism
 - Clean-up
- Only half done (and on time)
- Committed volunteers
- Following area structure plan
 - o Timing
- Internal financing of all projects
- Infrastructure
- Terrain
- Real snow
- Approved ASP
- Hiking, dirt biking, fishing
 - o Summer activities
 - o Natural trails and environment
- Relationship with Provincial Government and current MLAs
- CMR is better known
- Positive track record
 - o Credibility
- Good snow management
 - o Opening with less snow each year
- Wind (grooming)

Weakness:

- Lack of money
- Not profitable
- Limited accommodation
- Limited skier amenities
 - o Pub
 - o Dining

- Shopping
- Skating rink
- Evening activities
- Hot tubs
- Entrance to resort
 - Did not finish the base area
 - Poor aesthetics
- Limited income generating in summer activities
- Community
 - Perception of it by MD (rich)
 - Negativity toward corporation
 - CMR isn't doing enough for me
 - Less willing to volunteer
 - Same people doing the work
 - Volunteer burnout
- Corporation not seen as contributor
 - To community activities
 - To outside community
 - Not visible in the greater community
 - Perception that corporation is not responding to the community (eg. Propane)
- Lack of volunteerism
 - People too busy
 - New people
 - Board job is too big?
- Is the vision of founders the same as new residents
- Communication
 - CMR to lot owners
 - CMR to shareholders
 - CMR to wider community
 - CMR to other user groups
- CMR is poor promoter of self
- Perception that we "overspend" on all projects
- Staffing
 - Sourcing
 - Quality
 - Accommodation
- Lack of support from MD, town of P.C., Crowsnest pass
- Gravel road
- Lack of power (3 phase)
- Summer activities not well known
 - Bear concern
- User group conflict/perceptions
- Not fee simple

- Lack of restaurants
 - o Variety of product
 - o Entertainment
- LOC boundary not identified
- Paying too much to MD for taxes compared to services received
- Poor company objective
 - o Profitable
 - o Sustainable
- Lot owners not rate payers
- Not effective at lobbying
 - o MD
 - o Province
 - o Community
- Don't have an ear in the community

Opportunities:

- Networking with
 - o Waterton
 - o Fishing guides/hiking guides
- Snow making
- Summer activities
 - o Hiking
 - o Fishing
 - o Equestrian
 - o Youth camps
 - o Retreats
- Sports Academy
 - o Skiing/snowboarding
 - o Mountaineering, hiking, biking
- Promoting our attributes
 - o Limited footprint
 - o Regional
 - o Location
- Proposed "park"
- Use of CMR tax dollars for
 - o Road partnership
 - o Infrastructure
- Great venue for
 - o Concerts
 - o Festivals
- Get residents to declare "Principal residence" with M.D.
- Promote
 - o That we have survived
 - o Successfully developed the resort

- Skiing will stay even if we leave
- Did what we said we would do
- Ecotourism
- Older generation buying recreational property for their kids

Threats:

- Fire risk
- Proposed "park"
 - How it affects LOC
 - New rules
 - Restrict uses
 - More bureaucracy
- M.D. buy in to ASP
- Reaction to increased summer use
 - Increase people – EIA?
- Recession
- Other ski hills
- Environmental issues
 - Water
- Other users – random campers
- Aging facilities
- Aging demographic
 - Other destinations
 - Saving money
 - Younger users can't afford it

20 years

1) What do you see

- Vibrant community
- Year round recreation opportunity for all ages
- Tied together, build out
- More lifts on Haig
- Using existing terrain & lifts
- Clean up aesthetics
- Emphasis on ski experience
- Emphasis on winter/summer use
 - Income
 - Employment opportunity
- Update lifts
- Summer – other activities
- Comfortable feel good
- Attractive village center
 - Shops
 - Restaurants

→ → conflict of opinions

- Paved road & parking lot
- Functional village
 - o Looks smaller than it is
 - o Focus on land outside
- Low skier density
- A resort we are proud of

2) What is Castle's Defining Character

- Looks like it belongs/unobtrusive
- Gateway to the back country
- Skier visits
 - o 40% Day use
 - o 30-40% residential
 - o 20-30% destination
- Smaller than competitors
- Backwoods ski area
- Look & feel
 - o Sensitive to environment
 - o Western historic brand
 - o Must develop a theme
- Capacity (Comfortable Caring Capacity)
 - o 3000/day in winter
 - o 1000/day in summer
- Welcome comfortable atmosphere
 - o Small
 - o Friendly
 - o Not 5 star
 - o Coffee shop style
- 5 star ski experience
- Destination
 - o Limited by accommodation
 - o Après ski activities
- How big is it ?
 - o 30-40% bigger than now
 - o 225 units
 - o 150,000 skier visits → conflict—what do we need for each?
 - o 100,000 skier visits
- Global warning – ski upper mountain
- Spaces for 300-400 rentals on hill skiers every day
- Skiing = 90-95% of visits
 - o Need to fee & accommodate them
- Natural characteristics
 - o Difficult hill – better skiers

- Wind – grooming & requires hardy skier
- Powder experience
- Need staff with shared passion in CMR
 - What do we have to offer them?
 - On hill accommodation
 - Buy-in
- Summer
 - Needs to be a priority
 - Justifies staff accommodation
 - Year round employment
 - Summer camps, lifestyle adventure camps
 - Mountain biking – conflicts with ASP
- 5 star hiking

3) Who will be here?

- Individuals, groups, families
- Day users
 - Primarily Southern Alberta Residence (80%)
 - School groups, service groups, church groups
- Destination Guests
 - Saskatchewan
 - Specialty tours
 - Snow chasers
 - 2-3 night business groups from Calgary
- Property owners
 - More diverse
 - Need to be creative to keep ownership
 - Fractional ownership
 - Skiing is primary attraction but increase summer use
- Other winter activities
 - Ski touring
 - Cat skiing
 - Cross country skiing – conflict yes or no?
 - Snow shoeing
 - Snowmobiling
 - Skating
 - Ice fishing
 - Winter survival training/avalanche courses
 - Concerts/dances
- Summer activities
 - Horses
 - Mountain biking
 - Fishing
 - Hiking

- Festivals
- Natural waterpark
- Workshops
- Retreats - Contemplation/meditation, Relaxing / peaceful
- Do we cater to specific demographics?
 - If we limit growth – restrict access
 - Don't cater to demographics
 - Probably not a high percentage of seniors
 - Cater to families
 - Don't cater to the rich
- Role of the Residents in surrounding area?
 - Important source of revenue – especially if high gas prices
 - May need to focus on buses to Pincher Creek and other
 - Source of feedback
 - Stewards of the area
 - Actively engage
- Are we meeting their needs?
 - Yes- need to plan properly
 - No – surrounding communities are critical
 - Yes – if we stick to our core goals

4) What is environment like?

- Impact to environment is mitigated
- Maintain same footprint
- Aesthetically green but not Natural – appealing look
- Softer look
- Parking lot & lagoon less visible
- Trees/planters for parking lot dividers
- Percentage of power from alternative sources like wind, solar & geo thermal
- Adopting best practices for environment

5) Economically Successful?

- Yes or we won't be here
- Against all odds we will fulfill requirements of
 - ASP
 - Business plan
 - Visitor/residential needs

Principles

- Sustainable financially/environmentally/socially – votes 1,1,1,1,1,2,3,4,4
- Good quality skiing – votes 1,1,1,2,3,3
- Quality experience – votes 1,2,2,4,4,4

- Lift tickets in timely fashion
- Decent food in reasonable time
- Friendly capable staff
- Lift cushions not bumpy
- Maintain community values – votes 2,2,3,3,3,4
- Need to protect the resort for future generations – votes 1,2,3,4,5,5
 - Financial
 - Environmental
 - Social
- 5 Star rustic – votes 2,4,5,5
- Financially viable – vote 1,3,4
- Adhere to present ASP – votes 3,3,5
- Proud of Castle – votes 5,5,5
- Friendly – votes 2,3
- Keep going – votes 2,5
- Value for shareholders – votes 4,5
- There is no rush – vote 2
- Our community giving back – vote 5
 - Stewardship day
 - Other projects ie. trail re-construction
- Less is more – no votes
- Culture is addictive – no votes

Development Philosophy:

- Need to make money (include snow making)
- Develop Phase 5 (last phase) to increase skier visits
 - Consider parking , snow making , aesthetics
 - Keep current base area footprints
 - More rental units
- Snowmaking
- Staff accommodation
- Fee simple ownership
- Architectural guidelines allow for different design

Operational Philosophy

- Need to make money
- Manageable debt
- Attract and retain best staff
- Lift operation
 - Upgrade lifts and cushions
 - Keep operating 99% of the time
 - No evacuation of lifts
- Expansion of services to support year round activities – F&B, accommodation

- Develop support activities to enhance the experience for all users – bonfires, hay rides
- Snow Farming
- Fully utilize entire LOC
 - o Define egress routes
 - o Trails
 - o Maps/directions
- Honesty and transparency
- 5 Star rustic

CASTLE MOUNTAIN RESORT MOUNTAIN MASTER PLAN

PROPOSAL

December 23, 2013

Prepared for:

Castle Mountain Resort Inc.
PO Box 610
Pincher Creek, Alberta
T0K 0W0

I. INTRODUCTION

In response to a request from Mr. Brad Brush, we are pleased to submit the following Proposal to update the Mountain Master Plan for Castle Mountain Resort. Contained herein is a brief discussion of the planning methodology, fees and expenses, timing, confidentiality and project acceptance. All aspects of this Proposal are flexible, with the intent of ensuring that the resultant product will be implementable and serve Castle's ongoing needs.

The primary goal will be to upgrade the Mountain Master Plan, incorporating the catskiing terrain and potential expansion lands, as well as taking into account prospective improvements to the lift and trail configuration, illustrating how those areas can ultimately be lift-serviced, while reflecting the optimal low density powder skiing experience that Castle is renowned for. The Plan will also incorporate the 2008 Castle Mountain Village Master Plan.

II. PLANNING METHODOLOGY

The following planning methodology is an interactive process in which the staff of BHA will work closely with key personnel of Castle Mountain in order to fully explore and upgrade the range of options for resort. Three sequential tasks have been defined as follows:

1. Existing Conditions Plan;
2. Development Concepts;
3. Mountain Master Plan.

II.1 Task One: Existing Conditions Plan

To initiate the project, we will upgrade our map base to reflect the current lift and trail configuration, the catskiing terrain, and the existing and proposed base area developments. With your input, this will be a relatively straight forward exercise of bringing the 2002 data base up-to-date (See Castle Mountain Resort Responsibilities). The resultant new Existing Conditions Plan will provide the foundation to explore and illustrate how the catskiing terrain can be tied into future lift and trail expansion opportunities and to incorporate the proposed intentions into the Mountain Master Plan, delineating the entire skiing and snowboarding potential at Castle. From this, we will calculate the Existing Comfortable Carrying Capacity (CCC) of the mountain and critically comment on opportunities to balance uphill and downhill capacities in terms of the Castle Mountain's vision for the future.

Directly associated with this, and building on the base area inventory completed in 2002, we will upgrade and review the support and staging facilities (grooming, built space, parking, beds, etc.) in terms of the CCC. These then will be compared to

industry standards in an effort to identify any perceived weaknesses that may be addressed in the development concepts to bring Castle Mountain's offering into balance.

II.2 Task Two: Development Concepts

Building on work already completed and a knowledge of the study area, we will superimpose the refined Existing Conditions Plan over slope, elevation and aspect analyses, creating a platform to define and illustrate future expansion opportunities. Subsequently, we will explore the potential of establishing lift and trail configurations within the catskiing terrain, the existing ski pods and adjacent terrain. From this, we will create a series of Concepts which will marry the existing lift and trail inventory with the expansion opportunities. We will calculate the CCC of the skiing and determine the pros and cons of the different mountain plan options. Tied to this, we will calculate the implications as they relate to the support and staging facilities of the resort, again in an effort to illustrate the facilities necessary to establish and maintain a well balanced resort. This will play into an improved understanding of the potential size and development of Castle as it relates to the phased development of the mountain and the implications as it relates to the existing and planned base village.

Upon completion, we will present the Concepts to the Castle Mountain Board of Directors. The characteristics, strengths and weaknesses of each Concept will be discussed in terms of the envisioned long term impacts on the resort. The objective of this meeting will be to agree on the elements that will make up the Preferred Concept.

II.3 Task Three: Mountain Master Plan

Returning to our offices, we will create the Preferred Concept. This will be forwarded to you for review. Based on any feedback, we will complete necessary refinements and create the Mountain Master Plan.

Once complete, we will create a document that will include plans of the existing conditions (including the catskiing) at Castle; the proposed mountain development incorporating new and upgraded lifts and trails; and, the phased implementation of the mountain plan, coordinated with the anticipated phased development of the base village plan. Complementing the plans, we will complete a concise write-up describing the rationale behind and the content of the proposed development program, supported with the appropriate graphics and 3D views. The final product will be designed both as an in-house reference and for submission to Alberta SRD for alignment with the Area Structure Plan and approvals.

III. PROJECT SCHEDULE

We can initiate the project immediately and will adjust our work schedules to co-ordinate with your time frames. The planning process to create the Mountain Development Plan, as proposed, will take approximately two month to three months to complete. Exact timing will be a function of the receipt of key information and feedback.

IV. CASTLE MOUNTAIN RESORT RESPONSIBILITIES

Castle Mountain shall be responsible for the provision of:

1. Additional digital files (dwg or Shape Files) of the study area topography, planimetric features and cadastral information. We will require the latest planimetric layers of the mapping (adding new trail development, existing and adjusted vegetation lines, rivers, creeks, the Huckleberry Triple Chair, buildings, roads, etc.). This should be based on the already provided most recent orthophotos (2011), geo-referenced and tied to the existing 20 metre contour interval topographic data base;
2. All legal boundaries (cadastral information) in a digital format that is geo-referenced and tied to the topographic data base;
3. All critical civil engineering and infrastructure plans and information in a digital format that is geo-referenced and tied to the topographic data base;
4. All mapped environmental inventory within the Study Area (soils, vegetation, wild life, hydrology, wetlands, etc.) in a digital format that is geo-referenced and tied to the topographic data base;
5. All background and data pertaining to sensitive environmental areas, issues, and development regulations;
6. All development regulations (zoning bylaws, design guidelines development restrictions, environmental restrictions, setbacks, etc.);
7. All known information pertaining to adjacent land use;
8. The resort's Vision statement and development goals and objectives.

V. FEES AND EXPENSES

Fees

The following is a breakdown of the professional fee estimate for each of the proposed tasks.

Task 1: Existing Conditions Plan	\$6,000.00
Task 2: Development Concepts	9,480.00
Task 3: Mountain Master Plan	<u>13,040.00</u>
 Total Fees	 <u>\$28,520.00</u>

Expenses

All expenses (production costs, site visit costs, project process related costs, etc.) are in addition to the Fees. Generally expenses can be expected to be approximately 12% of the Fees. All effort will be made to keep expenses to an absolute minimum. Expenses will be billed at cost plus 10% for handling and carrying charges. Any applicable taxes are in addition to the above.

Fees and Expenses for Additional Work

Work outside the scope of the tasks described within this proposal will not be undertaken without the prior consent of the Client. Such work will be embarked upon based on either a new proposal or at per diem rates.

VI. PAYMENT SCHEDULE

Brent Harley and Associates are prepared to commence work immediately upon receipt of the signed contract. Invoices will be submitted upon completion of each task or on a monthly basis, whichever comes first. Payment is requested upon submission. Past due accounts are assessed a carrying charge of 18% per year. Costs of collection, if required, shall be borne by the Client.

VII. CONFIDENTIALITY

The staff of BHA shall hold all information in confidence until such time that the findings of our work are made public.

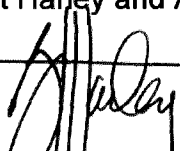
VIII. DISCLAIMER

This offering shall in no way be construed to be a guarantee of approvals, rezoning or development rights.

IX. ACCEPTANCE

If you are in agreement with the terms, conditions, and scope of services described above, your signature on a duplicate copy of this original and its return to this office, shall constitute a contract between us.

Respectfully submitted,
Brent Harley and Associates Inc.



Brent Harley, B.E.S., B.L.A., M.B.A.
President

December 23, 2013
Date

For: Castle Mountain Resort
(Authorised Signature)

Date

Tara Cryderman

Addition
Oct 13

From: Wendy Kay
Sent: Tuesday, October 13, 2015 12:56 PM
To: Tara Cryderman
Subject: Fwd: Meeting with Council
Attachments: LLG Request for support - AUC Proceeding 20846.pdf; ATT00001.htm; LLG to DLarder AUC 4Sep2015.pdf; ATT00002.htm

Sent from my iPhone

Begin forwarded message:

From: Ted <tetleycreek@xplornet.com>
Date: October 8, 2015 at 3:18:24 PM MDT
To: 'Wendy Kay' <wkay@mdpincercreek.ab.ca>
Cc: 'Quentin Stevick' <CouncilDiv1@mdpincercreek.ab.ca>
Subject: Meeting with Council

Wendy Kay Cao MD Pincher Creek

Hi Wendy

I would like to be able to give a short presentation to Council On Tuesday October 13th. Livingstone Landowners Guild is requesting that the AUC review the need for the proposed Altalink Castle Rock to Chapel rock Transmission Line. We would like the MD to support the need for a review. I have attached a letter explaining in more detail what we want as well as a letter from Mr. Larder (council for the AUC) requesting LLG to ask For the Review. This is very short notice but we only recently received the letter from Mr. Larder and there is a registration deadline of October 19th.

Thank you for consideration of this matter.

Ted Smith

President LLG



Livingstone Landowners Guild

P.O. Box 148
Cowley, Alberta T0K 0P0

7 October 2015

AltaLink – Castle Rock Ridge to Chapel Rock Transmission Project – Request for Support of Review with Alberta Utilities Commission

In September 2014, AltaLink announced plans to build a transmission line from Castle Rock Ridge to Chapel Rock (CRRCR) northwest of Pincher Creek. The Livingstone Landowners Guild (LLG) became involved immediately over concerns with the route options that all run along the iconic Highway 22 corridor or the gateway to the Crowsnest Pass south of Highway 3, then cross the highway into the environmentally sensitive Eastern Slopes of the Livingstone Mountain Range.

LLG first engaged AltaLink and Alberta Electrical Systems Operator (AESO, who hired AltaLink) with economic, environmental and aesthetic concerns of such a proposed transmission line and large substation. LLG is in favour of Green energy but there is a large concentration in the MD of Pincher Creek area already, which creates a discounted price producers receive and problematic spikes in the grid. This proposed line is therefore outdated, unnecessary and a waste of rate payers' money.

The LLG Board of Directors then sent letters to AESO and the previous Premier and various involved Ministers, requesting a review of the need for this \$750 million transmission project. With the change in government, we then sent similar letters to the new Premier and Ministers. In June, the MD of Pincher Creek Council sent an official letter to AESO requesting a formal review of the need for this proposed line after LLG presented our position at the MD Council Meeting.

Response so far to our efforts has been dismissive by AESO and non-committal by the government. Meanwhile, AltaLink has continued to push forward and is in the final stages of determining their preferred and alternate routes for submission to the AESO and AUC, most likely in November.

“Proceeding 20846 – CRRCR Transmission Project – AltaLink – Request for Review”

In September we wrote to the Alberta Utilities Commission (AUC) requesting a review of the need for this project. They replied that we must first register and then submit an application to have the line reviewed before they would consider undergoing a formal review.

LLG therefore officially registered an application on September 18, for Review of Decision 2009-126 with the AUC, who approved the need for this line six years ago. LLG posted to the AUC proceeding, a letter sent to Mr. Douglas A. Larder, QC (General Counsel – AUC) that provides an introduction, background of our consultations with AESO and AltaLink and the basis for LLG's request for review of the CRRCR project. The letter is attached for your reference.

While our efforts on behalf of the LLG has raised the issue in the media, with AltaLink and AESO and with the Alberta government and the AUC, we have been advised that our application would be significantly

strengthened if other concerned groups also file their support of this proceeding and opposition to this unnecessary, expensive transmission project.

We ask for your support by registering with the AUC as a Participant and uploading your document of concern regarding this proposed transmission project to Proceeding 20846. Submissions in support of Proceeding 20846 must be registered with the AUC on or before **Monday, October 19, 2015**.

How to use AUC's eFiling system to register and make a filing to support Application for Review of Decision 2009-126; Proceeding 20846

To provide your support of LLG's request for a review of the CRRCR Transmission Project:

1. Register a user account on AUC's eFiling system
2. Register as a Participant to upload your document to Proceeding 20846
3. Register to receive notifications on Proceeding 20846

Please contact the AUC information desk: info@auc.ab.ca or 403-592-4500 for assistance with the process of creating a user account, registering as a participant and uploading your document. The AUC staff are happy to help you access and use their eFiling system quickly and efficiently.

Alternately, instructions for accessing the AUC eFiling system can be found via this link: <http://www.auc.ab.ca/applications/filing-an-application/Pages/ElectronicFilingSystems.aspx>.

Application for Review of Decision 2009-126
Proceeding 20846 – CRRCR Transmission Project – AltaLink – Request for Review of Need
Application: 20846-A001
Category: Review and variance
Type: Independent system operator decision review – stage 1
Primary applicant: Livingstone Landowners Guild

Thank you for your prompt attention to this information and request. Please contact me if you have comments or need more information.

Sincerely,



Ted Smith, President
Livingstone Landowners Guild
(403-628-2004; tetleycreek@xplornet.com)

Att: Letter to D. Larder, QC, General Counsel AUC



Livingstone Landowners Guild

P.O. Box 148
Cowley, Alberta T0K 0P0

4 September 2015

Sent via email - doug.larder@auc.ab.ca

Alberta Utilities Commission
Fifth Avenue Place
#400, 425 - 1 Street SW
Calgary, AB T2P 3L8

Attention: Douglas A. Larder, Q.C., General Counsel

Re: *Castle Rock Ridge to Chapel Rock Transmission Project: Request for Review of Southern Alberta Transmission Reinforcement (SATR) Needs Identification Document (NID) – Livingstone Landowners Guild*

Introduction

The Livingstone Landowners Guild represents interested landowners in the Oldman River Watershed north of Highway 3 and east of the Livingstone range to the Porcupine Hills. The primary focus of the LLG is to ensure community consultation and participation with industry and Government in the planning of future development in our area. This is necessary to protect human health, groundwater resources, native prairie grass ecosystems, air quality, property values, cattle health and the aesthetic value of a unique and remarkable landscape.

The LLG has been an active stakeholder with respect to the Castle Rock Ridge to Chapel Rock (CRRCR) transmission line being proposed by AltaLink Management Ltd. (AltaLink). The CRRCR line, which the LLG understands could be applied for by AltaLink as early as September 2015, traverses the heart of the area occupied by members of the LLG, from the Oldman River reservoir in the south to near the Whaleback in the north.

The need for the CRRCR line was advanced by the AESO in 2008 as part of the SATR NID project. The SATR NID was approved by the AUC in 2009. The LLG believes much has changed since the SATR NID was prepared by the AESO in 2008. In view of these changes, in various consultations with the AESO and AltaLink on the CRRCR project dating back to late 2014 the LLG has questioned the continued need for this part of the SATR project. A brief summary of those consultations follows.

Background: Consultation between the LLG, the AESO and AltaLink

AltaLink and the AESO began consulting on the CRRCR project in early 2014. On March 9, 2015, the LLG sent a letter to the AESO seeking clarification with respect to the continued need for the CRRCR transmission line. The AESO replied to our letter by letter dated March 25, 2015. On May 13, 2015, representatives of the LLG met with representatives of the AESO and AltaLink. At this meeting, the LLG

again pressed the AESO on the continued need for the CRRCR line. By letter dated May 29, 2015, the AESO requested that the LLG provide more detailed information on why we believe the need for the CRRCR (assuming it exists) can be met by means that will cost significantly less than the CRRCR project (and avoid impacting environmentally and culturally significant lands). By letter dated June 5, 2015, the LLG wrote the AESO and attached a technical brief prepared by an electrical engineering consultant for the LLG, which proposed alternatives to the CRRCR project. On July 16, 2015, the AESO responded by rejecting the LLG's consultant's proposed alternatives. We attach copies of the correspondence and meeting notes referred to above.

The LLG has concluded that the AESO has simply closed its mind to the possibility that there may be another way to accomplish the current stated purpose of the CRRCR project. Accordingly, we feel we have no choice but to ask the AUC to look into this matter. We note that, in addition to the various pieces of correspondence between the LLG and the AESO referred to above, on July 20, 2015 the Municipal District of Pincher Creek also requested that the AESO review the need for the CRRCR project. A copy of the MD's letter is attached. Based on the LLG's experience dealing with the AESO, it is reasonable to assume that the AESO will reject the MD's request.

Basis for Request

The LLG asks the Commission to review the need for the CRRCR component of SATR on the following basis. As noted in our letter to the AESO of March 9, 2015, in paragraph 2 of the SATR NID the AESO stated that:

"... the proposed reinforcements are required to principally respond to the anticipated development of wind generation in Southern Alberta."

In paragraph 10 of the SATR NID, the AESO stated that it was recommending the construction of a 240 kV looped system to:

"... enable the ultimate connection of up to 2,700 MW of wind power currently proposed for interconnection throughout the region."

In paragraph 11 of the SATR NID, the AESO repeated that "up to 2,700 MW of new wind generation is seeking or will seek interconnection to the AIES in Southern Alberta or the next ten years".

Finally, AESO December 15, 2008 to stakeholders attaching the SATR NID stated:

"The AESO has identified the need to integrate 2,700 MW of wind interest over the next 10 years in Southern Alberta."

The stated rationale in the original NID is clear. It was the expected integration of 2,700 MW of new wind generation over the period 2007 to 2017 in Southern Alberta.

As landowners and residents in the area, the LLG is aware that development of wind farms in the Pincher Creek area has essentially stopped. The LLG's investigations have revealed that, of the predicted 2,700 MW of wind development in southern Alberta, only 620 MW has in fact been developed, such that the total installed wind capacity in southern Alberta is still only about 1,120 MW.

As noted above, all of this led the LLG in its consultations with the AESO and AltaLink to question the continued need for the CRRCR project. At an open house held in the Crowsnest Pass on February 11, 2015, the LLG and other members of the public and the media questioned a representative of the AESO about the need for the CRRCR project. The AESO representative stated:

“What we are really concerned about is reliability. We always want to make sure that people’s lights are on and if we have a situation where the transmission system can’t be moving the flow of power that can lead to when we have to actually turn people’s lights off.”

At the same open house, representatives from AltaLink told LLG members that the CRRCR project was required for “redundancy”.

The LLG believes that what the AESO and AltaLink are saying today about the need for the CRRCR project is clearly different from what the AESO said in the SATR NID in 2008. When the LLG has questioned the AESO about the change in forecast wind development in the Pincher Creek area, the AESO has responded by making the following argument.

The AESO states that in the SATR NID the construction milestone to connect the Crowsnest substation (now Chapel Rock) to the Goose Lake substation (now via Castle Rock Ridge) is 600 MW of wind generation forecast for the Pincher Creek area. Right now, there is only 427 MW of existing wind generation in the Pincher Creek area. However, the AESO points to “an additional 589 MW of future wind generation in the AESO connection queue”, which means that a total of 1,016 MW of wind generation in the Pincher Creek area is forecast.

With respect, the LLG believes this a specious argument, since the majority of the Pincher Creek wind development in the connection queue will almost certainly never get built. The vast majority of it has been in the queue for years and has never proceeded to development. Given the current situation in the Province of Alberta (low power pool prices, low oil and gas prices, etc.), the likelihood of this future wind development proceeding is remote in the extreme. The LLG believes that the AESO is inappropriately relying on what are effectively dead projects that have been in the connection queue for years without advancing, as justification for the continued need for the CRRCR project.

The LLG has also been given to understand that changes to turbine technology have made areas of very high wind speed, such as the Pincher Creek area, less desirable as wind farm locations. If true, this is further reason why the wind development projects still in the connection queue will never get built.

Further, the LLG is also aware that the AESO is currently developing a plan to restore the Alberta-BC Intertie and that the CRRCR line apparently forms part of that plan.

Finally, the LLG notes that in the SATR NID, the estimated cost (in 2008 dollars) of the Crowsnest to Goose Lake project (now the CRRCR project) was \$217 million. In our consultations with the AESO and AltaLink, the LLG has heard current estimates of between \$350 to \$500 million for the CRRCR project. That LLG believes that this significant escalation in cost demands that the AUC review the CRRCR project to ensure that incurring this escalated cost, which will be borne by Alberta ratepayers, is really necessary.

The LLG cannot definitively state today that there is no need for the CRRCR project. What we can say is that the original need advanced in support of the CRRCR project no longer holds. Therefore, assuming there is another, different need for the CRRCR project today as compared to 2008, that need has not been approved by the AUC. That being the case, the CRRCR transmission project lacks the necessary statutory authority to proceed.

Accordingly, the LLG believes the public interest demands that a review of the need for the CRRCR project be undertaken. Such a review would allow the public, interested parties and the Commission to assess whether the CRRCR project is needed for reasons other than those advanced by the AESO in the SATR NID in 2008, which clearly are no longer valid. It would also allow the Commission to assess whether, assuming there is a need for the CRRCR, the AESO is proposing the least costly means of meeting that need.

The LLG asks that the Commission exercise its discretion under Section 2 of AUC Rule 016 and undertake a review of the need for the CRRCR project on its own motion.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted Smith", with a long horizontal flourish extending to the right.

Ted Smith
President, Livingstone Landowners Guild
(403-628-2004; tetleycreek@xplornet.com)

cc: Members – Livingstone Landowners Guild
att: 5

MINUTES
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
REGULAR COUNCIL MEETING
SEPTEMBER 22, 2015

8557

The Meeting of the Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, September 22, 2015, in the Council Chambers of the Municipal District Building, Pincher Creek, Alberta.

PRESENT Reeve Brian Hammond, Councillors Quentin Stevick, Terry Yagos, and Garry Marchuk

ABSENT Councillor Fred Schoening

STAFF Chief Administrative Officer Wendy Kay, Director of Finance and Administration Mat Bonertz, Director of Operations Leo Reedyk, Director of Development and Community Services Roland Milligan, and Executive Assistant Tara Cryderman

Reeve Brian Hammond called the Council Meeting to order, the time being 1:00 pm.

Chief Administrative Officer Wendy Kay administered the Oath of Office for Quentin Stevick as Councillor for Division 1, for the Municipal District of Pincher Creek, No. 9.

A. **ADOPTION OF AGENDA**

Councillor Terry Yagos 15/397

Moved that the Council Agenda for September 22, 2015, be approved as presented.

Carried

B. **DELEGATIONS**

1) Request for Fire Equipment

Fraser Stewart, with Castle Mountain Community Association, appeared as a delegation to speak to their letter, dated September 3, 2015, requesting additional fire equipment for Castle Mountain.

All the fire equipment at Castle Mountain is at least 20 years of age; most of this equipment was used when it was donated to the association.

The purpose of the equipment is to action fires quicker and be the first response to a fire at Castle Mountain.

The request is to replace the existing equipment and to start an inventory for reserve.

There is a double garage currently housing the fire equipment.

There are approximately 140 dwelling units at Castle Mountain.

There are approximately 20 full time residents.

There are approximately 10-12 fire staff currently.

C. **MINUTES**

1) Council Meeting Minutes

Councillor Garry Marchuk 15/398

Moved that the Council Meeting Minutes of September 8, 2015, be approved as presented.

Carried

Minutes
Council Meeting
September 22, 2015

D. UNFINISHED BUSINESS

(1) Waste Removal Services

Councillor Garry Marchuk 15/399

Moved that the report from Director of Operations, dated August 11, 2015, regarding Waste Removal Services, be received;

And that Council direct Administration to tender the Municipal Waste Removal Services to determine if a better price and service can be obtained;

And further that our current contractor be contacted to enquire if they would be willing to extend our current Waste Removal Contract for 90 days.

Carried

(2) Regional Centres for Arts, Design and Entrepreneurship (RCADE) Project

Councillor Garry Marchuk 15/400

Moved that the email from Dan Crawford, dated August 26, 2015, as well as the powerpoint presentation, be received;

And that a letter of support for the RCADE Project be forwarded to Mr. Crawford.

Carried

E. CHIEF ADMINISTRATOR OFFICER'S (CAO) REPORTS

1) Operations

a) Operations Report

Councillor Terry Yagos 15/401

Moved that the Operations Report for the period of September 2, 2015 to September 16, 2015, be received as information.

Carried

2) Planning and Development

a) Road Closure Resolution – NW 8-6-2 W5M – McDowall

Councillor Terry Yagos 15/402

Moved that the report from the Director of Development and Community Services, dated September 17, 2015, regarding Road Closure Resolution – NW 8-6-2 W5M – McDowall, be received;

And that the following resolution be passed:

A Resolution of the **Municipal District of Pincher Creek No. 9** for the purpose of closing to public travel and cancelling a public highway in accordance with Section 24 of the Municipal Government Act, Chapter M26, Revised Statutes of Alberta 2000, as amended.

WHEREAS, the lands hereafter described are no longer required for public travel,

NOW THEREFORE be it resolved that the Council of the Municipal District of Pincher Creek No. 9 does hereby close the following described road, subject to rights of access granted by other legislation.

Minutes
 Council Meeting
 September 22, 2015

NW ¼ SEC 8-6-2-5
 THAT PORTION OF ROAD PLAN 1699BM LYING TO THE NORTH OF A LINE PRODUCED
 FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, PLAN 1310444,
 PERPENDICULAR TO THE SOUTHEASTERLY BOUNDARY OF ROAD PLAN 1699BM
 ACROSS SAID ROAD.

CONTAINING 1.477 HECTARES (3.65 ACRES) MORE OR LESS
 EXCEPTING THEREOUT ALL MINES AND MINERALS

To be placed back in Certificate of Title No: 131 037 826 +1

Carried

3) Finance

Nil

4) Municipal

a) CAO Report

Councillor Terry Yagos 15/403

Moved that Councillor Quentin Stevick be appointed as an Alternate to the Pincher Creek
 Municipal Library Board.

Carried

Councillor Terry Yagos 15/404

Moved that the CAO report for the period of September 4, 2015 to September 17, 2015, as well
 as the Administration Call Log, be received as information.

Carried

F. CORRESPONDENCE

(1) For Action

a) MCC Arena Condenser and Chiller Project – Request for Funding

Councillor Garry Marchuk 15/405

Moved that the letter from the Town of Pincher Creek, dated September 1, 2015, regarding the MCC
 Arena Condenser and Chiller Project, be received;

And that this item be referred to budget discussions.

Carried

b) Alberta Culture Days 2015

Councillor Garry Marchuk 15/406

Moved that the letter from the Pincher Creek and District Municipal Library, regarding Alberta
 Culture Days 2015, be received;

And that Reeve Brian Hammond be authorized to attend to represent the MD.

Carried

Minutes
Council Meeting
September 22, 2015

(2) For Information Only

Councillor Terry Yagos 15/407

Moved that the following be received as information:

- a) Brochures from TransCanada
 - Letter from TransCanada, received September 8, 2015
- b) Regional Collaboration / Mediation
 - Letter from Town of Pincher Creek, dated September 4, 2015
- c) Thank You Card
 - Thank You Card from Pincher Creek Rodeo Club, received September 15, 2015
- d) Curling Rink Update
 - Letter from Pincher Creek Curling Club, received September 17, 2015

Carried

(3) Castle Mountain – Request for Fire Equipment

Councillor Terry Yagos 15/408

Moved that the letter from the Castle Mountain Community Association, dated September 3, 2015, requesting additional fire equipment for Castle Mountain, be received;

And that this request be referred to the next Emergency Services meeting for their consideration.

Carried

G. COMMITTEE REPORTS

Councillor Quentin Stevick – Division 1
- Nothing to report at this time

Councillor Fred Schoening – Division 2
- Absent

Councillor Garry Marchuk – Division 3
- Oldman River Regional Services Commission,
- Minutes from July 9, 2015

Reeve Brian Hammond - Division 4
- Nothing to report at this time

Councillor Terry Yagos – Division 5
- Lundbreck Citizens Council

Councillor Terry Yagos 15/409

Moved that the committee reports be received as information.

Carried

H. IN CAMERA

Councillor Garry Marchuk 15/410

Moved that Council and Staff move In-Camera, the time being 1:40 pm.

Carried

Minutes
Council Meeting
September 22, 2015

Councillor Garry Marchuk 15/411

Moved that Council move out of In-Camera, the time being 2:17 pm.

Carried

I. ADJOURNMENT

Councillor Quentin Stevick 15/412

Moved that Council adjourn the meeting, the time being 2:18 pm.

Carried

REEVE

CHIEF ADMINISTRATIVE OFFICER

MD OF PINCHER CREEK

OCTOBER 8, 2015

TO: Wendy Kay, Chief Administrative Officer

FROM: Leo Reedyk, Director of Operations

SUBJECT: Policy 303 Winter Maintenance of Municipally Directed, Controlled and Managed Roads and Airport Surfaces and 2015 / 2016 Snow Plow Map

1. Origin

To ensure an adequate level of service for travellers within the Municipality during winter operations the Municipal District has implemented a policy to prioritize winter maintenance and set levels of service.

Annually Public Works produces a snow plow map that outlines the school bus routes (priority 1) and the other plowed roads (priority 2) for the MD.

2. Background:

Public Works Staff have combined the First Student Canada and Public Works maps for the 2015/2016 season into the snow plow map. The only concern raised by Public Works is TR RD 5-1 west of RR 30-3 as it is not built to 317 standard. There were numerous changes to the map for this winter season. Policy 303 requires that Council approve the map on an annual basis.

Since its adoption in October of 2009, Policy 303 (attached) has set out the priorities for snow removal. Administration has identified our Hamlets, except for school bus routes as priority two along with all other priority two oiled and gravel roads.

The Pincher Creek Airport is identified as a priority three except that a surface condition report will be completed as early in the day as possible on week days. Although there are initiatives being undertaken to increase the use of the airport, there is currently no expressed need to increase this level of service.

As the weather in the area can be severe and unpredictable, maintenance of our surfaces will always revert back to priority one until storms pass. This approach ensures that the priority one surfaces are maintained and passable prior to opening up additional areas. The down side is that some locations may not see a plow for days during and after a storm.

There are no changes to Policy 303 recommended at this time.

3. Recommendation:

THAT the report from the Director of Operations, dated October 8, 2015 regarding 2015/2016 Snow Plow Map be received;

AND THAT Council approve the snow plow map for the 2015/2016 snow plowing season.

Respectfully Submitted,



Leo Reedyk

Attachment: Policy 303 Winter Maintenance of Municipally Directed, Controlled and managed Roads and Airport Surfaces;
The 2014/2015 Snow Plow Map is hanging in Council Chambers

Reviewed by: Wendy Kay, Chief Administrative Officer

W. Kay

Date: *October 9, 2015*

MUNICIPAL DISTRICT OF PINCHER CREEK

POLICY

303

**TITLE: WINTER MAINTENANCE OF MUNICIPALLY DIRECTED,
CONTROLLED AND MANAGED ROADS AND AIRPORT SURFACES**

Approved by Council:

Date: October 28, 2009

Revised by Council:

Date:

Whereas Council recognizes the variety of weather conditions that may occur within the Municipal District of Pincher Creek No. 9 and the effect that this weather can have on particular areas within the municipality, Council establishes the following system of winter maintenance for municipally directed, controlled and managed roads and airport surfaces:

A Municipal District of Pincher Creek No. 9 map, detailing winter maintenance priorities, will be developed annually by the public works department by October of each year. Once Council has adopted the priority map, copies will be made available to MD Council, Administration and Operators.

Snow Removal and Ice Control Priorities

- 1.) Bus routes as established by the Livingstone Range School Division and adopted by Council and short connector portions of local roads shall be the first priority in terms of snow removal and control of ice. The Public Works Superintendent should not use salted sand for the control of ice on bus routes located on gravel or oiled roads. Snowplowing on these roads should not occur with less than six inches of snow.
- 2.a) All Remaining oiled and gravel municipal roads shall be second priority in terms of snow removal and control of ice. The Public Works Superintendent may use whatever municipal resources he/she deems appropriate in the removal of snow and ice, taking into account budgetary allocations concerning manpower, equipment, materials and supplies. However, the Public Works Superintendent should not use salted sand for the control of ice on gravelled or oiled roads. Snowplowing on these roads should not occur with less than six inches of snow.
- 2.b) Seniors, living in place and residents with medical conditions, that have limited ability to maintain their driveways, may make application to Council to have their driveways plowed, as per Appendix A. Once their application is approved, their driveways will be plowed on a second priority basis, with the understanding that the Municipal District will not be liable for any property damages.

-
- 3.) The Pincher Creek Airport will be inspected and the surface condition reported by a qualified operator as early in the day as priorities allow (Monday to Friday except Holidays). A NOTAM indicating the surface condition will be issued following inspections and snow removal shall be initiated on a priority three basis for all public areas including aircraft maneuvering surfaces and or parking areas. No salt or sand will be applied to aircraft maneuvering surfaces at any time. Surface maintenance will consist of plowing or blowing of snow only. Only trained qualified MD operators will be used in airport surface winter maintenance.
 - 4.) On request to the Public Works Superintendent, private driveways or airport leased areas may be plowed, with the understanding that the Municipal District will not be liable for any property damages and that each request is subject to a minimum charge as established by policy. Snow removal of this category is on a fourth priority basis.
 - 5.) Maintenance of roads within forestry lands as identified in Policy 321 shall be conducted on a priority five basis.
 - 6.) Undeveloped road allowances and portions of developed roads receiving low traffic volumes or providing alternate means of access and roads developed to minimum standard might not be plowed.

The Public Works Superintendent may exercise his/her discretion dependant on snow conditions and weather forecasts in maintaining MD roads and airport surfaces. Ratepayer and/or private contractor equipment may be requested by the Public Works Superintendent to assist in the delivery of this program; otherwise no snow plowing by individuals on MD roads or airport surfaces is allowed.

MD OF PINCHER CREEK

OCTOBER 7, 2015

TO: Wendy Kay, Chief Administrative Officer
FROM: Leo Reedyk, Director of Operations
SUBJECT: Policy 312 License of Occupation

1. Origin

At their March 11, 2014 meeting, Council directed the Agricultural Service Board to initiate a review of our License of Occupation Process/Procedures, including a review of how other jurisdictions manage the process.

2. Background:

The Agricultural Service Board has reviewed the existing License of Occupation Policy, its processes and procedures for the Municipal District as well as the policies of numerous other jurisdictions.

At their October 1, 2015 meeting, the Agricultural Service Board passed Resolution 15/069 that states:

“Moved to forward proposed changes to the current License of Occupation Policy, to Council for their consideration.”

The proposed changes to the policy and appendix are underlined in the attached documentation.

3. Recommendation:

THAT the report from the Director of Operations, dated October 7, 2015, regarding Policy 312 – License of Occupation be received;

AND THAT Council consider the Agricultural Service Board’s comments and adopt the amending Policy 312 - License of Occupation.

Respectfully Submitted,

Leo Reedyk



Attachments: Draft Policy 312 License of Occupation Documents

Reviewed by: Wendy Kay, Chief Administrative Officer *W. Kay*

Date: *October 8, 2015*

MUNICIPAL DISTRICT OF PINCHER CREEK
POLICY

312

TITLE: LICENSE OF OCCUPATION

Approved by Council:

Date: April 28, 2009

Revised by Council:

Date:

Municipal road allowances, not presently required for road construction, may be leased under a “license of occupation” by the landowner or interested party for agricultural use, provided that where the road allowance borders two or more landowners, the applicant has approval of bordering landowner(s) prior to application.

Fees are established per half mile or portion thereof, as per Policy 5.3.2.1 - Schedule of Fees and Charges – Schedule 1.

Appendix A

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
APPLICATION FOR LICENCE OF OCCUPATION

Date: _____

I/We _____ of _____
Print Address

Hereby apply for a permit to occupy:

a) The following described road allowance _____ or

b) The property described as follows:

for _____ purposes.

I control the following lands:

<i>Portion</i>	<i>Section</i>	<i>Township</i>	<i>Range</i>	<i>Meridian</i>

I/WE have reached an agreement with the occupants of lands adjoining said road allowance/property as to the erection and maintenance of line fences adjoining said road allowance. I/WE agree to be bound by the terms and conditions to the attached Licence of Occupation form.

SIGNATURE OF APPLICANT: _____

CONSENT OF ADJOINING OWNER OR OCCUPANT

I/We _____ hereby consent to the granting of a
permit to _____ to occupy the above described
road allowance/property.

Signature

Print

This information is being collected under the authority of the Municipal Government Act, Part 3; Division 2; and the Freedom of Information and Protection of Privacy Act and will be used to issue a License of Occupation. If you have any questions about the collection of this information contact Wendy Kay at 403-627-3130.

Appendix B

MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

LICENSE OF OCCUPATION

Date: _____

Between the Municipal District of Pincher Creek No. 9 (the Lessor) and

_____ (the Lessee).

In consideration of the receipt of a license fee as prescribed by the Schedule of Fees and Charges and subject to the terms and conditions stated below, the Lessor hereby grants a license of occupation to the Lessee on the following described road allowance(s):

for agricultural purposes (e.g. livestock grazing or crop production).

Terms and Conditions:

1. The Lessee hereby indemnifies and holds harmless the Lessor from any and all claims or causes of action, including personal injury, death, or property damage brought by the Lessee or his/her agent that may arise or result from or in connection with the Lessee's use of the leased land under this license. Without restricting the generality of the foregoing, the Lessee indemnifies and holds harmless the Lessor from any and all claims that may arise as a result of use of the leased land by the Lessee for grazing of livestock.

2. The Lessee shall obtain general public liability insurance of not less than two million (\$2,000,000) dollars for claims brought as a result of personal injury, death, or property damage, occasioned as a result of the use of the road allowance by third parties, provided that such use was authorized by the Lessee and occasioned by or in connection with actions or responsibilities, including the grazing of livestock, of the Lessee.

3. The Lessee shall be responsible for managing and control of noxious and other weeds on the leased lands caused by or in connection with the Lessee's use of the leased lands.

4. The Lessee shall be responsible for prevention and repair of any erosion to soil or waterways caused by or in connection with the Lessee's use of the leased lands.

5. The Lessee may erect and maintain fences or other structures reasonably required in connection with their use of the leased lands under this license, provided that such fences or structures shall not unreasonably impede or prevent legal access by the public and are approved in advance.

6. The Lessee shall not prohibit or unreasonably restrict public access and passage over the road allowance, but may from time to time impose conditions or restrictions on access and use where such conditions are temporary in nature and reasonably necessary or appropriate to the Lessee's operations and responsibilities under this agreement. The Lessee may install a sign to indicate to the public conditions of access.

7. This license shall continue in effect for a period of five years, provided that applicable fees are paid and the Lessee shall provide evidence of continuity of insurance each year by January 30th. Notwithstanding the above, either party may terminate the license upon six months' notice and provided that reasonable opportunity has first been afforded to the other party to discuss any issues or problems leading to the proposed termination.

8. This license may be revoked or terminated for cause by the Lessor upon three day's written notice to the Lessee, and the Lessee shall immediately cease using and remove any livestock from the road allowance, and this agreement shall be terminated. The Lessee shall have no claim in connection with rightful termination by the Lessor under this section.

Lessee

Lessee

Municipal District of Pincher Creek No. 9

Wendy Kay, Chief Administrative Officer

MD OF PINCHER CREEK

OCTOBER 7, 2015

TO: Wendy Kay, Chief Administrative Officer
FROM: Leo Reedyk, Director of Operations
SUBJECT: Capital Purchase – Side by Side QSM 3-300 Liter Sprayer

1. Origin

The Municipal District of Pincher Creek annually tenders for equipment in the capital replacement plan. In 2014 the municipality had projected the replacement of our Quad Sprayer. The replacement cost estimate for the 2015 budget of \$6,000 was based on a 2014 quotation.

2. Background:

The preferred sprayer tendered is manufactured in Australia and is quoted in US dollars. The budgeted amount of \$6,000 is less than the \$7,585 quotation received. This is as a direct result of the high US dollar.

3. Recommendation:

THAT the report from the Director of Operations, dated October 7, 2015 regarding the Capital Purchase – Side by Side QSM 3-300 Liter Sprayer be received;

AND THAT Council approve the purchase of the QSM -3-300 Liter Sprayer with funding of \$7,585 coming from 2-62-0-762-2762.

Respectfully Submitted,

Leo Reedyk



Reviewed by: Wendy Kay, Chief Administrative Officer *W. Kay*

Date: *October 8, 2015*

Director of Operations Report October 8, 2015

Operations Activity Includes:

- September 21, Porcupine Hills Tour/Workshop – MD Willow Creek;
- September 22, Regular Council;
- September 24, Staff Meetings;
- September 24, Provincial Departments meeting on Castle Park;
- September 30, 20 Year Capital Plan meeting;
- October 1, Agricultural Service Board meeting;
- October 2, Capital Budget meeting;
- October 7, Public Works Safety meeting.

Agricultural and Environmental Services Activity Includes:

- September 21, Porcupine Hills Tour and Planning Workshop;
- September 23, Initiate planning a tree and shelterbelt workshop and a succession planning workshop;
- September 30 to October 8, Bobby Burns Fish Pond – Beavers – wrapped trees;
- October 7, EFP workshop for producers
- Working with Mat/Leo/Janene on Environmental Liabilities Project (ongoing)
- Planning EFP Workshop for producers in October (ongoing)
- Fall Spraying all species is ongoing;
- Equipment Servicing for winter;
- Therriault Dam water release to fill producer dugouts.

Public Works Activity Includes:

- Temp snow fence installation;
- Spot gravelling to prepare for freeze up;
- Mowing ditches;
- Paridean Hill ditching completed;
- Brocket culvert installation complete;
- Yard cleanup;
- Cold Mix patching;
- Poured concrete pad at office for standby generator;
- First Aid training.

Upcoming:

- October 13, Regular Council meeting;
- October 13, Grumpy Back Road Public meeting;
- October 14, Developing and Navigating Environmental Management Systems Workshop;
- October 14, Joint Worksite Health and Safety meeting;

- October 14, Shell Waterton New Development Committee meeting;
- October 15, Staff meeting;
- October 19, MD Contaminated Sites Environmental Liabilities meeting;
- October 19, Regional Joint Council meeting;

Project Update:

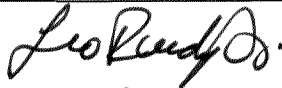
- 2013 Disaster Recovery Projects
 - Satoris Road – Awaiting AEP approval
 - Goat Creek Bridge – Construction started September 14.
- 2014 Disaster Recovery Projects
 - Oldman River/Lank Bridge Armour – awaiting DRP assessment.
- Community Resilience Program
 - Regional Water System Intake Relocation – Design option chosen, bathometric survey completed, detailed design underway.
- Capital Projects
 - RR 29-5 (Bill Cyr Road) – Construction completed;
 - TR 8-4 (Paradien Hill) – Drainage work completed, extra gravel to be applied;
 - North Burmis Road Intersection – Land acquisition complete, Awaiting environmental permitting;
 - Maycroft Road Right of Way – Land acquisition complete;
 - Summerview Bridge – Contractor retained;
 - Beaver Mines Fire Hall, draft report returned with comments.

Call Logs – attached.

Recommendation:

That the Operations report for the period September 16, 2015 to October 8, 2015 be received as information.

Prepared by: Leo Reedyk



Date: October 8, 2015

Reviewed by: Wendy Kay



Date: October 8, 2015

Submitted to: Council

Date: October 13, 2015



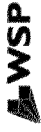
M.D. of Pincher Creek - Projects Status Updates
(October, 2015)



Project	Project Description	Status	Phase	Milestone Dates	Work Completed to Date	Work to be completed to October 31, 2015	Notes
BF 1135 (Carbon wood Bridge)	Bridge	Active	Post-Construction		1. Construction is Complete 2. Post Construction Bridge Inspection Complete	1.As-Built Drawings 2. Final Details Submission Nov/Dec	Construction is complete
BF 2064 (Bruder's Bridge)	Bridge	Active	Post-Construction		1. Construction Complete 2. Post Construction Bridge Inspection Complete	1.As-Built Drawings 2.Final Details Submission	Additional fence installation indicated in Landowner Agreement to be completed by MD Forces.
Bill Cyr Road	Roadway	Active	Construction	Final Inspection 2-Oct-15 Const. Completion 9-Oct-15	1. Construction	1.Minor Cleanup and Deficiencies 2. Fencing and Sign Installation	Construction is substantially complete
2013 Flood BF 78705 Goat Creek	Bridge	Active	Construction	Const. Completion 15-Oct-15	1. Demolition old abutment 2. Installed new abutment 3. Girders re-installed	1.Backfilling 2. Rip Rap Placement 3. Fish offset installation	Extra Work required to stabilize existing abutment due to short pile depths.
2013 Flood Sartoris Road	Road Re-Alignment	Active	Design/Approvals	AEP Approval Est. 31-Oct-15	1. Design 2. AEP Application for additional Crown Land (RDS Plan Amendment)	1. Submit Revised RDS Plan to AEP	AEP has requested minor revisions to our RDS amendment plan. Amendment Plan has been re-submitted to AEP. Awaiting Approval of RDS amendment from AEP
2013 Flood Spread Eagle Road	Road Re-Alignment and Bank Protection	Active	Warranty	Const. Completion 8-Jun-15 Warranty 8-Jun-16	1. Rip Rap has been installed on Creek Bank 2. Roadway has been re-aligned 3. Final Inspection Complete		Construction is complete



M.D. of Pincher Creek - Projects Status Updates
(October, 2015)



Project	Project Description	Status	Current Phase	Milestone Dates	Work Completed to Date	Work to be completed to October 31, 2015	Notes
Twp Rd 94 (Pantlezen Hill)	Roadway Re-construction	Dormant	Design	Design	1. Preliminary Design		Project is currently in the Tender Phase and has been put on hold. MD may construct ditches, re-crown and gravel roadway in the interim
				Tender			
				Construction			
Maycroft ROW	Roadway ROW Purchase	Active	ROW Agreements	Land Agreements	1. All Land Agreements other than Swinton 3. Applications submitted to AEP for Crown Land		All land agreements have been obtained other than the Swinton agreements. WSP has submitted an application to AEP for the sections of roadway located on Crown Land. AEP has requested that the legal survey be completed prior to approving the applications. WSP recommends that the legal survey be completed once the Swinton Agreement has been obtained
				Legal Survey			
N. Burmis & Du Ranch Int.	Intersection Re-construction	Active	Pre-Construction	Design	1. Design Complete 2. Land Acquisition 3. Fish Habitat Assessment	1. AEP and DFO Approval	AEP and DFO approval is in process. Estimated construction Oct 15th, weather permitting.
				Land Agreements			
				Construction			
Southfork Hill	Drainage	Active	Design	Prelim. Design	1. Preliminary Survey 2. Site Investigation 3. Preliminary Design Review with the MD	1. Preliminary Design Options 2. Review Preliminary Options with Landowner(s) 3. Finalize Preliminary Design	WSP has a meeting setup with the Landowner of Castle Valley Camground to discuss the preliminary design options on Oct 16, 2015
				Detailed Design			
				Tender			
Robert Burns Fish Pond	Intake Removal	Active	Post-Construction	ROW Acquisition	Complete	Complete	Project is Complete. Certification of Completion has been submitted to AEP
				Construction			
2015 Fish Window Projects	Bridge Protection	Active	Approvals	All Approvals Obtained	All Approvals Obtained BF 74119 Complete		BF 74119 complete. BF 760 does not have a restriction period and the work can be completed once the TFA has been granted.
Leskoski Drainage	Drainage	Active	Review	1. Response from AEP	1. Provide Comments on from AEP regarding 1.25 Culvert Capacity		Additional Topographical data required to respond to AEP's request. WSP is in the process of obtaining required information

PUBLIC WORKS

WORK ORDER	DIVISION	LOCATION	CONCERN/REQUEST	ASSIGNED TO	ACTION TAKEN	REQUEST DATE	COMPLETION DATE
329	Division 1	SE1/SW2 T4 R30 W4	Major grading to section of road TWP 4-0 west of Hwy 6	Stu Weber	Will be completed when crews are in the area	2015-02-04	
347	Division 3	SW25 T5 R1 W5	Site 60016 Rail fence broken Twp Rd 6-0	Arnold Nelson	Completed	2015-03-13	2015-09-18
387	Division 3	Airport	Ag Service sign is down & grass to be cut	Stu Weber	Work in Progress	2015-05-06	
404	Division 4	SE5 T8 R28 W4	TWP Rd 8-0 request to remove Texas Gates (SW & SE) and have fence put in by land owner (Livingstone Colony). Would they be prepared to fence the road row & MD provide cost of material to build an AT spec 4 wire fence	Stu Weber	Work in Progress	2015-05-15	
413	Beaver Mine	Tennis Courts	Back board needs painting & Fence repaired	Stu Weber	Doug Crook to com	2015-05-22	
414	Beaver Mine	Walk & Pathways	Upgrades need:mowing, gravel etc.	Stu Weber	Work in Progress	2015-05-22	
419	Division 2	SE15 T5 R30 W4	S end of Tremblay Rd near Kerr for repair	Arnold Nelson	Work in Progress	2015-06-01	
423	Airport		Sign at entrance needs repair/replaced	Don Jackson	Work in Progress	2015-06-05	
426	Division 3	SE6 T7 R1 W5	Put yield or stop sign on corner	Don Jackson	Work in Progress	2015-06-10	
428	Division 3	RR1-2	Repair permanent snowfence	Arnold Nelson	Work in Progress	2015-06-11	
443		RR30-2 TWP 5-2A	Sign installation	Arnold Nelson	Work in Progress	2015-06-30	
456	Lundbreck	Doukhobour Cem.	Mow cemetery road same as other yard	Dustin Hewitt	Completed	2015-07-27	2015-09-18
457	Division 5	Burmis Lake	Guardrail on Bridge needs repair	Bob Millar	Work in Progress	2015-07-30	
458	Main Office		Air Conditioning not working properly	Bob Salmon	Work in Progress	2015-07-28	
477	Division 5	NE11 T7 R2 W5	RR2 Twp 70-2 Culvert needs cleaning	Stu Weber	Work in Progress	2015-08-25	
482	Division 5	SE/SW36 t7 R3 W5	Site Sign #3017 down & needs replacing	Don Jackson	Work in Progress	2015-09-02	
485	Division 1	SW20 T3 R29 W4	Needs Culvert extended	Arnold Nelson	Work in Progress	2015-09-03	
487	Division 3	TWP7-0 W.Hwy507	Old Fir Grove Road Signage needs upgrading	Stu Weber	Work I Progress	2015-09-03	
488	Division 1	SE2 T5 R30 W4	Roads & Culvert in question RQ-Stu	Stu Weber	Work in Progress	2015-09-03	
491	Division 2	NE30 T5 R27 W4	Texas gate is sunk and needs repair	Stu Weber	Completed	2015-09-04	2015-09-25

PUBLIC WORKS

WORK ORDER	DIVISION	LOCATION	CONCERN/REQUEST	ASSIGNED TO	ACTION TAKEN	REQUEST DATE	COMPLETION DATE
492	Division 5	NE2 T8 R3 W5	Would like driveway graded	Dave Sekella	Completed	2015-09-10	2015-09-24
495	Division 4	SW19 T8 R1 W5	RQ grass on driveway to be cut	Tony Naumczyk	Completed	2015-09-15	2015-09-23
496	Division 4	Twp 7-2	Road needs grading up to gravel pit	Tim Oczkowski	Completed	2015-09-17	2015-09-22
497	Division 4	NE12 T8 R30 W4	from Hwy 510 RR29-3A Road need Blading	Tim Oczkowski	Completed	2015-09-18	2015-09-18
498	Division 4	SE13 T7 R30 W4	TWP7-2 Road needs mowing	Tony Naumczyk	Work In Progress	2015-09-18	
499	Division 4	NE33 T8 R29 W4	Rebuild Permanent Snow Fence on Beaver Creek	Arnold Nelson	Work In Progress	2015-09-23	
500	Division 5	TWP7-2 off Hwy 507	Washboard on road needs attention and should be replaced	Dave Sekella	Completed	2015-09-23	2015-09-25
501	Division 2	SW30 T5 R28 W4	Site #5405/ Road RR29-1 off Hwy 507 to RR X n	Tony Tuckwood	Completed	2015-09-23	2015-09-28
502	Division 5	NE11 T7 R3 W5	Site 3001 Twp7-1A RQ Road to be bladed (Nr Hwy 507)	Dave Sekella	Completed	2015-09-24	2015-09-25
503	Division 5		Request to blade driveway	Dave Sekella	Completed	2015-09-25	2015-09-24
504	Division 2	NE5 T6 R28 W4	RR28-5 Needs Mowing Site 6015 off Hwys 507	Larry Salomons	Work in Progress	2015-09-29	
505	Division 1	SE & NE26 T4 R1 W5	Would like road and driveways bladed RR30-3	Rod Nelson	Work in Progress	2015-10-02	
506	Division 3	NW22 T6 R1 W5	Need roads graded T6-4 & RR1-1	Henry Dykstra	Work in Progress	2015-10-06	

POLICY 5.2.2.4.

TITLE: FINANCIAL – PLANNING – LONG TERM – RESERVES**Approved by Council****Date: August 25, 2015****Revised by Council****Date:**

Applicable Provincial Legislation

Municipal Government Act Revised Statutes of Alberta 2000 Chapter M-26 Division 9 Use and Disposal of Reserve Land Section 671.

Policy Statement

The M.D. of Pincher Creek No. 9 shall use reserves to set aside current year's funds (either budgeted or from operating surplus) for expenditure at some point in the future. The use of a capital asset today creates a financial obligation in the future when replacement of the capital asset is required. By setting aside funds into reserves with each year's operating budget, the cost of replacing capital assets is distributed to the tax payers that are actually using the assets.

5.2.2.4. (1) Reserve Categories

M.D. reserves shall be segregated into either a general or allocated category. Reserves in either category can be operating or capital in nature.

5.2.2.4. (2) General Reserves

General reserves are non-specific in nature and have no plan as to when the reserve will be used, or on what specific item the funds will be applied to. Funding allocations for these reserves are typically assigned by Council resolution from annual operating surpluses, but may be included in annual operation budgets.

5.2.2.4. (3) Allocated Reserves

Allocated reserves have a specific purpose, and may in addition have detailed plans showing what individual items the funds are specifically intended to be used for. Funding allocations for these reserves are mostly included in annual operating budget, but may be assigned by Council resolution from annual operating surpluses.

M.D. OF PINCHER CREEK NO. 9

POLICY 5.2.2.4.

TITLE: FINANCIAL – PLANNING – LONG TERM – RESERVES

Approved by Council

Date: August 25, 2015

Revised by Council

Date:

5.2.2.4. (4) Use of Reserve Funds

Reserve funds shall only be used when included in the annual operating budget or when a Council resolution has authorized their use.

General Reserves - As General reserves are non-specific in nature, their use is flexible and can be used for items falling outside of their general purpose, but if changes are being contemplated consideration shall be given to the future financial implications if the funds are used elsewhere.

Allocated Reserves – As allocated reserves are specific in nature they shall only be used for their intended purpose unless a Council decision has been made to either not replace the item the reserve was intended for, or give direction specifying how the future replacement of the reserve funds will be accomplished.

5.2.2.4. (5) Reallocation of Reserve Funds

Reserve funds shall only be reallocated when included in the annual operating budget, or when a Council resolution has authorized their reallocation.

General Reserves – Funds from general reserves can be reallocated to other general or allocated reserves. Before reallocating funds from general reserves consideration shall be given to the future financial implications of reassigning the funds.

Allocated Reserves – Funds assigned to allocated reserves have specific purposes. Before reallocating funds from allocated reserves to something other than the initial intention, consideration shall be given to the future financial implications and liability the MD may face as a result of the reallocation.

5.2.2.4 (6) Maximum Reserve Levels

Maximum reserve levels shall be set by Council resolution for reserves that Council believes a maximum contribution limit needs to be established. Any maximum reserve levels established shall be included in this policy.

M.D. OF PINCHER CREEK NO. 9

POLICY 5.2.2.4.

TITLE: FINANCIAL – PLANNING – LONG TERM – RESERVES

Approved by Council

Date: August 25, 2015

Revised by Council

Date:

5.2.2.4. (7) Reserve Accounts

General and allocated reserves are made up of several accounts that help define the actual use of the reserve. Accounts that are to be created or deleted shall require this policy be revised by Council. The following reserve accounts are to be used by the municipality:

General Reserve Accounts

Mill Rate Stabilization Reserve

Funds set aside to minimize fluctuations in the mill rate from one year to the next. Typically used to offset effect of significant assessment losses, to create balanced budgets and to fund larger unbudgeted onetime expenses.

Allocated Reserve Accounts

Airport Reserve

Funds set aside for the ongoing repair and replacement of items of a capital nature at the Airport.

Bridge Repair and Replacement Reserve

Funds allocated to future Public Works bridge repair and replacement projects.

Conservation Practices Reserve

Funds allocated to fund projects that have a conservation component. Typically these funds would be used when a request has come from Agricultural and Environmental Services.

Cultural Facilities Reserve

Funds specifically allocated for cultural facilities that the municipality has financial commitments towards. Included items are the Pincher Creek Foundation and Pincher Creek Library.

M.D. OF PINCHER CREEK NO. 9

POLICY 5.2.2.4.

TITLE: FINANCIAL – PLANNING – LONG TERM – RESERVES

Approved by Council

Date: August 25, 2015

Revised by Council

Date:

Dam (Water Storage) Reserve	Funds specifically allocated to the future repair and replacement costs of the municipality's water storage dams.
Emergency Services Operating Reserve	Funds that may be required to meet the municipality's financial commitment if Pincher Creek Emergency Services has an operating year where they end up in a deficit position.
Gravel Reclamation Reserve	Funds set aside for future gravel pit stripping, reclamation and weed control use.
Interim Operating Funds Reserve	This reserve is intended to make available the cash required to operate the municipality from January 1 st until the current years' tax revenue is received.
Lundbreck Water/Sewer Infrastructure	Funds specifically allocated to the future replacement of infrastructure used by the water/sewer system in the Hamlet of Lundbreck. Any surplus realized from the collection of utility fees (actual fees minus the years' operating expenses) are to be allocated to this reserve. Included capital items are the water lines, sewer lines, storm water system, water storage reservoirs, water meters, fire hydrants and sewage lagoon system.
M.D. Building Reserve	Funds specifically allocated to the future replacement of buildings and structures required by the municipality.
M.D. Equipment Reserve	Funds specifically allocated to the future replacement of vehicles and equipment required by the municipality.

M.D. OF PINCHER CREEK NO. 9

POLICY 5.2.2.4.

TITLE: FINANCIAL – PLANNING – LONG TERM – RESERVES

Approved by Council

Date: August 25, 2015

Revised by Council

Date:

Next Year Completions Reserve

Funds that are carried forward from one year to the next for completion of specific projects from the previous year.

Public Reserve Trust

Funds acquired through the subdivision of land process. Provincial legislation is in place that restricts the use of these funds.

Recreation Facilities Reserve

Funds specifically allocated for the Town of Pincher Creek's recreation facilities and equipment replacement.

Recycle Committee Reserve

Funds generated by the joint Cowley, Town of Pincher Creek and M.D. of Pincher Creek recycling initiative and are to be used by the Joint Recycling Committee to fund special requirements at the Recycling Depot.

Recycle Equipment Reserve

M.D. funds set aside to fund the M.D.'s portion of recycling equipment that is owned jointly with the Village of Cowley and the Town of Pincher Creek.

Regional Water Infrastructure Reserve

Funds specifically allocated to the future replacement of infrastructure used by the regional water system. Any surplus resulting from the sale of water (sales minus operating costs) are to be allocated to this reserve. Capital items included are the water intake system, pipelines used to transport raw and treated water and equipment housed in the water treatment plant building.

Road Construction Reserve

Funds allocated to future Public Works road construction projects.

M.D. OF PINCHER CREEK NO. 9

POLICY 5.2.2.4.

TITLE: FINANCIAL – PLANNING – LONG TERM – RESERVES

Approved by Council

Date: August 25, 2015

Revised by Council

Date:

5.2.2.4. (8) Use of Recreation Reserve

The Recreation Facility Reserve is intended to be used for making financial contributions to the Town of Pincher Creek that would go towards Town owned recreation facilities and equipment. Decisions on the use of the reserve should be the result of a specific recreation requests from the Town of Pincher Creek. Council will consider all recreation funding requests received from the Town of Pincher Creek, and through a Council resolution direct administration as to how they would like the request dealt with.

The reserve is to be funded on an annual basis at a rate per MD capita (in 2015 this was 3,158 at \$35.00). The rate is to be set annually through the budgeting process. (October 2015)

DRAFT

M.D. of Pincher Creek No. 9 Statement of Cash Position

Month Ending September 2015

E3b

BANK STATEMENT C.I.B.C.	September	August
General Accounts		
Bank Statement Balance	387,693.18	202,859.67
Deposits After Month End	21,298.27	66,655.90
Cash On Hand	600.00	600.00
Outstanding Cheques	(205,091.16)	(43,639.92)
Month End Cash Available (- Overdrawn)	204,500.29	226,475.65

M.D.'S GENERAL LEDGER	September	August
Balance Forward from Previous Month	226,475.65	505,739.09
Revenue for the Month:		
Receipts for the Month	372,771.30	2,050,768.10
Interest for the Month	104.38	169.93
Transferred from T-Bill Account - General	1,750,000.00	950,000.00
Disbursements for the Month:		
Cheques Written	(1,067,744.12)	(1,396,510.53)
Payroll Direct Deposits and Withdrawals	(312,027.43)	(317,478.39)
Electronic Withdrawals - Utilities and VISA	(22,927.13)	(27,067.03)
Banking Transaction Fees	(544.89)	(287.33)
TIPP Program NSF Deposit	0.00	(377.19)
Requisition & Debenture Payments	(741,607.47)	0.00
Transferred to T-Bill Account - General	0.00	(1,538,481.00)
M.D.'s General Ledger Balance at Month End	204,500.29	226,475.65

SHORT TERM INVESTMENTS - C.I.B.C.	September	August
General Account Operating Funds	1,167,663.90	2,914,722.64
Bridge Repair Advances	106,265.73	106,184.58
MSI Capital Grant Advances	2,738,919.78	2,737,468.02
Public Reserve Trust Funds	219,061.90	218,894.60
Performance Bonds	48,454.21	48,457.21
Lottery Board Account	2,200.99	2,199.31
Regional Water Advance	2,104.36	2,102.75
Federal Gas Tax Grant Advance	171,928.43	171,623.00
Tax Forfeiture Land Sales	3,499.71	3,497.04
Water Intake Advance	1,627,880.00	1,627,880.00
	6,087,979.01	7,833,029.15

LONG TERM INVESTMENTS	September	August	Annual Rate	Original	Original
Financial Institution	Market Value	Market Value	of Return	Investment	Investment
C.I.B.C. Wood Gundy - Bonds	8,194,629.00	8,229,392.00	in 2014	Date	Amount
			5.57%	Nov-88	1,255,915.75

COMMENTS

September Items of Note	Amount
Revenue In - Taxes Before 5% Penalty Applied	750,000.00

This Statement Submitted to Council this 6th Day of October 2015.


Finance Manager

CHIEF ADMINISTRATIVE OFFICER'S REPORT

September 18, 2015 to October 8, 2015

DISCUSSION:

- September 18, 2015 Foothills Little Bow
- September 22, 2015 Policies and Plans
- September 22, 2015 Regular Council
- September 24, 2015 Meeting with Government Representatives
- September 30, 2015 Public Meeting – Lundbreck
- October 1, 2015 EMS
- October 2, 2015 Budget
- October 5, 2015 Municipal Affairs – Emergency Recovery Processes
- October 6, 2015 Strategic Planning
- October 6, 2015 Subdivision Authority
- October 6, 2015 Municipal Planning Commission
- October 7, 2015 Joint Funding – MD Office
- October 8, 2015 Emergency Management – Joint Council – Town Office

UPCOMING:

- October 13, 2015 Policies and Plans
- October 13, 2015 Regular Council
- October 13, 2015 Grumpy Back Road Meeting (6:30 pm)
- October 19, 2015 Regional Council
- October 23, 2015 Cemetery Committee
- October 26, 2015 Castle Mountain
- October 27, 2015 Policies and Plans
- October 27, 2015 Regular Council
- October 27, 2015 Public Meeting – Coalfield School (7:00 pm)
- November 2, 2015 Coffee with Council – Twin Butte (6:30 pm)
- November 3, 2015 Strategic Planning
- November 3, 2015 Subdivision Authority
- November 3, 2015 Municipal Planning Commission
- November 4, 5, 2015 Emergency Management Training

OTHER

- AAMDC Convention

RECOMMENDATION:

That Council receive for information, the Chief Administrative Officer's report for the period of September 18, 2015 to October 8, 2015.

Prepared by: CAO, Wendy Kay Date: October 8, 2015

Presented to: Council Date: October 13, 2015

Note:
Joint Funding application
rec'd for \$22,454.25

RECEIVED

SEP 29 2015

M.D. OF PINCHER CREEK

Council
Corresp - Action

Sept: F1a

ORGC

Box 262,

Lundbreck, TOK 1H0

Municipal District of Pincher Creek #9

Re: Letter of request for Gun Club snow fence

Dear Council:

Enclosed please find the original letter of request for a permanent snow fence at the Oldman River Gun Club on the Everts property.

Upon follow up, there seems to be some confusion as to the understanding of the responsibilities of each party to accomplish the task of installing a permanent snow fence. Dan Kutinoff reported at our annual meeting that he was unclear of the necessary proceedings in this matter following a conversation with Councilor Yagos.

Our understanding was that last year's fence was installed as a temporary fence to determine the placement of a permanent fence.

Please clarify what council's decision was on our original letter of request.

As per our request in the letter attached, we (the Gun Club) work on a very limited budget and in requesting a permanent fence, we felt this option more cost efficient over time than taking up and down a temporary fence each year.

Our club does its utmost to operate an excellent facility in the community.

Please reconsider our request to eliminate any confusion. Please inform our President and myself of your decision. Thank you very kindly for your consideration to this matter.

Yours truly,



Dan Kufinoff, President, Old Man River Gun Club (403-563-0230)



Hugh Bonertz, Club Member

Box 983, Pincher Creek, AB (403-904-2122)

October 22, 2014

To the council of the Municipal District of Pincher Creek #9;

Please accept this letter as a formal request of council to construct a permanent snow fence to the west of the Oldman River Gun Club located adjacent to the Sanitary Landfill. I have spoken to the landowner, Keith Everts, regarding the fence and he is in favor of this project on his property.

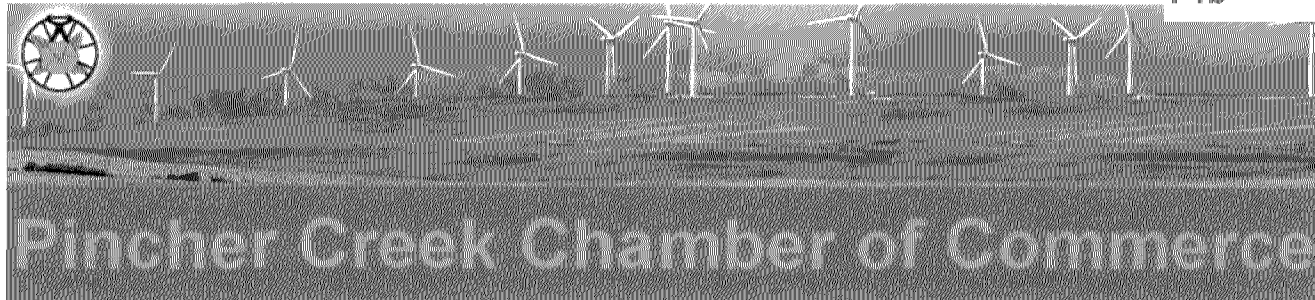
As you may well know the snow problem at the Gun Club property has been an enormous problem for the past few years. It completely buries our facility in snow each year and requires many man hours and equipment in the spring to make the grounds usable again. We (the Gun Club) work on a very limited budget and find this expense each year very burdensome. Preferably the location of the fence would be along the west boundary of the Gun Club property. It would also help enormously to keep the road open along the Gun Club property. We would greatly appreciate your assistance in this regard. Please forward any correspondence regarding this matter to Mr. Dan Kuftinoff (president of the Gun Club) at Box 262, Lundbreck, AB, T0K1H0. Thank you very kindly for your consideration to this matter.

Yours Truly,



Hugh Bonertz

P.S. – Mr. Everts requested that the Public Works Superintendent meet with him in advance, with regards to the best location for the fence. Mr. Everts' phone number is 403-627-4983.



Pincher Creek & District
Chamber of Commerce
P.O. Box 2287
Pincher Creek, Alberta
T0K 1W0

RECEIVED
OCT - 7 2015
M.D. OF PINCHER CREEK

Attention: Reeve Brian Hammond

The Pincher Creek & District Chamber of Commerce cordially invites Reeve Brian Hammond to the 2015 20th Annual Pincher Creek & District Chamber of Commerce Awards of Excellence Night.

It is with pride in our Chamber and our Community that we request your presence at this wonderful community event.

The Awards Night will be held at the Heritage Inn, Wednesday Oct. 21, 2015 and starts at 5:30 pm with cocktails, dinner at 6:15 pm and the Awards to follow.

One complimentary ticket is enclosed for you. Please RSVP to the Chamber Office.

Please extend this invitation to council – tickets are available for \$30.00 and must be pre booked through the Chamber Office as soon as possible.

Thank you for your support.

Lieve Parisis
Chamber Administrator
403-627-5199
info@pincher-creek.com

Council
Corresp - For Info



ALBERTA
MUNICIPAL AFFAIRS

Office of the Minister
MLA, Edmonton-Beverly-Clareview

RECEIVED

OCT - 6 2015

M.D. OF PINCHER CREEK

F2a

AR80770

September 17, 2015

Reeve Brian Hammond
Municipal District of Pincher Creek
PO Box 279
Pincher Creek AB TOK 1W0

Dear Reeve Hammond,

The Government of Alberta is committed to making life better for Albertans. By providing stable, predictable funding to our municipal partners, we will continue working to ensure they have the resources needed to meet their local infrastructure priorities and strengthen the communities we call home. The Municipal Sustainability Initiative (MSI) remains a provincial priority and continues to assist with building strong, safe and resilient communities.

I am pleased to accept the following qualifying capital projects submitted by your municipality under the MSI capital program.

CAP-6589	Hamlet of Beaver Mines Water and Wastewater Enhancements	\$4,978,000
CAP-6979	Emergency Operation Centre Construction	\$ 130,000

The provincial government looks forward to opportunities to celebrate your MSI funded projects with you, so please send invitations for these milestone events to my office. If you would like to discuss possible project recognition events and activities, as outlined in the program guidelines, please contact Municipal Affairs Communications, toll-free at 310-0000, then 780-427-8862, or at ma.msicapitalgrants@gov.ab.ca.

I look forward to working in partnership to strengthen Alberta's communities.

Sincerely,

Hon. Deron Bilous
Minister of Municipal Affairs

cc: Wendy Kay, Chief Administrative Officer, Municipal District of Pincher Creek

Tara Cryderman

Subject: FW: AltaLink's Castle Rock Ridge to Chapel Rock Transmission Project (CRRCR)
Attachments: CRRCR Goose Lake letter Oct 2015.pdf; CRRCR Goose Lake DP Oct 2015.pdf

From: Grove, John [<mailto:John.Grove@AltaLink.ca>]
Sent: Monday, October 5, 2015 9:27 AM
To: Brian Hammond <CouncilDiv4@mdpincercreek.ab.ca>; Wendy Kay <wkay@mdpincercreek.ab.ca>; Roland Milligan <AdminDirDev@mdpincercreek.ab.ca>; Terry Yagos <CouncilDiv5@mdpincercreek.ab.ca>; 'vilocow@shaw.ca' <vilocow@shaw.ca>; Cameron Gardner <cao@ranchland66.com>; Laurie Wilgosh <laurie@pincercreek.ca>; Don Anderberg <reception@pincercreek.ca>
Cc: Janssen, Jack <Jack.Janssen@AltaLink.ca>; Toupin, Ed <Ed.Toupin@AltaLink.ca>; Schreiner, Scott <Scott.Schreiner@AltaLink.ca>; Kubiseski, Leanne <Leanne.Kubiseski@AltaLink.ca>
Subject: AltaLink's Castle Rock Ridge to Chapel Rock Transmission Project (CRRCR)

Dear Municipal Stakeholder:

Today, as part of my commitment to keep you informed of AltaLink's projects in your area, I'm pleased to send you the Castle Rock Ridge to Chapel Rock potential Goose Lake Substation connection letter being mailed in the coming days to the landowners and stakeholders in your Municipal District. AltaLink will NOT be providing your municipal office with printed versions of this material. The potential new route details and map are included in the information attached.

AltaLink is currently discussing with stakeholders:

- the potential new routing to the Goose Lake Substation.
- locations of access trails and lay-down yards (heli yards) along all the proposed routes.
- minor route adjustments along all the proposed routes.

The Alberta Utilities Commission has recently begun a process to determine if there are grounds to review the AESO approved need.

There are numerous ways for the public and stakeholders to provide input including:

AltaLink

- email us at stakeholderrelations@altalink.ca
- calling our toll-free line at 1-877-269-5903
- our website at www.AltaLink.ca/projects/CRRCR
- participating in a one-on-one consultation

Alberta Electric System Operator (AESO)

- email at stakeholder.relations@aeso.ca
- calling the toll-free line at 1-888-866-2959

Alberta Utilities Commission (AUC)

- email at consumer-relations@auc.ab.ca
- calling at 780-427-4903 (You can call toll-free by dialing 310-0000 before the number.)

AltaLink will be mailing a comprehensive package to all stakeholders in late October which will include the information received from the current consultation activities. I believe it is beneficial to meet and discuss the Project in late November and I will make arrangements as we communicate the update. If you have any questions or comments, in the near term, please contact me. My contact information is shown below.

Sincerely,

John Grove
Manager, Municipal and Community Affairs South

P: (403) 387-8273

C: (403) 519-7426

E: john.grove@altalink.ca

AltaLink

2611 – 3rd Avenue SE

Calgary, Alberta, T2A 7W7

www.altalink.ca



Sustainable Electricity Approved[™]
Canadian Electricity Association

This e-mail message contains confidential information. The contents of this message are the property of AltaLink Management Ltd. the general partner of AltaLink, L.P. If you have received this e-mail in error, please return it to the sender and delete the message immediately.

October 1, 2015

**Castle Rock Ridge to Chapel Rock Transmission Project:
Potential Goose Lake Substation connection**

You are receiving this letter because you are near a potential new route option for the Castle Rock Ridge to Chapel Rock Transmission Project and we want your input.

This potential new option is the result of input from stakeholders and possible restrictions on crossing the Oldman Dam Provincial Recreation Area. We are now exploring a route that would terminate at the Goose Lake Substation as an alternative connection point for the proposed transmission line.

During the route development process for this project stakeholders asked that we consider ending the line at the Goose Lake Substation, rather than continuing north to the Castle Rock Ridge Substation, as proposed with the original south route.

Please see the attached map for a detailed overview of the potential new option, which is outlined in purple. Also shown on the map are other routes still under consideration for this project.

The option to end the line at the Goose Lake Substation provides some advantages compared to the original south route. The potential new route option:

- would be two kilometres (1.2 miles) shorter in the event AltaLink is unable to cross the ODPRA
- would eliminate the need to expand the Castle Rock Ridge Substation
- would avoid potential impacts to the Cowley Ridge wind turbines and the CPR railway
- parallels an existing transmission line for an additional 2.4 kilometres (1.5 miles) from point D10 to the Goose Lake Substation

More information, including previous newsletters and maps, can be found at www.altalink.ca/projects/CRRCR.

The Alberta Electric System Operator (AESO) has granted AltaLink permission to study this potential route and end point to ensure AltaLink understands its potential for environmental and stakeholder impacts, while satisfying the AESO's system expectations for this project.

AltaLink will be contacting all occupants, residents, and landowners who are on or directly adjacent to the proposed transmission line and substation to collect input on this proposed change as we move forward.

If you have any further questions or concerns I invite you to contact us at stakeholderrelations@altalink.ca or 1-877-269-5903.

Yours sincerely,



Pam Kean
Director, Consultation



STRIP MOSAIC SM32

ALTALINK
A BROWN & CALDWELL COMPANY

PROPOSED

240/500 kV Transmission Line and Substation:
From Castle Rock Ridge Substation (2055)
to Chapel Rock Substation

NOTES

NOTES IN THIS RECORD DRAWING COMMENTS AND MODIFICATIONS THAT PERTAIN TO ANY PORTION OF THE TRANSMISSION LINE ARE INCLUDED IN YOUR PACKAGE. FOR TEMPORARY CONSTRUCTION PURPOSES, FOR THE STRUCTURES LOCATED ON YOUR PROPERTY:

- Where the proposed transmission line appears to parallel the existing 412L and 195L, the proposed right-of-way, H-frame will be used to lower the total height of the transmission line.
- Where the proposed transmission line appears to be on the same line, the pylon will be attached to the right quarter line.
- Where the proposed transmission line appears to parallel the existing 412L and 195L, the pylon will be generally offset from the existing H-frame.
- Where the proposed transmission line breaks into two lines, H-frames will be used to lower the total height of the transmission line.
- Pinch Creek: Assume the obstacle limitation surface of the northern portion of this map, this is to maximize distance between the proposed transmission line and cross-country in the center portion of this map, this is to accommodate future expansion plan for Highway 3 and to access the south side of Goose Lake 1035 substation.

- LEGEND**
- Indicative Tower Location
 - 240kV Single Circuit
 - H Frame
 - 240kV Double Circuit
 - Tangent
 - Heavy Deadend
 - Point Designation
 - Existing Substation
 - Existing Transmission Line
 - Existing Substation Fence
 - Hemlock or Locality
 - Residence
 - Wellhead
 - Wind Turbine - Approved
 - Wind Turbine - Existing
 - Highway
 - Road
 - Pipeline
 - Railway
 - River or Stream
 - Airport
 - Park / Other
 - Protected Area
 - Urban Area
 - Water Body
- AC: 12/01/1962-29
FILE NO. CRRCA
REVISED: 02/01/00
CARRIED BY:
Highway 3
Highway 1035
DATE: 2011-09-29
- Although there is no reason to believe that there are any errors associated with this data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present.
- Photography dated 2009-2011. Source: Vector Imagery Services (Geo-Centric Ortho-Photography)
Digitized Elevation Model dated 2011. Source: Geomatics Consulting Ltd. 5 metre resolution.