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**AGENDA**  
**COUNCIL MEETING**  
**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**  
**May 23, 2023 6:00 pm**  
**Council Chambers**

- A. ADOPTION OF AGENDA
- B. PUBLIC HEARING 1347-23 Clean Energy Improvement Program
  - Agenda
  - Bylaw 1347-23
- C. DELEGATIONS
- D. MINUTES/NOTES
  - 1. Council Committee Meeting Minutes
    - May 9, 2023
  - 2. Council Meeting Minutes
    - May 9, 2023
- E. UNFINISHED BUSINESS
  - a) Pinch-o-Crow Creekers
    - Land and River Access in MD
  - b) South Canadian Rockies Tourism Association
- F. BUSINESS ARISING FROM THE MINUTES
- G. COMMITTEE REPORTS / DIVISIONAL CONCERNS
  - 1. Councillor Tony Bruder – Division 1
    - ORRSC Minutes April 13, 2023
  - 2. Reeve Rick Lemire – Division 2
  - 3. Councillor Dave Cox– Division 3
  - 4. Councillor Harold Hollingshead - Division 4
  - 5. Councillor John MacGarva – Division 5
- H. ADMINISTRATION REPORTS
  - 1. Operations
    - a) Operations Report
      - Report from Public Works dated May 18, 2023
      - Public Works Call Log
    - b) Capital Adjustment – Patton Ave. Drainage
      - Report from Utilities and Infrastructure, dated May 17, 2023
    - c) Capital - Watercourse Crossing Inspection and Remediation; Proposed Rehabilitation Projects
      - Report from Utilities and Infrastructure, dated May 17, 2023
    - d) Capital - Watercourse Crossing Inspection and Remediation; North DU Culvert Replacement
      - Report from Utilities and Infrastructure, dated May 17, 2023
  - 2. Finance
  - 3. Planning and Community Services
    - a) Western Mud Slingers Event License – July 22, 2023 Mud Bog
      - Report from Development, dated May 17, 2023
    - b) AES Monthly Report
      - Report for June 2023
  - 4. Municipal
    - a) Chief Administrative Officer Report
      - Report from CAO, dated May 17, 2023
    - c) Beaver Mines Park & Community Clean Up
      - Report from Administration, dated May 16, 2023
- I. POLICY REVIEW

J. CORRESPONDENCE

1. For Action

- a) Vehicle Petting Zoo Event
  - Request from Pincher Creek & District Library
- b) Alberta Southwest AGM (Council resolution for those that want to attend)
  - Wednesday June 7, 2023

2. For Information

- a) Tourism Asset Inventory
  - Pincher Creek Region
- b) AltaLink's 164L/616L Transmission Line Rebuild
  - 164L and 616L Transmission Lines Rebuild – Project update
  - Maps
- c) Regional Solution for Housing Supply
  - Provided by Alberta SouthWest Regional Alliance

K. NEW BUSINESS

L. CLOSED MEETING SESSION

- a) Road Closure Purchase Request – FOIP Sec. 16.1.ii
- b) Personnel Discussion – FOIP Sec. 24.1.iii

M. ADJOURNMENT

PUBLIC HEARING  
Municipal District of Pincher Creek No. 9  
Bylaw No. 1347-23  
Tuesday, May 23, 2023 6:00 pm

1. Public Hearing Called to Order

2. A Public Hearing is Council's opportunity to hear from anyone who is affected by the proposed bylaw. General rules of conduct when a Public Hearing is held are as follows:

- The proponent is given the first opportunity to present to Council and the public. After the public has made their statements, the proponent has the opportunity to rebut or answer any questions.
- Members of the public will be invited to speak to the subject matter. I will ask members of public who wish to speak to state their name for the record. The speaking time limit is 5 minutes per speaker. If you have previously submitted a written response, unless you have new information to present, be assured that Council has read your letter. Please do not come to the podium to read your submitted response.
- The Reeve will call for any additional speakers to make sure everyone wishing to speak has had the opportunity to do so. As this is not a situation for debate, speakers may come up one time only.
- Following all presentations from members of public, the developer has the opportunity to rebut or answer any questions, Council may ask questions to Administration and/or developer.
- Council will then close the Public Hearing. This ends the opportunity for the public or Administration to provide information on the matter.

3. Advertising Requirement

This Public Hearing has been advertised in accordance with Section 606 of the Municipal Government Act. This Public Hearing was advertised in the Shootin the Breeze on May 10 and 17, 2023, as well as the MD website and MD Social Media pages.

4. Purpose of the Hearing

The purpose of Bylaw No. 1347-23 is to authorize the MD of Pincher Creek No. 9 to establish a clean energy improvement program.

5. Presentations:

VERBAL:

WRITTEN:

6. Closing Comments

7. Adjournment from Public Hearing

**MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9**  
**BYLAW NO. 1347-23**

A BYLAW TO AUTHORIZE THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9 TO ESTABLISH A CLEAN ENERGY IMPROVEMENT PROGRAM.

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**WHEREAS** the purpose of a municipality is to foster the well-being of the environment and provide services, facilities, and more that, in the opinion of council are necessary or desirable for all, or as part of the municipality;

**WHEREAS** the Clean Energy Improvement Program is a financing program that uses municipal financing to facilitate the implementation of clean energy improvements to residential, non-residential and farmland properties through the use of a local assessment mechanism to provide security for repayment of the financing;

**WHEREAS** Alberta Municipal Services Corporation (operating as Alberta Municipalities) has been designated by the Minister as the Program Administrator responsible for the Clean Energy Improvement Program to support municipalities in Alberta that finance clean energy improvements;

**WHEREAS** the Council of the Municipal District of Pincher Creek No. 9 wishes to enable a Clean Energy Improvement Tax Bylaw to establish a Clean Energy Improvement Program pursuant to section 390.3 of the Municipal Government Act, R.S.A 200, c. M-26;

**WHEREAS** the Council of the Municipal District of Pincher Creek No. 9 wishes to enable financing for clean energy improvements for eligible properties in their municipality; and

**NOW THEREFORE**, under the authority of the Council of the Municipal District of Pincher Creek; duly assembled enacts as follows:

**DEFINITIONS:**

1. In this Bylaw, unless the context otherwise requires:
  - a. “Act” means the Municipal Government Act, R.S.A. 2000, c. M-26 as amended, and any amendment or substitutions thereof;
  - b. “Bylaw” means this Clean Energy Improvement Tax Bylaw;
  - c. “Chief Administrative Officer (CAO)” means the person appointed to the position of the Chief Administrative Officer for the Municipal District of Pincher Creek, within the meaning of the Municipal Government Act.
  - d. “Clean Energy Improvement Agreement” or “Agreement” means the agreement executed between the Municipality and the Owner of an Eligible Property whereby the Owner agrees to pay an amount required to cover the costs of financing each Eligible Clean Energy Improvement approved by the Program Administrator, as drafted in accordance with section 390.4 of the Act;
  - e. Clean Energy Improvement Tax means a tax levied against an Eligible Property pursuant to an Agreement;
  - f. “Eligible Property” means a property located within the Municipality that is designated as residential, non-residential, farmland or not-designated industrial property but does not include designated industrial property or government-owned properties;
  - g. “Municipality” means the Municipal District of Pincher Creek No. 9;
  - h. “Owner” means, collectively, the registered owners of a property;
  - i. “Program” means the Clean Energy Improvement Program as described in the Act and Regulation and defined henceforth;
  - j. “Program Administrator” means the Alberta Municipal Services Corporation (operating as Alberta Municipalities) or provincially designated Program Administrator as defined in the Clean Energy Improvements Regulation;
  - k. “Regulation” means the Clean Energy Improvements Regulation, A.R. 212/2018 and amendments thereto.

**TITLE:**

2. This Bylaw be cited as the “**Clean Energy Improvement Tax Bylaw**” of the Municipal District of Pincher Creek No. 9.

**GENERAL REQUIREMENTS**

3. The property Owner(s) of an Eligible Property within the municipality can apply to the Program Administrator to seek financing for a clean energy improvement to their property.
4. Participation in the Program is limited to eligible properties, defined as a property located within the municipality that is designated as residential, non-residential, or farmland, but does not include designated industrial property, government owned properties, and designated manufactured homes.
5. An applicant of a non-profit property that is tax-exempt would be responsible to pay any principal and interest of the Clean Energy Improvement Program costs as per the Clean Energy Improvement Agreement.
6. The Chief Administrative Officer, or designate, of the municipality is hereby authorized to Impose a Clean Energy Improvement Tax, in respect of each clean energy improvement made to a property, where a municipality has entered into a Clean Energy Improvement Agreement with the property Owner(s) of that property.
7. The Clean Energy Improvement Tax will be voluntarily levied against a property when there is a Clean Energy Improvement Agreement to raise revenue to pay the amount required to recover the costs of those clean energy improvements, including principal and interest, to do so between the municipality and the property Owner.
8. To be eligible to participate in the Clean Energy Improvement Program property Owner(s) must:
  - a. be current on their taxation payment for the property, for a period of five years, prior to the date of the application to the program;
  - b. never have been in collections for a property in the municipality;
  - c. for first time property Owners that have purchased the property within the last five years, may be subject to an enhanced financial eligibility review;
  - d. for property Owners that are new to the municipality and do not have a financial history with the Municipality, submit a record of property tax verification from another municipality, for any property previously owned in a different municipality;
  - e. provide mortgage information. If the mortgage amount exceeds the assessed value of the home, the Municipality reserves the right to deny the applicant;
  - f. be in good standing with the Municipality. The Municipality reserves the right to deny the applicant if the applicant is not in good standing with any Department of the Municipality. The Municipality reserves the right to define what “good standing” entails, and can include but is not limited to any development compliance issues, or any other accounts receivable outstanding or unresolved issues.;
  - g. not be in bankruptcy (or insolvency), the property must not be in foreclosure, and the property Owner(s) will be required to provide a sworn statement confirming this;
  - h. be current on their mortgage payment, current on any other debts secured by the property and have not been late on any such payments. They may be required to submit a letter from their financial institution confirming this; and
  - i. meet any additionally eligibility criteria as identified by the Municipality or the Program Administrator
9. For a clean energy improvement to be eligible, it must be an installation that is permanently affixed to the eligible property which:
  - a. will result in increased energy efficiency or use of renewable energy on that property;
  - b. involves:
    - i. interior and exterior lighting and lighting controls;
    - ii. HVAC (I.e., high efficiency furnace);
    - iii. water heating;
    - iv. Building envelope improvements (i.e., insulation);

- v. Renewable energy upgrades (i.e., photovoltaic solar system);
  - vi. Or such other clean energy improvements as are approved and agreed to in writing by the Municipality within the Agreement, and those improvements provided on the list of eligible upgrades available through the Program Administrator's website;
- c. is not less than three thousand (\$3,000) dollars in capital cost; and
- d. capital costs do not exceed \$50,000 for residential, \$300,000 for farmland or \$500,000 for non-residential
10. The amount of the tax authorized by a bylaw under section 353 (property tax) of the Municipal Government Act most recently, and imposed on the property is greater than or equal to the annual payment calculated in accordance with the following formula:

$$\frac{A + B + C}{D}$$

Where

- A is the capital cost of undertaking the clean energy improvement;
  - B is the total cost of professional services needed for the clean energy improvement;
  - C is the total cost of all incidental costs;
  - D is the lesser of the probable lifetime, calculated in years, of the improvement or the maximum financing term established by the Municipality.
11. The Clean Energy Improvement Agreement will be as set out under section 390.4 of the Municipal Government Act, and as amended.
12. The period over which the cost of each eligible clean energy improvement will be spread will be to a maximum, over the probable lifetime of the improvement, and where the annual repayment amount does not exceed the annual taxation amount for the property in question. For multiple upgrades each improvement will be calculated individually.
13. The property Owner(s) may submit one application per year.
14. The property Owner(s) can apply for the program by:
- a) submitting an application to the Program Administrator for the Clean Energy Improvement Program, including any required supporting documentation, and following all program requirements as outlined by the Program Administrator and the Municipality; and
  - b) paying the required application fee, pursuant to section 8 of the Regulation.
15. That for the purpose of the Clean Energy Improvement Program, the sum of project amounts as they are approved will be borrowed by the Municipality.
16. The annual maximum amount to be borrowed by the Municipality towards the Clean Energy Improvement Program is \$300,000 for residential and \$500,000 for both non-residential and farmland properties.
17. The annual borrowed amount will have a maximum rate of interest of ten percent (10%), and a maximum term of twenty-five (25) years.
18. The amount borrowed by the Owner will have an interest rate calculated at the time of the Agreement, and a maximum term based on the lifespan of the improvement(s).
19. The principal and interest owing under the borrowing will be paid using the proceeds from Clean Energy Improvement Tax and payments made by the approved project recipients through to the Municipality on the annual improvement levy.
20. A Clean Energy Improvement Tax will be imposed on the property that is subject to a Clean Energy Improvement Agreement at any time following the signing of the Clean Energy Improvement Agreement.

21. In the event that a property Owner wishes to repay the Clean Energy Improvement Program financing early, the amount owing will be calculated at the time of the request, based on the principal and interest remaining and the terms of the financing being used for the project(s).
22. Any project(s) that has been approved under the Clean Energy Improvement Program must be completed within the time limit as set out under the Agreement.
23. If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of this bylaw and shall not invalidate the whole bylaw.
24. This bylaw comes into force at the beginning of the day that it is passed unless otherwise provided for in the MGA or another enactment or in the bylaw. This bylaw is passed when it received third reading and it is signed in accordance with s.213 of the MGA,

READ a first time this \_\_ day of \_\_\_\_\_, 2023.

A PUBLIC HEARING was held this \_\_ day of \_\_\_\_\_, 2023.

READ a second time this \_\_ day of \_\_\_\_\_, 2023.

READ a third time and PASSED this \_\_ day of \_\_\_\_\_, 2023.

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Reeve

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Chief Administrative Officer

MINUTES  
REGULAR COUNCIL COMMITTEE MEETING  
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
Tuesday, May 9, 2023 2:00 pm  
Council Chambers

Present: Reeve Rick Lemire, Deputy Reeve Tony Bruder, and Councillors John MacGarva and Harold Hollingshead.

Staff: CAO Roland Milligan, Utilities & Infrastructure Manager, David Desabrais Development Officer Laura McKinnon, and Executive Assistant Jessica McClelland.

Reeve Rick Lemire called the meeting to order, the time being 2:00 pm.

1. Approval of Agenda

Councillor Dave Cox

Moved that the agenda for the May 9, 2023 be amended to include:

Closed Session:

- a) CUPE Negotiations – FOIP Sec. 24.1.b.i
- b) AHS Update – FOIP Sec. 16.1.a.ii

AND THAT, the agenda be approved as amended.

Carried

2. Delegations

a) Pinch-o-Crow Creekers

Chuck Lee, with the Pinch-o-Crow Creekers, attended the meeting at this time to discuss Lake and River Access in the Municipal District of Pincher Creek No. 9. Watersports continue to be a popular recreation activity for all ages. Paddling Sports are in the top 12 sport activities in Alberta ahead of soccer and hockey and other traditional sports. SW Alberta is blessed with great lakes and a variety of rivers to paddle on. We have 18 major river runs and over 200 km to choose from Class I to IV. This is more than any other rural municipality in Alberta. Add in the 8 creek runs and 8 river runs in Waterton, Crowsnest Pass and Ranchlands and the opportunity to paddle here in Southwest Alberta is amazing.

Chuck Lee presented to Council a list of locations, priorities and infrastructure that he would see as beneficial to the MD in regards to enhancing recreation and environmental concerns.



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MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
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Council requested a detailed map showing the areas discussed, and will look into the proposal at a later time.

b) South Canadian Rockies Tourism Association

Erin Fairhurst, Randy Fehr, Cole Faucette, Sacha Anderson, and Marie Everts attended the meeting to discuss what South Canadian Rockies Tourism Association does for tourism in the region.

The association is looking to collaborate with the MD to work on a plan to benefit tourism within our area, while still respecting the MD's vision to manage growth and support western heritage while preserving the natural environment.

Chuck Lee, Erin Fairhurst, Randy Fehr, Cole Faucette, Sacha Anderson, and Marie Everts left the meeting at this time, the time being 3:12pm.

c) SASCI

James Van Leeuwen with SASCI attended the meeting at this time to discuss a potential Energy Outreach Program. SASCI has secured \$10,000 USD from local wind energy producer, Enel Greenpower, to help establish a position for Renewable Energy Specialist (RES) under SASCI.

The RES position will focus on helping the community build its capacities to adapt to and capitalize on the rapidly unfolding global energy transition. The RES position will begin as a part-time contract position with < 20 hours per month, scaling up to a full-time contract position over time. SASCI will invest the Enel funding in an initial scope of work to explore and map energy-related awareness, interest and literacy throughout the community and raise awareness of related opportunities.

SASCI would like to partner with the Town/MD and utilize the current Municipal Energy Project Lead.

James Van Leeuwan, Laura McKinnon and David Desibrais left the meeting at this time, the time being 3:33 pm.

3. Closed Session

Councillor Harold Hollingshead

Moved that Council move into closed session to discuss the following, the time being 3:37 pm:

- a) CUPE Negotiations – FOIP Sec. 24.1.b.i
- b) AHS Update – FOIP Sec. 16.1.a.ii

REGULAR COUNCIL COMMITTEE MEETING  
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
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Councillor Harold Hollingshead

Moved that Council move out of closed session, the time being 4:32 pm.

Carried

4. Round Table

5. Policy Discussion – C-FIN-537 Credit Card

Council discussed the changes within the proposed revised policy. Council will add the policy to the Council meeting for final approval.

6. Adjournment

Councillor John MacGarva

Moved that the Committee Meeting adjourn, the time being 4:55 pm.

Carried

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REEVE

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CHIEF ADMINISTRATIVE OFFICER

**MINUTES  
MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9  
REGULAR COUNCIL MEETING  
MAY 9, 2023**

The Regular Meeting of Council of the Municipal District of Pincher Creek No. 9 was held on Tuesday, May 9, 2023 at 6:00 pm, in the Council Chambers of the Municipal District Administration Building, Pincher Creek, Alberta.

**PRESENT** Reeve Rick Lemire, Deputy Reeve Tony Bruder, Councillors Dave Cox (via conference call), John MacGarva and Harold Hollingshead.

**STAFF** CAO Roland Milligan, Director of Finance Meghan Dobie, Utilities & Infrastructure Manager David Desabrais, Development Officer Laura McKinnon, and Executive Assistant Jessica McClelland.

Reeve Rick Lemire called the meeting to order at 6:00 pm.

**A. ADOPTION OF AGENDA**

Councillor Harold Hollingshead 23/177

Moved that the Council Agenda for May 9, 2023 be amended to include:

- Action
  - Heritage Acres Request
- Operations
  - Additional Letter for Christie Mines Road Discussion
    - Jalayne Noble
- Finance
  - Policy C-FIN 537 Financial Credit Cards
- Municipal
  - 2023 Reuse Fair

AND THAT the agenda be approved as amended.

Carried

**B. DELEGATIONS**

**C. MINUTES**

**1. Council Meeting Minutes – April 25, 2023**

Councillor Harold Hollingshead 23/178

Moved that the Council Meeting Minutes of April 25, 2023 be approved as presented.

Carried

**E. UNFINISHED BUSINESS**

**F. BUSINESS ARISING FROM THE MINUTES**

**G. COMMITTEE REPORTS / DIVISIONAL CONCERNS**

1. Councillor Tony Bruder – Division 1
  - ORRSC Committee Meeting January 12, 2023
  - Waterton Biosphere Newsletter
  - Pincher Creek Crowsnest Landfill
  - Blood Tribe Regional MOU
  - Safety BBQ
2. Reeve Rick Lemire – Division 2
  - Trade Show
  - Alberta SouthWest
  - Coronation of King Charles III - Kootenai Brown Pioneer Village
  - CUPE Negotiations

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3. Councillor Dave Cox– Division 3
4. Councillor Harold Hollingshead - Division 4
  - CUPE Negotiations
  - Pincher Creek Foundation
  - Road concern calls
5. Councillor John MacGarva – Division 5
  - Housing Committee
  - Lundbreck Citizens Council
  - Coronation of King Charles III - Kootenai Brown Pioneer Village
  - Safety BBQ

Councillor John MacGarva 23/179

Moved to accept the Committee Reports as information.

Carried

Planner Gavin Scott arrived at the meeting at this time, the time being 6:25 pm.

#### H. ADMINISTRATION REPORTS

##### 1. Operations

###### a) Operations Report

Councillor Tony Bruder 23/180

Moved that Council receive the Operations report, which includes the call log, for the period April 21, 2023 to May 3, 2023 as information.

Carried

Councillor Dave Cox called into the meeting at this time, the time being 6:44 pm.

###### b) Christie Mines Road Discussion

Council received several letters of concern regarding the state of the Christie Mines road, administration was directed to respond to the residents with the work plan.

##### 2. Finance

###### a) Policy C-FIN-537 Financial Credit Cards

Councillor Tony Bruder 23/181

Moved that Council approve revised policy C-FIN-537 Financial Credit Cards.

Carried

##### 3. Development and Community Services

###### a) Development Permit 2023-02 - Natural Resource Extraction Pit - Alberta Rocks

Councillor Harold Hollingshead 23/182

Moved that Development Permit No. 2023-02, for the development of a Natural Resource Extraction Pit – Alberta Rocks, be approved subject to the following Condition(s), as amended:

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1. That this development meets the minimum provisions as required in Land Use Bylaw 1289-18.
2. That pursuant to Section 650 (1) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the MD of Pincher Creek No. 9.
3. Reclamation of previous unapproved pit must be completed prior to commencement of work in new pit.
4. That the allotted pit size be reduced to account for the previously unapproved pit, being 0.84 ha (2.1 acres) for a total of 4.06 ha (10 acres).
5. Dust control measures to be placed on the haul route as required, to the satisfaction of the MD of Pincher Creek No. 9, or as directed by the Public Works Manager.
6. Site reclamation of the 100m x 100m blocks (including soils), shall occur incrementally as per the reclamation plan attached to and forming part of this Development Permit. Complete site reclamation shall be completed within one (1) year of the depletion of the pit use. Stripping and reclamation operations shall be conducted in a timely manner, and organized to cause minimal disturbance for neighboring property owners.
7. Potential soil erosion risk shall be minimized by seeding the stockpiled soils and reclaimed pit with a certified weed-free grass mixture to enable rapid growth of vegetative cover, which must be approved by the Agricultural Fieldman.
8. All existing stands of trees and shrubbery outside the development area to be preserved for environmental and sound attenuation purposes.
9. Topsoil, overburden and gravel materials to be stockpiled in accordance with the approved plan.
10. Appropriate trash bins to be located on site or no garbage to be imported to the site.
11. Gravel pit operations shall be limited to the hours of 8:00 am to 4:00 pm, Monday - Friday. The operations shall be closed on statutory holidays.
12. There will be no crushing or screening permitted on site. All materials will be hauled off site to be processed.
13. Posting of appropriate warning signs to inform the public of potential hazards to the satisfaction of the Development Officer.
14. Adequate fencing to be provided if necessary.
15. Developer must comply with the MD of Pincher Creek No. 9 - Weed Free Gravel/Aggregate Policy - C-AES-003
16. Soil reclamation will be required if contamination occurs as a result of equipment, equipment maintenance or repair.
17. Any disturbance of ground water or location of ground water shall halt operations immediately. Any effect on groundwater, if required, shall be dealt with by the Developer in accordance to provincial standard.
18. Developer must obtain Historic Resource Clearance prior to commencement of pit operations.
19. Operations must follow all components of the Water Act, the Environmental Protection Guidelines for Pits and the Conservation and Reclamation Regulation.
20. Equipment used in daily operations shall be fitted with white noise or other low noise, multi-frequency backup alarms in place of tonal beeper alarms. Truck traffic shall be routed in a forward pattern that avoids the use of backup beeper alarms.
21. Equipment required for road building, road maintenance, stripping and reclamation are not required to be modified.
22. Truck traffic shall be directed to under 50km/hr on haul route from highway to pit operations. Use of engine brakes are prohibited on haul route from highway to pit operations.
23. Failure to comply with any of the listed conditions may nullify the Development Permit.
24. Permit will be issued once agreements have been signed to the satisfaction of the Municipal District of Pincher Creek No. 9.

Carried

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b) Road Closure Bylaw 1332-21 – Dejax Road Closure

Councillor Harold Hollingshead 23/183

Moved that Bylaw 1332-21 (Dejax Road Closure), being the Bylaw for purpose of closing for lease purposes, that portion of undeveloped Road Plan No. 3299BZ within the East ½ 25-9-1 W5M, be given second reading.

Carried

Councillor John MacGarva 23/184

Moved that Bylaw 1332-21 be given third reading.

Carried

c) AES Report

Councillor John MacGarva 23/185

Moved that the AES Report for May 2023 be received as information.

Carried

Gavin Scott left the meeting at this time, the time being 7:16 pm.

4. Municipal

a) Chief Administrative Officer Report

Councillor Harold Hollingshead 23/186

Moved that Council receive for information, the Chief Administrative Officer's report for the period of April 20, 2023 to May 4, 2023.

Carried

b) Lundbreck Gardeners Request to Pave Trail

Councillor John MacGarva 23/187

Moved that, as the group have raised necessary funds for the project, Council approve the Lundbreck Gardener's request to pave a small walking trail from Breckenridge Avenue to Park Street within the Hamlet of Lundbreck;

AND THAT the location and design of the path be approved by the Utilities and Infrastructure Manager prior to construction.

Carried

c) 2023 Reuse Fair

Councillor Tony Bruder 23/188

Moved that Council authorize a 50/50 split, up to a maximum of \$10,000, to be taken from the tax rate stabilization fund, to jointly host the 2023 Reuse Fair with the Town of Pincher Creek on June 3, 2023.

Carried

I. POLICY REVIEW

J. CORRESPONDENCE

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1. For Action

a) Seniors Week

Reeve Rick Lemire stated that in honour of the past, present and future contributions of the seniors of this community and throughout Alberta, I hereby declare June 5 through 11, 2023 Seniors' Week in the Municipal District of Pincher Creek.

b) 2023 Minister's Awards for Municipal and Public Library Excellence

The MD's Pincher Creek and Regional Library Representative will research what categories our library may qualify for, to nominate for the 2023 Minister's Awards for Municipal and Public Library Excellence.

c) Letter of Support – Cowley Lions Club

Councillor Tony Bruder 23/189

Moved that Council grant a letter of support towards the Cowley Lions Club Community Facility Enhancement Program Grant Application.

Carried

d) Heritage Acres Request

Councillor Harold Hollingshead 23/190

Moved that the email dated May 5, 2023 from Heritage Acres Farm Museum be received,  
 AND THAT 2023 dust control list include the access road off of Highway 785 to Heritage Acres,  
 AND FINALLY THAT Council approve the use of the MD water truck prior to the July 21, 2023 Annual Show.

Carried

2. For Information

Councillor Harold Hollingshead 23/191

Moved that the following be received as information:

- a) Provincial Education Requisition Credit (PERC) program
  - Letter from Municipal Affairs, dated April 25, 2023
- b) Oldman Watershed Council Newsletter
  - May 2023

Carried

K. NEW BUSINESS

L. CLOSED SESSION

Councillor Harold Hollingshead 23/192

Moved that Council move into closed session to discuss the following, the time being 7:53 pm:

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a) Road Allowance Purchase Request – FOIP Sec 16.1.ii

Councillor Harold Hollingshead 23/193

Moved that Council move out of closed session, the time being 8:07 pm.

Carried

Councillor Tony Bruder 23/194

Moved that as per policy 123, stating that a statutory road allowance shall not be sold unless there is a clear benefit to the Municipality at large and does not adversely affect the legal or physical access, Council deny the road closure and purchase request.

Carried

M. ADJOURNMENT

Councillor Harold Hollingshead 23/195

Moved that Council adjourn the meeting, the time being 8:09 pm.

Carried

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REEVE

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CHIEF ADMINISTRATIVE OFFICER



Lake and River Access  
in  
Municipal District of  
Pincher Creek No. 9



PINCH-O-CROW  
CREEKERS CLUB

# Why should you care ?

1. Watersports continue to be a popular recreation activity for all ages
2. Paddling Sports are in the top 12 sport activities in Alberta ahead of soccer and hockey and other traditional sports.
3. Paddling is the #2 Sport people wanted to learn in 2017
4. Recreation is an important component for people's decision for jobs and lifestyle choices
5. SW Alberta is blessed with great lakes and a variety of rivers to paddle on. We have 18 major river runs and over 200 km to choose from Class I to IV. This is more than any other rural municipality in Alberta. Add in the 8 creek runs and 8 river runs in Waterton, Crowsnest Pass and Ranchlands and the opportunity to paddle here in Southwest Alberta is amazing.

# and what's the cost ?

## COSTS

- a. Construction expenses are limited and can be incorporated into many projects
- b. Maintenance and Operation costs are minimal
- c. SW Alberta has an established paddling program through the Pinch-o-Crow Creekers Club that can help to offset expenses
- d. There are environmental costs if access points do not have proper sanitation and parking
- e. There are opportunity costs if the MD does not act to enhance its recreation potential of its river assets

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# Major Waterbodies in MD for Paddle Sports

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## LAKES & RESERVOIRS

- Waterton Reservoir (PRA)
- Beauvais Lake (Provincial Park)
- Beaver Mines Lake (Provincial Park)
- Oldman Reservoir (Provincial Park)
- Lee Lake

## RIVERS

- Upper Waterton River
- Lower Waterton River
- Castle River
- Carbondale River
- Crowsnest River
- Upper Oldman River
- Lower Oldman River

## CREEKS

- Spionkop Creek
  - Drywood Creek
  - Pincher Creek
  - Mill Creek
  - Lynx Creek (PP)
  - Lost Creek (PP)
-

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# Our Neighbours' Major Waterbodies for Paddling

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## LAKES & RESERVOIRS

- Cameron Lake (WLNP)
- Waterton Lake (WLNP)
- Maskinonge Lake (WLNP)
- Payne Lake (PRA)
- Crowsnest Lake
- Island Lake
- Chinook Lake (Provincial Park)

## RIVERS

- St Mary River
- Belly River
- Upper Crowsnest River
- Upper Oldman River
- Livingstone River

## CREEKS

- Cameron Creek (WLNP)
  - Racehorse Creek
-

# Lee Lake



Existing boat launch, dock and parking area off Highway #507

Maintained by Alberta Conservation Association. Land is owned by Terry Yagos

Used by paddlers, shore and boat anglers, cottage owners

Restricted speed limit for power boats

No action required at this time. May need improvements to parking and toilets in the future

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# Upper Waterton River

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Put-In - Existing boat launch, parking and toilets off Highway #6 at Lake Maskinonge in WLNP

Take-Out - Bridge on Township Road 40, Range Road 282A. No Facilities

Grade I river with some Class II features. River rock and gravel bars dominate the river topology

28 km reach - 6 hours - usually done as a day trip

Flows from mid-May to late July

Canoers, rafts and tubers

No action required at this time. May need improvements to parking and toilets at the Take-Out.

Opportunity to create a wilderness campsite halfway along trip ½ way down near Dungarvan Creek on public land to increase interest.

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# Lower Waterton River

Put-In - Below Waterton Reservoir Dam. Parking but no facilities on the Cardston County side of the river

Take-Out - Bridge on Hwy 810 in Cardston County & MD of Willow Creek

Grade I river with some Class II features. Riverbed sandstone, river rock and gravel bars dominate the river topology

28 km reach - 6 hours usually done as a day trip

Flows from mid-May to June controlled by dam releases. Often is too dry due to irrigation demands in the summer months

Canoers, rafts and tubers

No action required at this time. May need improvements to parking and toilets at the Put-In and Take-Out in the future.

**Opportunity to create a wilderness campsite halfway along trip to increase interest.**





# Castle River (Castle Falls to Hwy 507)

Put-In - At Castle Falls Campground or alternatively at Castle Bridge. Parking, toilets provided by AB Parks

Take-Out - Old Bridge road allowance next to Castle River Rodeo Grounds off Hwy 507. Rough parking. No toilets. This is the put in for the next run below and has lots of launches from here.

Grade III river with a long stretch of Class II below the confluence with the Carbondale. Riverbed sandstone, river rock and gravel bars dominate the river topology.

15 km reach - 4 hours long.

Flows from early May to late July.

Advanced Whitewater Kayakers, Canoers and Rafters

**Needs improvements to parking and toilets at the Hwy 507**

Intermediate egress below the Carbondale would make the whitewater section more appealing



# Castle River (Hwy 507 to Canyon Bridge)

Put-In - Old Bridge allowance next to Castle River Rodeo Grounds off Hwy 507. Rough parking, No toilets.

Take-Out - Canyon Bridge on Township Road 63A. Parking on side of road. No Toilets. This is the put in for the next run below and has lots of launches from here.

Grade II river. Major rapid at Take-Out River rock and gravel bars.

7 km reach - 1.5 hours long.

Flows from early May to late July. Still floatable in August.

Intermediate Kayakers, Canoers, Rafters and later in the summer tubers

**Needs improvements to parking and toilets at the Hwy 507**

**Needs improvements to parking and toilets at the Canyon Bridge**



# Castle River Canyon

Put-In - Canyon Bridge on Township Road 63A. Limited parking on side of road and no toilets.

Take-Out - ***Not Available at this time.*** Must paddle down to Hwy 3A , 10 km downstream, which takes an extra 2 hrs

Grade III river, more challenging in high flows, less challenging in low flows

Riverbed sandstone dominate the river topology.

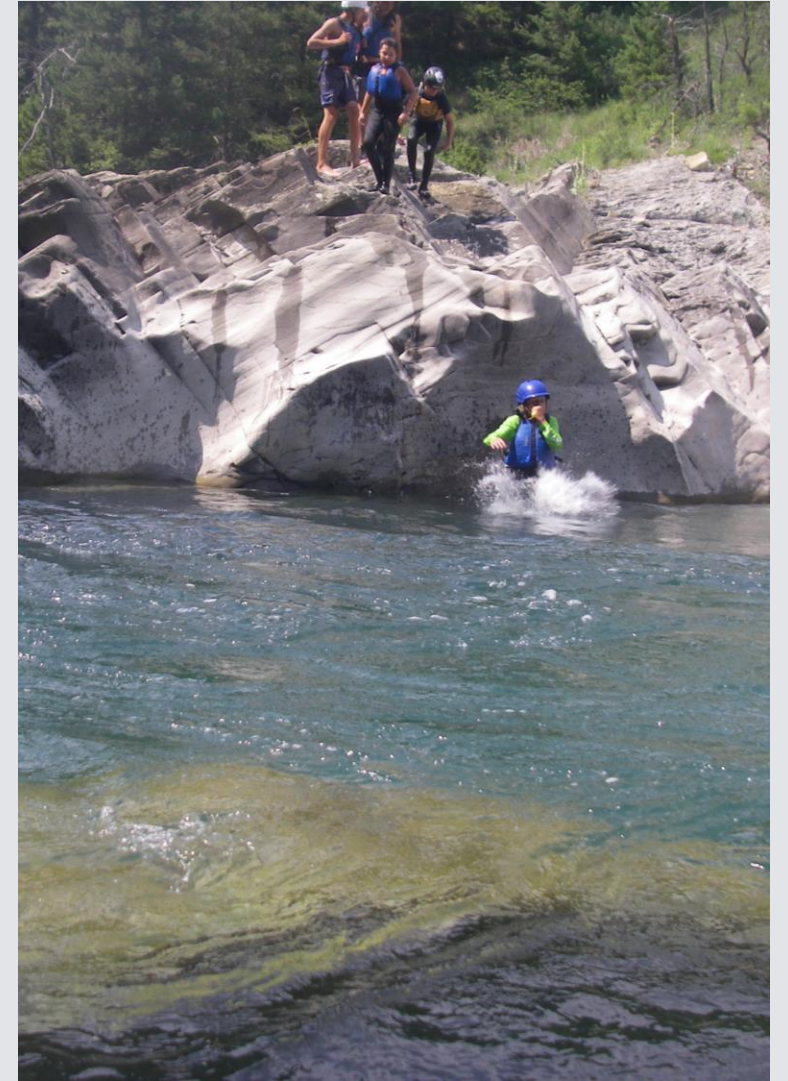
2.5 km reach - 1 hour long.

Flows from early May to late July.

Advanced Whitewater Kayakers, Canoers and Rafters. Guided flyfishing trips after peak flows

**Needs improvements to parking and toilets at the Canyon Bridge**

**Egress below the Canyon would make the whitewater section more appealing. WW Paddlers would rerun this section over and over if they could. Attracts paddlers from all over Alberta and BC**



# Castle River (Canyon Bridge to Hwy 3A)



Put-In - Canyon Bridge on Township Road 63A. Limited parking on side of road. No toilets.

Take-Out - Hwy 3A, Parking in old PRA campground. No toilets.

Grade III river in the Canyon and Grade II river after the Canyon

Riverbed sandstone, river rock and gravel bars dominate the river topology.

12.5 km reach - 3.5 hour long.

Flows from early May to late July.

Advanced Whitewater Kayakers, Canoers and Rafters in the Canyon.

Intermediate paddlers below the canyon.  
Guided flyfishing trips after peak flows

**Needs improvements to parking and toilets at the Canyon Bridge.**

**Needs public access status and toilets at Hwy 3A bridge**

# Carbondale River (Lost Creek to Gated bridge)

Put-In - 1 km west of Lost Creek bridge. No Facilities. This section is in the Castle Wildland Park

Take-Out - 0.5 km east of the Adanac Road junction with the Carbondale Road a road leads down to a gated bridge for the gas plant.

Grade III river with Class IV rapids. 5 Alive rapid at Lynx Creek Campground is a major attraction for advanced whitewater paddlers.

Riverbed sandstone, river rock and gravel bars dominate the river topology.

12 km reach - 4 hours long.

Flows from late April to early July.

Advanced Whitewater Kayakers. *This run attracts paddlers from all over Alberta.*

No Action at this time



# Carbondale River (Shell bridge to Hwy 507)

Put-In - 0.5 km east of the Adanac Road junction with the Carbondale Road a road leads down to a gated bridge for the gas plant. No facilities

Take-Out - Old Bridge road allowance next to Castle River Rodeo Grounds off Hwy 507. Rough parking, No facilities. This is the put in for the next run below and has lots of launches from here.

Grade II river with a few Class III features

Riverbed sandstone, river rock and gravel bars dominate the river topology. Tight river canyon to Castle

15 km reach - 5 hours long.

Flows from late April to early July.

Intermediate Kayakers and WW Canoers

[See Action for Castle River at Hwy 507](#)



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# Crowsnest River (East Hillcrest to Hwy 507)

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Put-In - East Hillcrest Bridge. Limited parking on side of road. No toilets.

Take-Out - Township Road 72A or Hwy 507. Limited parking on side of road or in ditch at Hwy 507. No toilets.

Grade II- river, no significant rapids

River rock and gravel bars dominate the river topology.

8 km reach - 3 hours long.

Flows from early May to late July.

Kayakers, Canoers, Rafters and Tubers

**Needs improvements to parking and toilets at the Hwy 507**



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# Crowsnest River (Hwy 507 to Lundbreck Falls)

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Put-In - Township Road 72A or Hwy 507. Limited parking on side of TR 72A or in ditch at Hwy 507. No toilets.

Take-Out - At Railway Bridge above the Falls. Toilets available at Lundbreck Falls.

Grade II- . No significant rapids except at Takeout

River rock and gravel bars dominate the river topology.

10 km reach - 3 hours long.

Flows from early May to late July.

Kayakers, Canoers, Rafters and Tubers

**Needs improvements to parking and toilets at the Hwy 507.**

**Takeout at Railway Bridge above Lundbreck Falls is a danger !!**

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# Crowsnest River (L. Falls to Lundbreck Bridge 74A)

Put-In - Lundbreck Falls Provincial Recreation Area campground. Toilets, Picnic Tables. Camping

Take-Out - At Township Road 74A Bridge near Lundbreck. Good Parking. No Toilets. River access issue.

Grade II with very nice instructional sites

Sandstone river bedrock features

3.5 km reach - 1 hour long.

Flows from early May to late July.

Intermediate Kayakers, Canoers. POCC uses this reach a lot and it is well used by Instructors from Calgary and Lethbridge

**Needs toilets at the Township Road 74A Bridge.**

**Work being done to Bridge piers needs to include appropriate attention to river access**



# Crowsnest River (Lundbreck Bridge 74A to Todd Creek)

Put-In - At Township Road 74A Bridge near Lundbreck. Good Parking. No Toilets. River access issue.

Take-Out - Todd Creek Provincial Recreation Area. Good Parking, Toilets and Picnic site

Grade II- with very nice instructional sites

Manmade river features dominate the river topology with great eddies, little surf waves and deep holes

4.5 km reach - 1.5 hours long.

Flows from early May to late July.

Novice Kayakers, Canoers. POCC uses this reach a lot and it is well used by Instructors from Calgary and Lethbridge

**Needs toilets at the Township Road 74A Bridge.**

**Work being done to Bridge piers needs to include appropriate attention to river access**



# Oldman River (The Gap to Bob Creek)

Put-In - 2.5 km east of Hwy 40 on the Maycroft Road. Good Parking.  
No Toilets.

Take-Out - No designated access point. Bob Creek from north or road  
allowance from the south

Grade III with a portage around Gap Falls

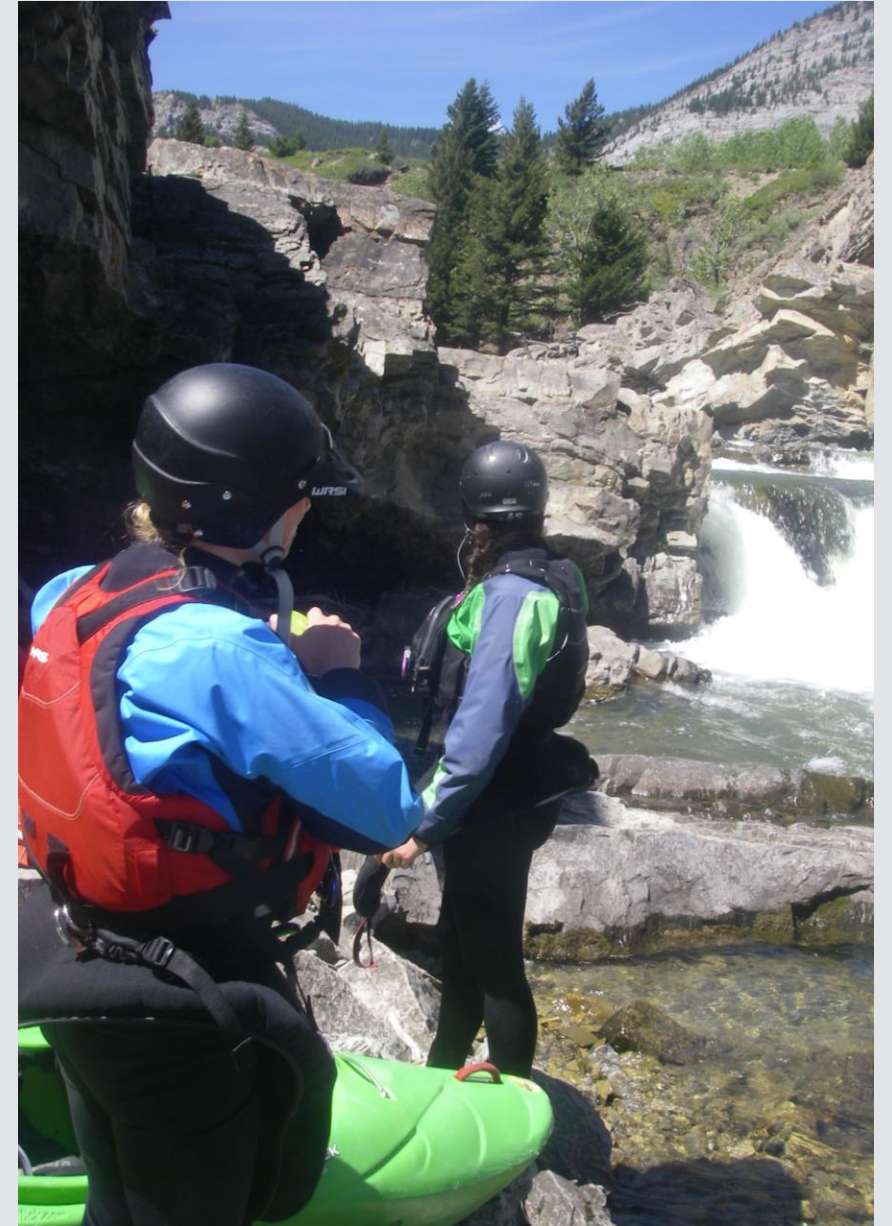
Limestone bedrock river features and glacial erratics dominate the  
river topology with big ledges, a waterfall, tight canyon

13 km reach - 4 hours long.

Flows from mid May to late July.

Advanced Kayakers, Canoers. This reach attracts paddlers from  
Calgary and Southern Alberta

**Need to establish a designated access point to the river along  
a road allowance at Take-Out**



# Oldman River (Bob Creek to Hwy 22 or Waldron Falls)

Put-In - No designated access point. Bob Creek from north or private lands to the south of the river

Take-Out - Maycroft Provincial Recreation Area at Hwy 22 Bridge. Parking, Camping, Toilets.

Alternatively Waldron Falls access 1.5 km further downstream. Parking and Toilets at Waldron Falls

Grade II+

Sandstone bedrock river features dominate the river topology with small ledges, glacial erratic boulders, tight canyon

13 km reach - 4 hours long.

Flows from mid May to late July.

Intermediate Kayakers, Canoers. This reach attracts a lot of paddlers from Calgary and S. Alberta

**Need to establish a designated access point to the river along a road allowance at Put-In.**



# Oldman River (Waldron Falls to North Fork bridge)

Put-In - Maycroft Provincial Recreation Area. Parking, Camping, Toilets.  
Alternatively can use Waldron Falls access with Parking and Toilets 1.5 km further downstream

Take-Out - North Fork Bridge on Range Road 14. Informal parking.  
No Toilets

Grade II except for Waldron Falls (Class III+)

Sandstone bedrock river features dominate the river topology with small ledges

11 km reach - 3 hours long.

Flows from mid May to late July.

Intermediate Kayakers, Canoers except for Waldron Falls (Expert Kayakers)

**Need to establish a designated access point to the river at Take-Out bridge**



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# Oldman River (North Fork bridge to Reservoir)

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Put-In - North Fork Bridge on Range Road 14. Informal parking. No Toilets

Take-Out - Currently North Fork Provincial Recreation Area. Preferred Take-Out would be closer to Big Bends to avoid 3 km paddler across the Reservoir

Grade II

Sandstone bedrock river features dominate the river topology with small ledges

18 km reach - 5 hours long. New access above the Reservoir would cut this down by 1.5 hours

Flows from mid May to late July.

Intermediate Kayakers, Canoers

**Need to establish a designated access route to the river above the Reservoir**

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# Oldman River (Boulder Run)

Put-In - Outlet Channel below Oldman Dam. Parking, toilets, picnic tables.  
Maintained by Alberta Parks

Take-Out - Below the rapids, Parking, toilets, picnic tables. Maintained by Alberta Parks

Grade II+

Manmade sandstone river features dominate the river topology

0.5 km reach - 30 minutes or less.

Flows year round

Intermediate Kayakers, Canoers, Guided flyfishing

No Action Required



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# Oldman River (Boulder Run to Summerview )

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Put-In - Below Boulder Run rapids. Parking, toilets, picnic tables. Maintained by Alberta Parks

Take-Out - Summerview Bridge. Ample parking. No Toilets

Grade I

Gravel riffles

4 km reach - 1.5 hours or less.

Flows year round

Novice Kayakers, Canoers, Rafters, Tubers,

Guided flyfishing

**Toilets at the Take-Out are needed.**

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# Priorities and Opportunities

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	Location	#1 Priority	#2 Priority
1.	Crowsnest River Lundbreck Bridge TR 74C	River Access	Toilets (Vault)
2.	Castle Canyon Bridge TR 63A	Toilets (Vault)	Parking
3.	Castle River Hwy 507 bridge	Toilets (Vault)	Parking
4.	Castle Canyon takeout	River Access below Canyon	
5.	Crowsnest River @ Hwy 507	Parking	Toilets
6.	Oldman River near Bob Creek	River Access	
7.	Oldman River above Reservoir	River Access before Reservoir	
8.	Oldman River @ Summerview	Toilets	
9.	Crowsnest River above Lundbreck Falls	Safe River Egress at RR bridge	
10.	All Locations		Toilets



**EXECUTIVE COMMITTEE MEETING MINUTES**  
**April 13, 2023; 6:00 pm**  
**ORRSC Boardroom (3105 - 16 Avenue North, Lethbridge)**

The Executive Committee Meeting of the Oldman River Regional Services Commission was held on Thursday, April 13, 2023, at 6:00 pm, in the ORRSC Administration Building, as well as virtually via Zoom.

**Attendance**

Executive Committee:

Gordon Wolstenholme, Chair  
 Don Anderberg, Vice Chair, Virtual  
 David Cody  
 Christopher Northcott, Virtual  
 Jesse Potrie  
 Brad Schlossberger, Virtual  
 Neil Sieben

Staff:

Lenze Kuiper, Chief Administrative Officer  
 Raeanne Keer, Executive Assistant

Guest:

Derek Taylor, KMPG LLP

Chairman Wolstenholme called the meeting to order at 6:05 pm.

**1. Approval of Agenda**

**Moved by: Neil Sieben**

THAT the Executive Committee adopts the April 13, 2023 Executive Committee Meeting Agenda, as presented.

**CARRIED**

**2. Approval of Minutes**

**Moved by: David Cody**

THAT the Executive Committee approves the January 12, 2023 Executive Committee Meeting Minutes, as presented.

**CARRIED**

**3. Business Arising from the Minutes**

There was no business arising from the minutes.

**4. Delegation Presentation**

**a. KMPG LLP – Auditor’s Report and Financial Statements 2022**

D. Taylor, of KMPG LLP, presented the Financial Statements and Independent Auditor’s Report for the Year ended December 31, 2022 to the Committee.

The Committee discussed the report and presentation.

**Moved by: Don Anderberg**

THAT the Executive Committee accepts the Auditor’s Report and Financial Statements for the year ended December 31, 2022 prepared by KMPG LLP, as presented.

**CARRIED**

**5. Official Business**

**a. 2022/23 Alberta Community Partnership Grant**

L. Kuiper presented the 2022/23 Alberta Community Partnership Grant to the Committee, and stated that ORRSC was successful in its application to the Municipal Internship Program to receive grant funding for a 18-months for an Intern Planner.

**b. Staff Update**

L. Kuiper stated that there have been a few changes to the staff. He stated that Kattie Schlamp and Maxwell Kelly’s titles have changed from “Planning Assistant” to “Planner”, and Tristan Scholten would be joining the organization in mid-May to fulfill the role of Intern Planner for the next 18-months .

L. Kuiper noted that CAD/GIS Technologist Kaylee Sailer would be returning from maternity leave in May, and that CAD/GIS Technologist Yueu Majok would be leaving the organization at the end of April.

**c. Subdivision Activity**

L. Kuiper presented the Subdivision Activity statistics as of March 31, 2023 for information.

**6. Accounts**

**a. Office Accounts**

L. Kuiper presented the Monthly Office Accounts for December 2022, January 2023, and February 2023 and the Payments and Credits for November 2022, December 2022, and January 2023 to the Committee.

6. **Accounts – Cont'd**  
a. **Office Accounts – Cont'd**

**Moved by: Christopher Northcott**

THAT the Executive Committee approves the Monthly Office Account for December 2022, January 2023, and February 2023 and the Payments and Credits for November 2022, December 2022, and January 2023.

**CARRIED**

b. **Details of Account**

L. Kuiper presented the Details of Account as of December 31, 2022 through February 28, 2023 to the Committee.

**Moved by: Jesse Potrie**

THAT the Executive Committee approves the and Details of Account as of December 31, 2022 through February 28, 2023

**CARRIED**

7. **New Business**

There was no new business for discussion.

8. **CAO's Report**


L. Kuiper presented his CAO Report to the Committee.

9. **Round Table Discussions**

Committee members reported on various projects and activities in their respective municipalities.

10. **Adjournment**

Following all discussions, Chair Gordon Wolstenholme adjourned the meeting, the time being 7:28 pm.

  
\_\_\_\_\_  
CHAIR

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



# M.D. OF PINCHER CREEK NO. 9

## OPERATIONS REPORT

H1a

### Current Public Works Activity

- Road Maintenance – Public Works has (6) graders out on the roads doing road maintenance, pulling in gravel from edges of roads.
- Planning ongoing for the approved capital and internal project for 2023.
- Boat Club Road Agreements have been agreed too. Back sloping and dumping document are complete.
- D/K Blading has completed the 3 grader operators scheduled in for this spring.
- Cleaning up outstanding inspection corrective action around the shop and facilities
- Garbage, Recycling, water to the airport... being done weekly by PW crew.
- Working on call log items daily.
- Patton Ave tender has been completed and awarded to Ground Breakers. Scheduling construction start date for spring of 2023.
- Station Street Shaw line, Telus line and Apex utilities lines relocation complete and the tender is being released.
- Installing signs in various locations knocked down over the winter.
- Shop and storage building cleaned up and organized.
- Bitango Road Land access agreements are completed and signed, and the tender is being released this May 19/23
- Cattle guard inspections and repairs are complete, and repairs are also complete.
- Seasonals being trained and checked on equipment they will use during the summer.
- Permanent snow fence crews are pounding posts and cleaning up old fence as well as repairing standing fences.
- Divisional graders are taking the grader training into the field and repairing shoulders and corners.
- Spring cleanup is underway in Lundbreck crews are working to cleanup and haul garbage to the dump. Dumpsters will be emptied and delivered to Beaver Mines on Friday May 19/23 and Beaver Mines cleanup will be all the next week.
- Backhoe has been out cleaning culverts ends and creating drainage.
- Crews have been out cleaning bridge guard rails and creating drainage.
- Fish signs are being installed at rivers and creek crossings throughout the MD.
- Cattle guard cleaning is starting next week and will clean out 8 cattle guards.
- Will be steaming out old tanks at sand shed and hauling tanks to scrap yard.
- Fence repairs at the water plant and Patton Park have been completed.
- Crews completed burning area cleanout at airport and hauled material to dump.
- Gravel crew to start May 23/23.

## Current Water Operations Activity

- Cowley water plant contravention issued April 17<sup>th</sup> after one of two raw water pumps went down. Other pump has been giving fault issues. Emergency pull of pump complete April 18<sup>th</sup>, emergency parts repair authorized. Stock motor sourced, reinstallation authorized for April 21<sup>st</sup> and successfully complete.
  - Working on a revised solution for 2<sup>nd</sup> pump. 2<sup>nd</sup> Pump issues have gotten worse, anticipating/lining out emergency pull required for 2<sup>nd</sup> pump by end of May.
- Lundbreck Lagoon Aerators re-installed Apr. 17<sup>th</sup>
- Pincher Creek standpipe sheered from building May 12<sup>th</sup>, 2023. Down for emergency maintenance (steel sheered from building). Operational May 17<sup>th</sup>, 2023.
- Beaver Mines Lot Servicing Utility Services Guidelines anticipated for release along with pre-qualification process by end of May, 2023

## Energy Projects Update

**MD Estimated Annual Energy Savings: \$19,261**

**MD Funding Secured (Total): \$173,098**

*No update due to employee holidays.*

- **General Updates**
  - Developed applications to Green and Inclusive Communities grant, submitted Feb 28, 2023.
    - 80% of costs for Arena and Multipurpose Facility upgrades
    - 60% of costs for construction of the new Recreation and Event center to net zero standards
  - Community Building Retrofit grant pre-application submitted for 25% of Arena upgrades March 3, 2023
  - Applied for grants for lighting retrofits for Airport building, Huddleston senior center, and Arena lighting retrofits
    - Received confirmation for one project. Decision was made to focus on airport.
      - Projected award and installation April 2023.
      - Estimated to save \$716/year
    - \$5,000 Grant confirmed February 23, 2023.
      - Project Awarded to Riteline Electric for \$7,030
      - Installation scheduled for May 23, 2023
  - Furnace replacement in PW building and Airport targeted for spring 2023
    - RFQ released March 7, 2023, quotes due March 24, 2023
    - Received proposals
      - 4 bidders for PW **(\$4,060-\$5,407) Budget: \$4,999**
      - 5 bidders for airport **(\$8,670-\$13,435) Budget: \$11,000**
      - Preferred contractors have been identified, awaiting news on grant funding streams prior to any award
    - Requested heat pump quotes to conduct economic and technical feasibility of a trial
    - Award and installation scheduled for June 2023
  - Developing fuel usage tracking system within GIS dashboard
    - Fuel usage report developed December 1, 2022

- Brendan and Brandon working on fixing current issues with existing vehicles and activating features under current system
- Began development of asset management strategy for energy equipment
- Received confirmation of \$22,080 for Electrical Tracking System at the Multipurpose facility scheduled to be installed July 2023
- Lebel window retrofit
  - Project budget reduced from \$100,000 to \$87,500
  - Expected grant funding confirmation and project kickoff June 2023
- Year 2 report complete and submitted to the Municipal Climate Change Action Center (MCCAC) as part of the final deliverables for the Program
  
- Hot water tank changed from natural gas to electric at the Veterans Park. Removal of the natural gas connection saving \$1,100 per year in distribution fees. Total savings anticipated to be \$500 per year
- Grant received from Lethbridge Community Foundation for \$5,000 to install offgrid equipment and remove the electrical service at the Lundbreck Welcome Sign. Project RFQ scheduled to be released in June 2023 with final implementation July 2023
- 2022 adjusted savings from Utility bill review vs 2019 baseline. *Note: Addition of Eco Station and Admin. Building maintenance overhauls not reflected in adjusted MD savings as they cannot be easily split out*

Municipality	Consumption Savings <sup>2</sup>			Adjusted Cost Savings <sup>2</sup>			
	Gas (GJ)	Electricity (kWh)	Adjusted Electricity (kWh) <sup>1</sup>	Gas (\$)	Electricity (\$)	Adjusted Electricity (\$) <sup>1</sup>	Total (\$) <sup>1</sup>
MD	355	-117,370	6,343	4,046	-24,360	1,342	5,388
Town	3,253	136,970	136,970	35,681	55,186	55,186	90,867
<b>Total<sup>1</sup></b>	<b>3,608</b>	<b>19,600</b>	<b>143,313</b>	<b>39,727</b>	<b>30,826</b>	<b>56,528</b>	<b>96,255</b>

<sup>1</sup>These values don't include MD water infrastructure and other infrastructure introduced after 2019 that was not adjusted through the energy management program and has seen significant upgrades

<sup>2</sup>These values include an estimated December 2022 consumption due to a changeover in billing company and inaccurate reported consumption.

- **EV Chargers**

- Design complete for MD admin building, MD PW shop, and CMR Oct, 2022
- Funding from Enel Green Power received in the amount of \$20,000 USD
- Grant for remaining funds from SouthGrow secured November 30, 2022.
- Install complete for PW, Admin and Splash Park charging units sent were incorrect and new units have been shipped.
- Castle install delayed until spring due to higher excavation costs during the Winter
- PW Charger installed January 10, 2023
- Charger installs completed March 16, 2023. Signs installed March 30, 2023
- Charging available at MD administration building
- Splash Park network issues being resolved for public access to charging
- Expected Funding closeout for MD, Castle Mountain Resort, and Town chargers July 2023
- Quote confirmed by Riteline Electric and sent to Castle Mountain for execution. Requested installation the week of May 2023 pending Castle sign off

- **Eco-centre Solar Installation**

- Awarded to Riteline for 2.4 kW array
- Microgeneration application complete Sept 28, 2022, neighbouring properties notified as per regulations Sept 6, 2022. No comments received back
- Install completed November 18, 2022
- Scheduled to begin generating power Dec. 16, 2022. Delayed due to permitting error.
- Permitting issues resolved, electrification pending final electrical inspection and Fortis meter revision
- Awaiting inspection
  
- **Climate Resiliency and Adaptation Plan**
  - \$160,000 funding approved from MCCAC
    - \$140,000 towards the contracted study
    - \$20,000 towards staff wages, training, and community event
  - Kickoff Oct 3, 2022
    - Team: Tristan Walker, David Desabrais, Brett Wuth, and Andrea Hlady
  - Presentation of project plan to MD and Town council Oct 11, 2022
  - Data acquisition started Oct 13, 2022, community showcase complete Nov 8, 2022
  - Survey closed December 23, 2022. Finalized with over 420 responses
  - Risk assessment meeting completed with MD and Town staff for March 1, 2023
  - Presented results to MD and Town Council for comment March 27, 28, 2023. Open house for public comment April 13<sup>th</sup>, 2023. Roundtable discussion with Piikani Nation scheduled for April 11, 2023.
  - Received Final Risk Assessment report March 29, 2023
  - Open House held on April 13<sup>th</sup> with approximately 40 attendees
  - Extension requested to push deadline for completion from May 30 to June 30 due to health reasons
  - Climate resilience planning sessions scheduled for the week of May 29, 2023 to develop adaptation measures
  - Preliminary cost of inaction report has been developed to support adaptation measures
  
- **Clean Energy Improvement Program**
  - Bylaw passed Oct 11, 2022
  - In discussion with FCM to determine funding
    - FCM has indicated substantial funding has been allocated to Alberta
    - Partnership with Town increases likelihood of success
  - Targeted program development start date Jan 15, 2023
  - Kickoff meeting scheduled for January 25, 2023
  - Targeted program launch date Q2 2024 based on updated funding timelines received from Alberta Municipalities and request from Finance Depts.
  - Market study underway to be submitted first week of March 2023
    - Study completed March 6<sup>th</sup> pending staff cost estimates from Finance department and final inputs from Alberta Municipalities
    - Review with Alberta Municipalities Scheduled for March 14, 2023
    - Submitted first draft March 14, 2023. Revised draft scheduled for March 28, 2023.
  - Pre-application submitted to Federation of Canadian Municipalities April 4, 2023
  - Bylaw rescinded and resubmitted to Council for first reading to follow MGA requirements April 11<sup>th</sup>, 2023
    - Public hearing set for May 23, 2023



- Pre-application of grant to the Federation of Canadian Municipalities has been approved. Starting work on full application. Expected submission July 2023.
- **Ford Lightning**
  - Posted to Alberta Purchasing Connection January 11, 2023. Pricing received. Working through path forward to see if local dealership can provide
  - Order bank from Ford not yet open for the XLT
    - Dealers indicate they are only being allotted Lariat and Platinum models
  - Tender received from Marlborough Ford with estimated ETA of September 2023
    - Funding final deadline requires receipt of Vehicle by Feb 2024
    - Funders are aware of the manufacturing hold up and are working on extension provisions
    - Awarded to only bidder Marlborough Ford **\$80,371.25** (Budget \$85,000)
    - Truck on order Feb 27, 2023, April update states a VIN has been created and truck is scheduled to arrive July/August 2023
- **Solar Installation**
  - New energy retailer contacted to determine best strategy for installation
  - Begin development of RFP January 16, 2023
  - Target release of RFP February 2023 in preparation for any grant streams
  - Investigating site options
    - Energy retailer recently changed hands and has minimal experience with aggregated generation
    - Possible grant roll-out in Q2 of 2023
    - Nav Canada requires glare study and Aeronautical Assessment Form
  - Site Visit conducted March 14, answered RFIs March 21, 2023
  - Anticipate grant funding streams opening in April 2023
  - RFP closed March 31, 2023
    - 5 proposals received
    - Preferred contractors selected, awaiting funding streams before awarding
    - Discussion underway with NavCanada about specific requirements for ensuring glare mitigation
      - A stamped Engineering report on the glare characterises of the selected panels has been provided
      - Transport Canada has reviewed the glare report and declared it sufficient
    - Project Award pending funding release

## Capital Projects Update - Bridges

- **Bridge File 75377 – Local Road over Screwdriver Creek, NW-08-06-02-W5M**
  - Total approved 2022 budget: **\$434,000**, Anticipated Actual: **\$344,000**
  - Approved 2023 budget: \$25,000
  - Construction awarded to 2<sup>nd</sup> lowest bidder
    - East Butte: **\$306,011 (Eng. Est./Don Boyce \$309,044)**
  - Conditional Construction completion certificate issued Dec.16<sup>th</sup>, 2022. Additional cleanup and deficiency work required to be complete by April 15, 2023. 10% holdback (\$22,000) cannot be released until complete
  - Additional extension granted due to unfavourable work conditions. Anticipated full closeout by Council meeting. Deficiencies found during final walkthrough, holding completion certificate until contractor addresses
  
- **Bridge File 75265 – Local Road over Heath Creek, NE-11-10-01-W5M**
  - Tender awarded for engineering in 2021
    - Roseke Engineering at **\$52,162.00** (Budget: \$53,000.00)
  - Tender awarded for construction in 2023
    - Volker Stevin at **\$367,000** (Estimate: \$475,700)
    - 4 bidders up to \$1.098M
    - Awarded bidder \$124,000 lower than cancelled Tender May, 2022
  - Tender cancelled for construction in 2022
  - Survey has determined that the whole bridge and road is off the road right of way. Roseke Engineering will provide the MD with a survey plan to use for land negotiations.
  - The Historical Resources Application for this project has been approved.
  - Land is purchased and agreements are signed. Title registration may take a few months
  - STIP Application submitted, not awarded with STIP letter
  - Tender released April 27<sup>th</sup>, 2023. Closed May 11<sup>th</sup>, awarded to low bidder.
  
- **Bridge File 7743 – Local Road over Gladstone Creek, SW-23-05-02-W5M**
  - Tender awarded for engineering in 2021
    - Roseke Engineering at **\$45,015 (Budget \$46,000)**
  - Tender awarded for construction in 2022
    - Volker Stevin at **\$267,700 (Budget \$280,500)**
  - Final construction inspection completed March 7<sup>th</sup>, 2023. Project complete excluding minor deficiencies and level 2 bridge inspection
  
- **Bridge File 2488 – Fisher Bridge, NW-26-07-02-W5M**
  - ISL awarded Supply-Build Engineering contract
  - Design, Supply, & Fabrication of Prefabricated Bridge awarded to Algonquin Bridge **(Cost: \$458,040. Eng. Est: \$638,000).**
  - RFPQ (Request for Contractor Pre-Qualification) for Installation has been sent out and closed July 26<sup>th</sup>. Installation RFQ bids received September 14<sup>th</sup>, 2022. Awarded to low bidder **(Cost: \$330,954. Eng. Est: \$349,000)**
  - Sure-Seal beginning document submission. Review of site conditions complete, TAS & eco-plan drafts received. Pre-construction meeting complete October 26<sup>th</sup>, 2022.
  - Contractor plans to prepare bridge on private property NW of crossing over the Winter. Bridge steel unloaded November, 2022.

- Revised construction schedule received, contractor plans to break over Winter and remobilize in early May to install abutments and remove existing bridge. Contractual completion is end of June, 2023 for bridge to be open. Under bridge abutment repair completion Aug 31, 2023
  - Existing bridge removal complete Thursday, February 9<sup>th</sup>, off-site bolt-up of new structure underway
  - Plan for existing abutments with ISL and contractor to finalized, work underway. Existing abutments will have partial depth repairs complete, and cracks will be epoxy injected and sealed. Work falls under new DFO code of practice for clear span bridge
    - Scour identified under existing abutment. Awaiting plan from ISL for discussion
  - Geotech. review complete for new abutments. Additional granular and crush installed.
  - New bridge lift successfully complete April 28<sup>th</sup>, 2023. Work schedule for remaining work under adjustment due to presence of nesting Osprey near site. Currently only non-machinery work occurring without environmental monitoring
- **Bridge File 74048 – Todd Creek Culvert, NW-36-009-03 W5M**
    - Pricing Received for Preliminary Engineering & Design
      - Awarded to Roseke Engineering at **\$18,286** (QAES Assessment scope added)
    - Evaluating maintenance and/or replacement options for the 1962 1.8mx1.1mx15.8m culvert
    - Class C waterbody with Restricted Activity Period (RAP). No detour
    - Preliminary Engineering complete May 9<sup>th</sup>, 2023. Recommendation is to replace if STIP funding can be obtained, or install timber struts until funding can be obtained
  - **Bridge File 70175 – Yarrow Creek Bridge Rehabilitation, NW-22-003-030 W4M**
    - Pricing Received for Preliminary Engineering & Design from multiple firms.
      - Awarded to Roseke Engineering at **\$17,990 (Budget \$20,000)**
    - Evaluating maintenance design for the 1908 4.3m bridge
    - Class C waterbody with Restricted Activity Period (RAP) and critical habitat for at-risk species
  - **Bridge File 75801 – Oldman River Tributary Culvert, SW-09-010-01 W5M**
    - Pricing Received for Preliminary Engineering & Design
      - Awarded to Roseke Engineering at **\$4,314.83 (Budget \$5,000)**
    - Evaluating maintenance design for struts the 1953 1.4mx1.6mx24m culvert
    - Class D waterbody with no RAP
  - **Bridge File 76294– 2<sup>nd</sup> Tributary to Castle River, SW 32-006-01 W5M**
    - Preliminary Engineering & Design awarded to Roseke July 14, 2022
    - Tender awarded for construction in 2023
      - East Butte at **\$198,407** (Estimate: \$253,500)
      - 4 bidders up to \$414,000
      - Awarded bidder \$124,000 lower than cancelled Tender May, 2022
    - Preliminary survey & drafting complete, Preliminary Engineering & Design complete as of Sep 28. QAES Complete, fish passage likely not a major concern
    - Recommendation is replacement with an upsized 1.6m diameter x 27m L single culvert (existing structure is 1.5m diameter x 18.3m L)
    - Design for 76294 complete, rip-rap modified on downstream end to avoid need for land acquisition

- STIP Application drafted and submitted November 23<sup>rd</sup>. 75% grant funding confirmed April 17<sup>th</sup>, 2023. Tender released April 27<sup>th</sup>, 2023. **Closed May 12<sup>th</sup>, awarded to low bidder.**
- **Watercourse Crossing Inspection & Remediation Project – 100% Grant funded**
  - **\$150,000** in grant funding awarded for Year 1 of this program
  - **Fintegrate** awarded initial contract to assess all MD crossings, prioritize for remediation, & perform detailed regulatory authorizations
  - Work has begun on prioritization & initial assessment, 175+ crossings reviewed
  - 4-5 crossings have been identified to date that are in poor structural condition and have serious fish passage concerns
  - Application submitted for additional \$114,000, mostly to complete engineering & design for remediation of crossings
  - Anticipate moving forward with design of 3 crossings. Proposals received for 3 eligible crossings, kicked off preliminary design January 20<sup>th</sup>, 2023.
    - BF 7080 Dungarvan Creek Culvert Replacement, SW-17-003-29 W4M
    - Tapay (Carbondale) Road over Iron Creek Culvert Replacement, SW-15-006-03 W5M
    - TWN Rd. 31A (Chapel Rock) over South Todd Creek Culvert Replacement, SE-023-09-03 W5M
    - Preliminary engineering complete for 3 crossings. Assessing remaining crossings before making recommendations to Council
  - Anticipating regulatory Directives making dealing with SAR crossings mandatory
  - Requested Y1 grant extension to July 31<sup>st</sup>, 2023. Extension to November 30<sup>th</sup>, 2023 received
  - Funding agreement signed March 28<sup>th</sup>, 2023 for additional \$1.55M to cover additional assessment, and engineering along with replacement of 2 crossings, to be complete by March 2025
  - **Options presented to council at May 23<sup>rd</sup>, 2023 meeting**

## Roads

- **Range Road 1-2 (Bitango Road) - Engineering 2022 – Budget \$40,000 - Const. 2023**

*Replace 64m of culvert 24" culverts with a 36" diameters culvert. Repair slides and sink holes on side slope.*

- Service agreement for professional service has been signed with ISL Engineering and Land Services LTD on February 23<sup>rd</sup> 2022.
- Geotechnical Boring scheduled for April 05, 2022.
- Site Visit was held April 21<sup>st</sup> 2022.
- Environmental Scientist was on site June 29, 2022 to begin the environmental review.
- Design Brief meeting was held August 23, 2022
- **ISL is done with tender package access agreements are complete and tender is being released May 19/23.**
- Tender package and design have been received February 02, 2023 for review.
- **ISL has asked us to contact landowner on both sides because the contractor will need and that is complete.**

- **Station Street (Pincher Station) - Engineering 2022 – Budget \$40,000 - Const. 2023**

*Repair subgrade and install new asphalt on approximately 70m on intersection of 3rd avenue and Station Street and approximately 360m on Station Street going east to seed cleaning plant. Install culvert across 3rd avenue to drain water from North side of Station Street.*

- Service agreement for professional service has been signed with ISL Engineering and Land Services LTD on February 23<sup>rd</sup> 2022.
- Geotechnical Boring scheduled for April 05, 2022.
- Site Visit was held April 21<sup>st</sup> 2022
- Scope Change 1 (Utilities coordination, Hydrovac and Processing) has been approved July 18, 2022.
- Utility Crossing agreements signed Aug 03, 2022.
- Utility locating and surveying has been completed August 22, 2022
- Preliminary and Construction estimates have been received September 16, 2022 for review.
- ISL finished tender package and will be sent out by the end of March 2023.
- ISL finished the tender package and has made some revisions (depth of Telus line on 3<sup>rd</sup> st), will be sending out tender.
- There is a delay by Shaw because of their fiber optic line, we have made arrangements with Shaw, and they are scheduling in their line move to coordinate with the Telus and Apex line moves.
- All lines have been moved and ISL is just waiting for Shaw to confirm their move is complete to release tender.
- Met with Apex utilities to discuss the gas main in the middle of the road and figure out best place for new line to be installed.
- Engineering ISL has been working on setting project up for the MD.
- Estimated tender release is June.

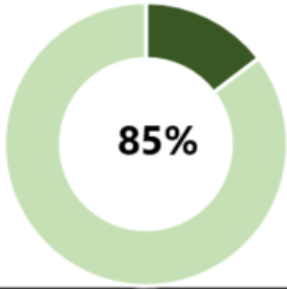
- **Patton Avenue (Lundbreck) - Engineering and construction 2023 – Budget \$72,000**

*Improve drainage on the east boulevard of Patton Avenue to create positive drainage to the catch basin on the North end.*

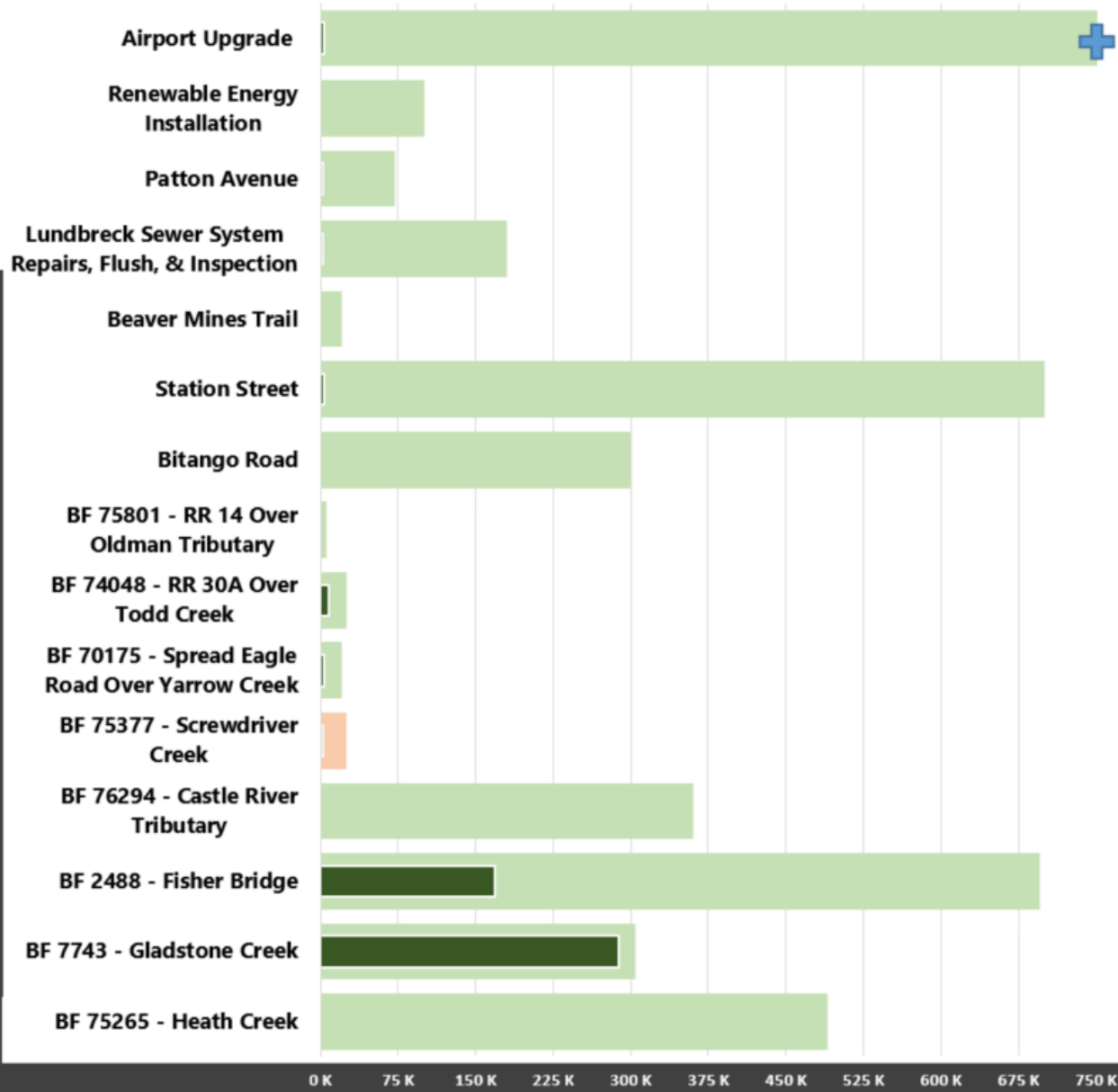
- Service agreement for professional service has been signed with ISL Engineering and Land Services LTD on December 12<sup>th</sup> 2022
- ISL has been instructed to go ahead with tendering for the spring of 2023 and their estimates and quotes are in line with the budget.
- Job sent out to Tender, schedule in meeting with residences May 1/23.
  - Roland and Dave attended meeting. Engagement around the want to pave the entire gravel/soil parking areas
- Project has been awarded to Ground Breakers scheduling in for spring of 2023
- Options presented to Council May 23<sup>rd</sup>, 2023 for changes

## Large Capital and Other Projects

Total Approved Budget: \$4,366,000. Spend as of May 3<sup>rd</sup>, 2023:  
\$489,794



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## **Airport Lighting – Design 2022, Construction 2023**

*Install Airport Airfield Lighting Replacement, with portion of funds from STIP*

- Design-build contract awarded to Black & McDonald (**Cost: \$979,600, Original Budget: \$867,000. Revised Contract: \$1,016,435 + line removal/paint**)
- Leo Reedyk engaged to manage tendering, construction, commissioning, etc.
- It is expected that increasing the runway length will provide benefit in terms of classes of aircraft the airport can support. Design deliverables with revised thresholds complete. 6-8 weeks construction required. Completion by Aug 1, 2023 expected, contract extended to reflect
- Generator installation will be completed after Aug 1, 2023 due to long lead delivery
- IFC Drawings received Dec. 6, 2022. Formal Change Order sent to Contractor Jan 13, 2023 to capture unit/quantity changes prior to material orders for lights, generator, cabling. Signed copy received. Line removal/painting costs remain under discussion.
- Safety Plan & Work Procedures (PCO) review complete February 23<sup>rd</sup>. Crews will permit emergency use of runway within worst case 2 hours notice. Final PCO received April 3<sup>rd</sup>, 2023.
- Consultation with affected stakeholders including Tanker Base, STARS, AHS Air Ambulance, and other stakeholders has begun regarding construction window
- Virtual kickoff meeting scheduled for May 4<sup>th</sup>, site kickoff held May 16<sup>th</sup>, 2023. Runway closure anticipated to begin week of Council meeting, complete main closure by 2<sup>nd</sup> week of June

## **Lundbreck Sewer System Repairs, Flush, & Inspection – Design/Construction 2023**

*Repair of 3 sewer main locations within the Hamlet of Lundbreck*

- Working with MPE on brief scope of work package for quotation. Design work awarded February 1<sup>st</sup>, 2023, project setup and quotation package underway.
- Draft drawings received March 2<sup>nd</sup>, 2023, review complete. Quotation package received April 6<sup>th</sup>, review complete. Released May 18<sup>th</sup>, due back May 30<sup>th</sup>.

## **Lundbreck Lagoon Resiliency Analysis & Regionalization – Engineering 2022**

*Review Lagoons ability to take on more flow (both regular and high strength). Review Cowley Lagoons ability to do the same, and options for regionalization*

- ACP Grant submitted in 2022, will not hear back until March/April 2023. Notice of successful grant received March 21<sup>st</sup>, 2023. Expanding scope to include Cowley
- Kickoff meeting held March 6<sup>th</sup>, 2023. Anticipate starting analysis work and investigations throughout April
- Reached out to brewery April 4<sup>th</sup> to arrange sampling. Sampling complete May 11<sup>th</sup> at lagoon and brewery 2023. Awaiting results and study work.

## **Beaver Mines Trail – Design/Construction 2023**

*Phase 1 design along HWY between 5<sup>th</sup> and 4<sup>th</sup> street and potential construction (if funds are available)*

- Began engagement with MPE and kicked off preliminary routing February 1<sup>st</sup>, 2023.
- Bert Nyrose is representing the BMCA and their trail committee. Engagement has begun. Awaiting results of BMCA meeting at end of February prior to walking site (tentatively scheduled March 3<sup>th</sup>) for preliminary path layout drawing for AT
- Met with AT Feb 15<sup>th</sup> to discuss permit requirements
- Met onsite with Bert, Lynn, & MPE March 3<sup>rd</sup>. Draft layout drawing received and reviewed. Sent comments to BMCA March 30<sup>th</sup>, response received April 14<sup>th</sup>. Revised drawing received May 1<sup>st</sup>, 2023. Permit submitted to ATEC May 2<sup>nd</sup>, **comments received May 10<sup>th</sup>. Awaiting MPE drawing revision**

## **Therriault Dam – Geotechnical & Misc. Studies – Engineering 2023**

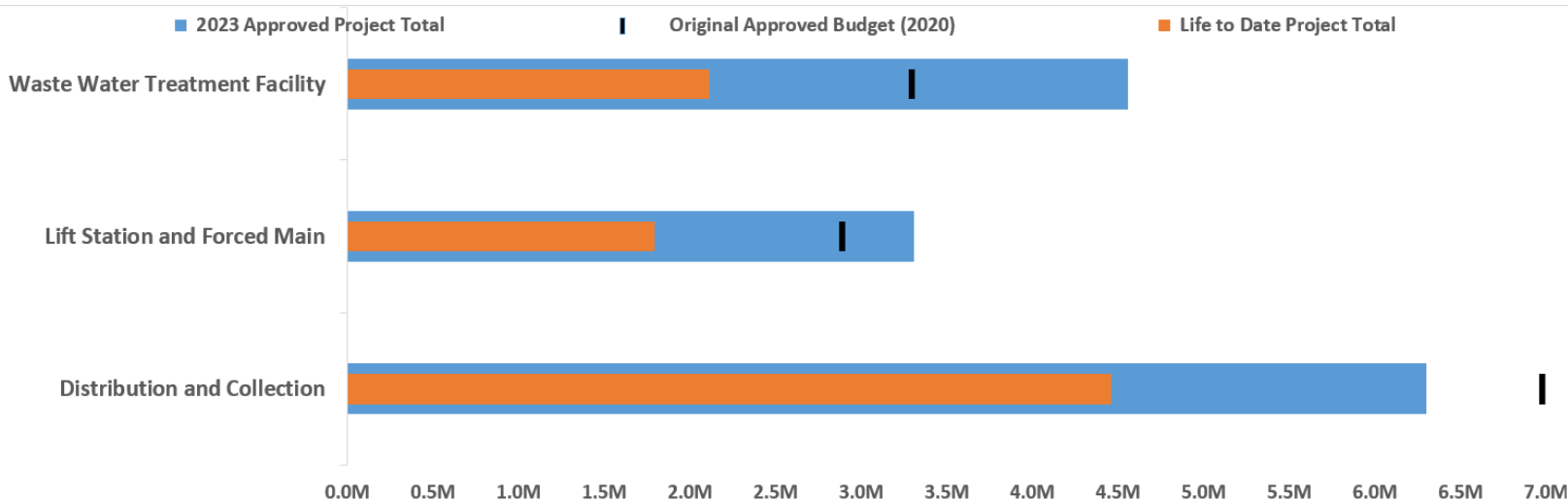
*Address high priority deficiencies for the Therriault Dam*

- Agreement signed with SNC Lavalin for Geotechnical & Hydrotechnical Assessments for the dam Jan 11, 2023
- Kickoff complete Jan 24, 2023. Geotechnical drill complete March 22<sup>nd</sup>. Piezometers (water pressure measurement tools) placed, will check readings in 2 weeks
- Lab testing of samples underway
- Spillway drone photogram will be complete when weather allows. Complete April 21<sup>st</sup>
- Analysis and testing underway
- **Draft report anticipated to be received by Council meeting**



## BEAVER MINES

**Total Appr. Budget: \$14,169,987. Spend as of May 3<sup>rd</sup>, 2023: \$8,759,693**



### **Beaver Mines Water Distribution, Collection System.**

- Tender was awarded to BYZ on July 21, 2021.
    - 1. BYZ Enterprises Inc. **\$5,468,977.50 (Budget \$6,251,600)**
  - BYZ has continued to indicate fuel prices over the construction season have been a major issue for them and sub-contractors. Informal requests have been made for additional compensation throughout the year and have not been entertained to date. Formal requests made for \$134,441. Request denied.
  - Meeting with PCES work on plan for hydrant activation once construction allows complete, PCES to be notified once 8<sup>th</sup> St. Connection complete.
  - BYZ hit a gas line during connection at 8<sup>th</sup> street and had to shut down prematurely due to cold weather. BYZ remobilized week of Jan 9<sup>th</sup>, 2023 to complete 8<sup>th</sup> St. Connection and Services on East side of the Hamlet. The 8<sup>th</sup> st. critical connection is required prior to hydrant testing. 8<sup>th</sup> St. connection now complete.
    - Water system complete except service connections along HWY South of store. Walkthrough scheduled February 9<sup>th</sup>, 2023 for partial handover. BYZ has been waiting on better weather to address deficiencies.
    - Engagement with PCES to take place afterwards regarding hydrant activation
  - Damages for Delay letter sent to BYZ Jan 18<sup>th</sup>, 2023, Option for damages approved in Feb 28<sup>th</sup> meeting. Sent to BYZ for comment March 7<sup>th</sup>. **Formal acceptance received April 25<sup>th</sup>**
  - Seasonal start-up meeting complete April 6<sup>th</sup>, 2023. On-site kickoff complete Apr. 24<sup>th</sup>, 2023. Full mobilization ramping up, focus on fencing/cleanup and servicing work to start. Contractor working to fix/investigate water infiltration into wastewater system and update Care of Water plan
  - **Work South of store along HWY anticipated being complete by Council meeting. Fencing work, East side services, and restoration along East side to follow**
- **Beaver Mines Waste Facility/System**
    - Tender was awarded to BYZ on May 31, 2022

BYZ Enterprises **\$2,338,309.00 (Original Budget \$2,076,999)**

- Waste System will not be ready until 2023 at the earliest to allow for the AEP Approval Process to run its course
  - Mobilization began week of Aug 29<sup>th</sup> for road and forcemain work. Forcemain installed, hydrotest complete. Road grade complete. Geotextile over road complete, gravelling underway. Building foundation work underway, BYZ partially demobilized for Winter.
  - Fortis has complete install of power, not yet energized. Damages occurred on private land during Fortis install. Fortis working directly with landowner to resolve
  - Dosing and septic tank installation complete. Piles have been pounded and slab has been poured. Building sides erected, working to energize site
  - Working through schedule of construction for year with Banner & BYZ. Expected seasonal ramp-up meeting tentatively scheduled for April 24<sup>th</sup>, 2023
  - Clearing and grubbing initial focus. Building interior work underway
  - Lagoon site is very snow covered/wet, anticipated to delay civil works, shuffling of construction activities required. On-site meeting complete May 9<sup>th</sup> to re-assess. Anticipate starting at-grade dispersion works over last weekend of May/early June, 2023 with lagoon works to follow
  - Culvert across 7 gates road replacement for increased storm flow awarded to TA Excavating May 17<sup>th</sup>, 2023
- **Beaver Mines Forcemain & Lift Station**
    - Tender was awarded to Parcon for Lift Station June 15<sup>th</sup> **\$2,326,091 (Original Budget: \$2,220,000)**
    - Construction awarded to low bidder for forcemain work:
      - TA Excavating: **\$386,925 (Eng. Est. \$600,000)**
    - Pre-construction kickoff completed June 23<sup>rd</sup>, 2022 for Lift Station
    - Long lead generator and electrical control center identified as major point of supply chain delay that has potential for substantial delay. Working with contractor and engineering firm to mitigate this issue.
      - As of Jan 17<sup>th</sup>, contractor has confirmed temporary solutions are ordered for additional and temporary equipment to run the mechanical and electrical equipment so the facility can operate by end of June
      - An alternate generator has been ordered and MCC shop drawings have received final approval with the intent of having permanent solutions in place before end of 2023. A formal contract extension request has been made to reflect
      - Detailed temporary electrical plan has been received.
      - Substantial completion is now June 30<sup>th</sup>, 2023 (up and running date), total completion (permanent MCC/generator installed) Nov. 30<sup>th</sup>, 2023
    - Lift Station underground foundation work complete along with majority of building envelope. ATCO line installed, exterior block installed. Electrical roughed in. Site visit complete May 16<sup>th</sup>, 2023.
    - Forcemain work revised into a contract, contractual end date is end of June, 2023. Kickoff meeting complete April 6<sup>th</sup>, 2023. Site kickoff meeting complete April 24<sup>th</sup>, 2023. Anticipate construction completion by end of May, 2023

***24 August, 2021 – Appellants withdraw their request for “a stay” in regards to our construction based upon the proposed build schedule. Where the Force Main and Waste Water Facility will***

*be later in 2022 and 2023, it is felt that there is enough time for the Appeal to run its natural course without impacting our proposed construction schedule. Our first pre-meeting with the Board was Dec 8<sup>th</sup>, 2021. Our first Mediated Meeting with the Board and the Appellants is Dec 15<sup>th</sup>, 2021. (Calgary). First meeting was held and follow up meeting is slated for February 23, 2022. Meeting with the Board was on Feb 23<sup>rd</sup>.*

*Second mediation took place August 10<sup>th</sup>, 2022. Legal/MD response complete, meeting with mediator on path forward held September 23<sup>rd</sup>, 2022. Additional response requested by Board by Oct 18<sup>th</sup>; complete, multiple responses between board, MD, and Appellants in last month, currently awaiting Appellants response by Nov 21, 2022. Response received December 13<sup>th</sup>, 2022. Currently awaiting result of discussions between legal teams and board on path forward. Direct discussions ongoing between legal teams.*

*Board has requested a response to the November 10<sup>th</sup>, 2023 letter from the parties by May 4<sup>th</sup>, 2023. **Additional response required by May 19<sup>th</sup>.***

This is a multi-month process, so it is hoped our Appeal process will conclude within this timeframe and any direction by the Appeal Board in the manner of additions to our project, can be treated as change orders.

**Recommendation:**

That the Operations report for the period May 4<sup>th</sup> – May 17<sup>th</sup> is received as information.

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Prepared by: Roland/Jon/David/Tristan

Date: May 18<sup>th</sup>, 2023





Submitted to: Council

Date: May 23<sup>rd</sup>, 2023

	DIVISION	CONCERN/REQUEST	ASSIGNED TO	ACTION TAKEN	REQUEST DATE	FOLLOW UPDATE	COMPLETION DATE
2022-280	1	Sharp edge on side of bridge was hit by grader a couple of years ago. Requesting repair.	Bob M	-	September 7, 2022	Taper down section of Guard Rail to be replace	-
2022-313	4	Road Needs Grading, Cattle Guard Rough on Skyline, Perm Snow fence still needs attention	Shawn/Jon	-	October 24, 2022	Texas gate has been graded and smothed out. Post has been installed for permanent snow fence repair. Some work has been done, need to confirmed its been all completed.	-
2022-341	1	Snow Drifting, Conditions changed from removed snow fence	Jon	-	November 2, 2022	Posts Pounded, To be finished fall 2023	-
2022-465	5	Fence broken when pushing snow	Tony N		December 14, 2022	Tony spoke with the owner, will be repair in the spring	
2022-471	4	Wire fence buried with snow, requested fence to be repair by May 1st 2023	Jon		December 16, 2022		
2023-080	3	Requesting gravel for road to their driveway	Tony N		March 28, 2023	To be comleted during road gravelling.	
2023-084	4	Concern over the amount of gravel lost throughout the winter. Looks bad, rutted, not quality.	Shawn/Jon		April 6, 2023	To be comleted during road gravelling.	
2023-087	4	Culvert issue under main road	Jon/Tony N		April 11, 2023	Tony Inspected - Plan being Developed	
2023-088	5	Culvert issue - needs replacement	Jon/Tony N		April 11, 2023	With ISL	
2023-091	3	Dust Control & Cold Mix	Tony N		April 20, 2023	To Be Cold Mixed	
2023-094	4	Holes in Chip Seal	Tony N		April 25, 2023		
2023-105	1	Requesting Road be graded	Brian		May 10, 2023		
2023-108	5	Culvert exposed on approach by grader.	Jon/Tony N		May 15, 2023	Inspected, will need small amount of gravel.	

# Administration Guidance Request

H1b

<b>TITLE: Capital Adjustment - Patton Ave. Drainage</b>			
<b>PREPARED BY: David Desabrais</b>		<b>DATE: May 17<sup>th</sup>, 2023</b>	
<b>DEPARTMENT: Utilities &amp; Infrastructure</b>			
 <b>Department Supervisor</b>	23/05/17 <b>Date</b>	<b>ATTACHMENTS:</b> 1. Design Drawings 2. Site Photos; Hamilton & Patton	
<b>APPROVALS:</b>			
 David Desabrais	23/05/17 <b>Date</b>	 Roland Milligan	2023/05/17 <b>Date</b>
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

**That Council confirm preferred solution for drainage along East boulevard of Patton Ave.**

**BACKGROUND:**

Council approved \$72,000 in the 2024 budget to improve drainage along the East boulevard of Patton Avenue by creating a positive drainage to the catch basin on the North end.

ISL was contracted to complete the design. The project was tendered and awarded and is currently forecasted to be complete just below budget. The awarded design includes repaving existing driveways & creating a sloped gravel road structure to property edge there was gravel/grass.

A few Lundbreck citizens expressed concern/a desire for the design to follow what was done on Hamilton Ave (using an asphalt swale as opposed to concrete, and paving to property edge for all driveways).

There are a few options to consider:

- **Option 1: No changes to awarded design. Direct contractor to interface with residents directly regarding additional paving**
  - \$: No change to budget. Residents bear the cost if they want the additional area in front of their property paved
  - Risks: Resident concern is that ponding will continue to occur in gravel areas in 5 years if not paved
- **Option 2: Remove concrete swale and pave to property edge for all properties, with an asphalt swale instead**
  - \$: Similar cost to current budget (to be confirmed with contractor)

## Administration Guidance Request

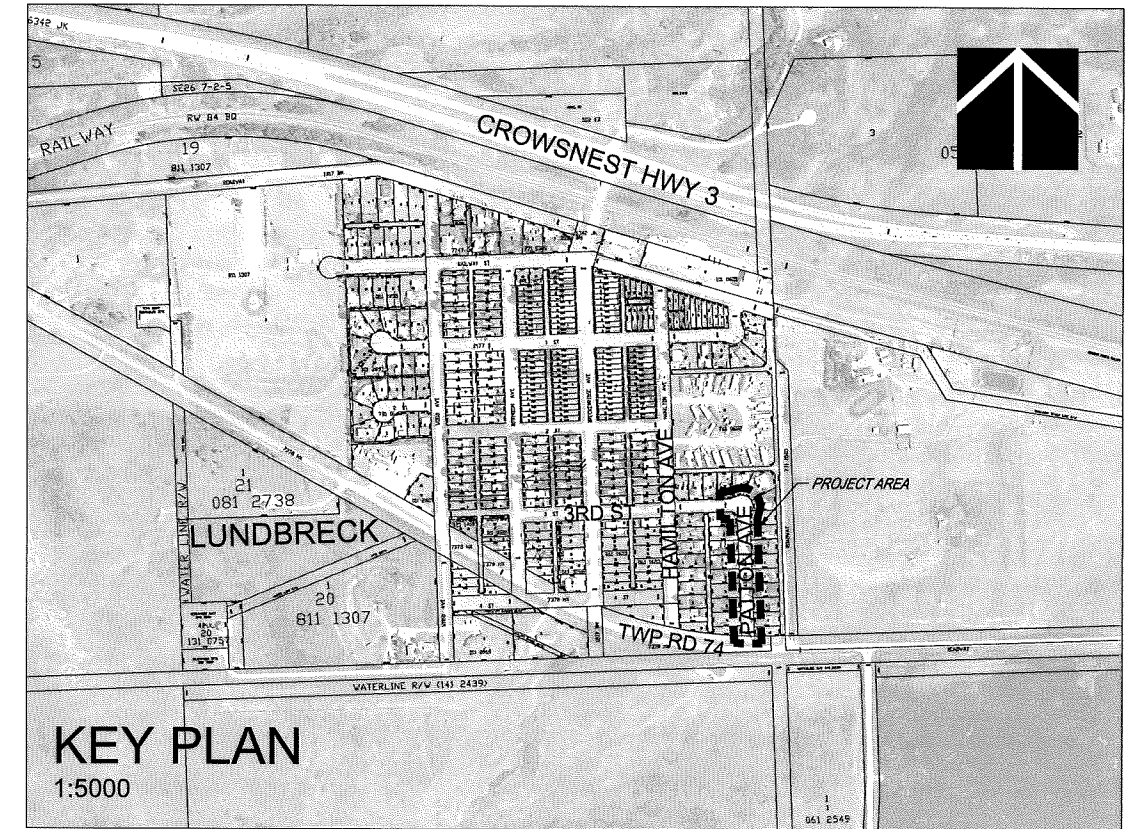
- Risks: Engineering firm recommends concrete swale to prevent aggregate loss or raveling in the asphalt. Contractors also struggle with achieving less than 1% grades on asphalt, and this results in ponding on the surface
- **Option 3: Pave to property edge and keep concrete swale**
  - \$\$: Increased budget of \$15,000 required
  - Minimal risk

Administration recommends either Option #1 or #3.

### **FINANCIAL IMPLICATIONS:**

Dependent on recommended option. Additional budget would come from Road Reserve.

# MD OF PINCHER CREEK



DRAWINGS  
for

## LUNDBRECK PATTON AVE SWALE

MARCH 2023



INDEX		
Sheet No.	Drawing Title	Drawing No.
01	EXISTING CONDITIONS AND REMOVALS	C01
02	PLAN AND DETAILS	C02

### LEGEND

---	EXISTING PROPERTY LINE	---	ROADWAY CENTERLINE
- - - - -	EXISTING EASEMENT	---	PROPOSED EDGE OF PAVEMENT
—○—○—	EXISTING WOOD FENCE	- - - - -	PROPOSED EDGE OF GRAVEL
---	EXISTING EDGE OF PAVEMENT	---	PROPOSED SAWCUT
---	EXISTING SANITARY LINE	=====	PROPOSED CONCRETE SWALE (0.5m)
---	EXISTING STORM LINE		PROPOSED ASPHALT ROAD REMOVALS
---	EXISTING WATER LINE	XXXXXX	PROPOSED GRAVEL REMOVALS
---	EXISTING GAS LINE	=====	PROPOSED ASPHALT SURFACE
---	EXISTING GAS LINE ABANDONED	=====	PROPOSED GRAVEL SURFACE
---	EXISTING SHAW LINE	-----	1120.0
---	EXISTING TELUS LINE	-----	x 1120.000
---	EXISTING BELL LINE	-----	PROPOSED GRADE
---	EXISTING OVERHEAD POWER LINE		
---	EXISTING FIBRE LINE		
---	EXISTING DITCH CENTRE		
⊙	EXISTING STORM MANHOLE		
⊠	EXISTING CATCH BASIN		
⊙	EXISTING CATCH BASIN MANHOLE		
— — —	EXISTING CULVERT		
— — —	EXISTING OUTFALL		
— — —	EXISTING HYDRANT		
— — —	EXISTING WATER VALVE		
---	EXISTING CONTOUR		
---	EXISTING GRADE		

Set No. \_\_\_\_\_









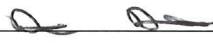

HAMILTON



PATTON



# Recommendation to Council

<b>TITLE: Capital - Watercourse Crossing Inspection and Remediation; Proposed Rehabilitation Projects</b>			
<b>PREPARED BY: David Desabrais</b>		<b>DATE: May 16<sup>th</sup>, 2023</b>	
<b>DEPARTMENT: Utilities &amp; Infrastructure</b>			
 <b>Department Supervisor</b>	23/05/17 <b>Date</b>	<b>ATTACHMENTS:</b> 1. Crossing Location Maps 2. Crossing Photos	
<b>APPROVALS:</b>			
 <b>Department Director</b>	23/05/17 <b>Date</b>	 <b>CAO</b>	2023/05/17 <b>Date</b>

**RECOMMENDATION:**

**That Council direct Administration to proceed with the 2023 preliminary capital work required to remediate and upgrade the crossing of Iron Creek under Carbondale Road for fish passage for \$60,000 with said funds coming from the Watercourse Crossing Remediation Grant and the Bridge Reserve; and further;**

**That Council direct Administration to proceed with 2023 preliminary capital work required to remediate and upgrade the crossing of a tributary to South Todd Creek under Chapel Rock Road for fish passage for \$60,000 with said funds coming from the Watercourse Crossing Remediation Grant and the Bridge Reserve; and further;**

**The Council direct Administration to include that 2024 Capital work as part of the 2024 Capital Budget.**

**BACKGROUND:**

**FUNDING**

- The MD of Pincher Creek received a Watercourse Crossing Program grant from Alberta Environment & Protected Areas (AEP) for \$150,000 in February, 2022
  - Primary purpose is to collect watercourse crossing data with regards to fish passage/sedimentation concerns and prioritize crossings for additional assessment and remediation, focusing on critical habitat for Westslope Cutthroat and Bull Trout areas
  - 175+ crossings reviewed to date
  - Full Qualified Aquatic Environmental Specialist (QAES) assessments and preliminary engineering assessments for three (3) priority crossings were complete. The preliminary engineering is complete:
    - Iron Creek under Carbondale Road

## Recommendation to Council

- South Todd Creek Tributary under Chapel Rock Road
- BF 7080 Dungarvan Creek under Oil Basin Road
- There is about **\$55,000** in remaining funding under the initial grant that needs to be used by November 30<sup>th</sup>, 2023 or it will need to be refunded
- The MD of Pincher Creek received an additional **\$1.55M** in funding, primarily directed at performing remediation
  - The additional funding expires March 31<sup>st</sup>, 2025

### WATERCOURSE REMEDIATION REGULATION

- The Watercourse Crossings Management Directive was released in 2015 and updated in 2020. Currently the program is voluntary. However, the Directive states that failure to take action may result in enforcement action (possible in the future)
- Using external funding to remediate crossings while it is available is to our advantage. 100% funding is available, with potential exclusion of land costs

### PROPOSED REMEDIATION PROJECTS

Based on the results of preliminary engineering for a) Iron Creek under Carbondale Road, b) South Todd Creek Tributary under Chapel Rock Road, and c) BF 7080 Dungarvan Creek under Oil Basin Road, Alberta Forestry, Parks and Tourism has agreed to the following proposed project plan:

- Complete design/permitting/QAES work for South Todd Tributary and Iron Creek crossing rehabilitation in 2023
- Complete construction rehabilitation of South Todd Tributary and Iron Creek in 2024
- Cow Creek Tributary design (see 2<sup>nd</sup> recommendation to Council)

Both the South Todd Tributary and Iron Creek will become Bridge File sized open bottom and steel box style culverts upon completion.

### 2023 Capital Project Budget Implications

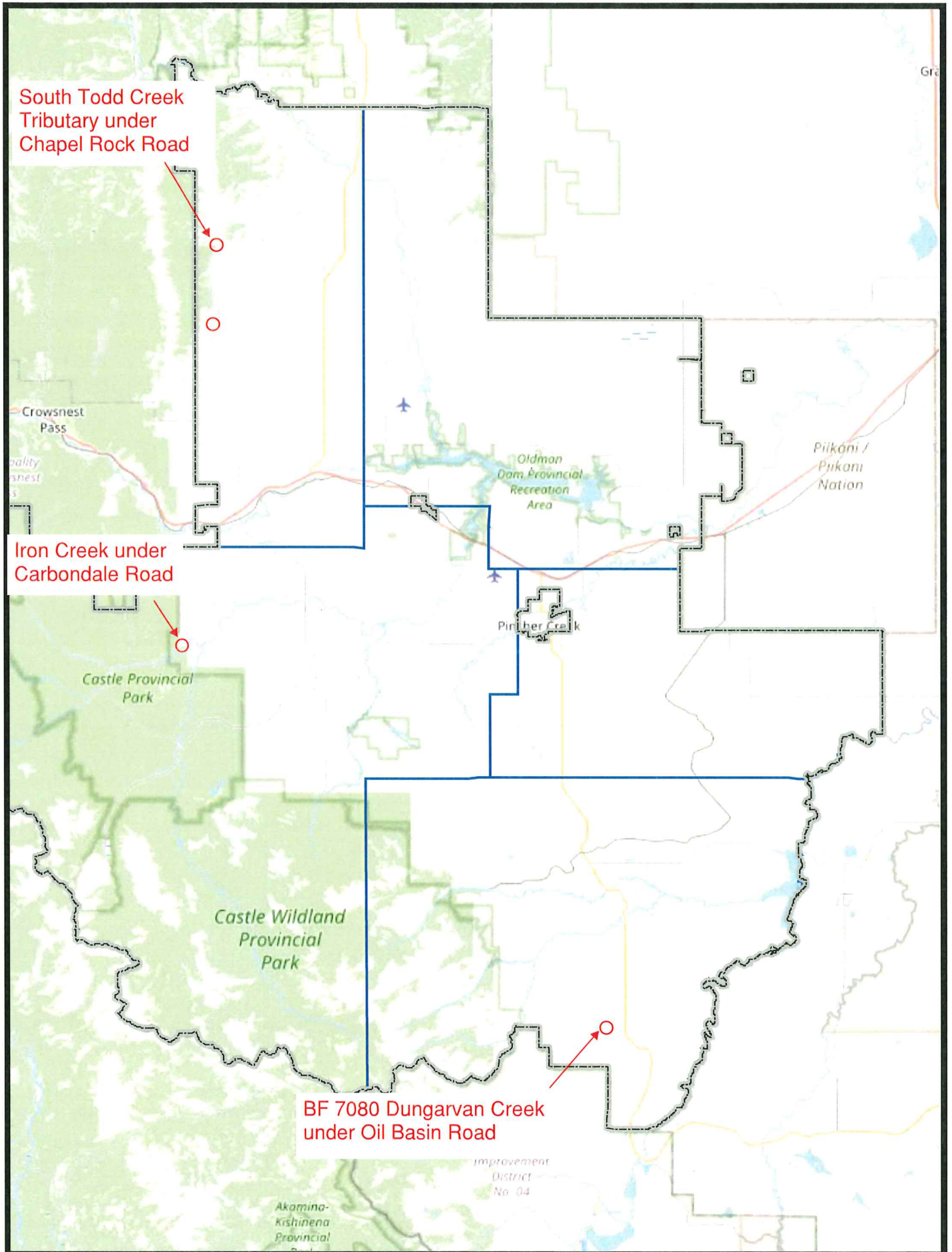
- Iron Creek under Carbondale Road: **\$60,000** (15% contingency)
  - Prelim Eng.: **\$15,217** (Complete)
  - QAES/Licensing: **\$16,165** (Estimate)
  - Design/Land: **\$21,338** (Estimate)
- South Todd Creek Tributary under Chapel Rock Road: **\$60,000** (15% contingency)
  - Prelim Eng.: **\$15,334** (Complete)
  - QAES/Licensing: **\$16,212** (QAES Complete, License Estimate)
  - Design/Land: **\$21,338** (Estimate)

### FINANCIAL IMPLICATIONS:

Land acquisition and agreements may not be eligible costs under grant funding (waiting on funder confirmation). Therefore an anticipated maximum of **\$5,000** per project may need to be funded from the bridge reserve.

Total 2023 budgeted capital costs (grant funded): **\$120,000** (about \$42,000 of this has been spent already)

Anticipate construction of two (2) capital projects culvert replacements in 2024 (100% grant funded)



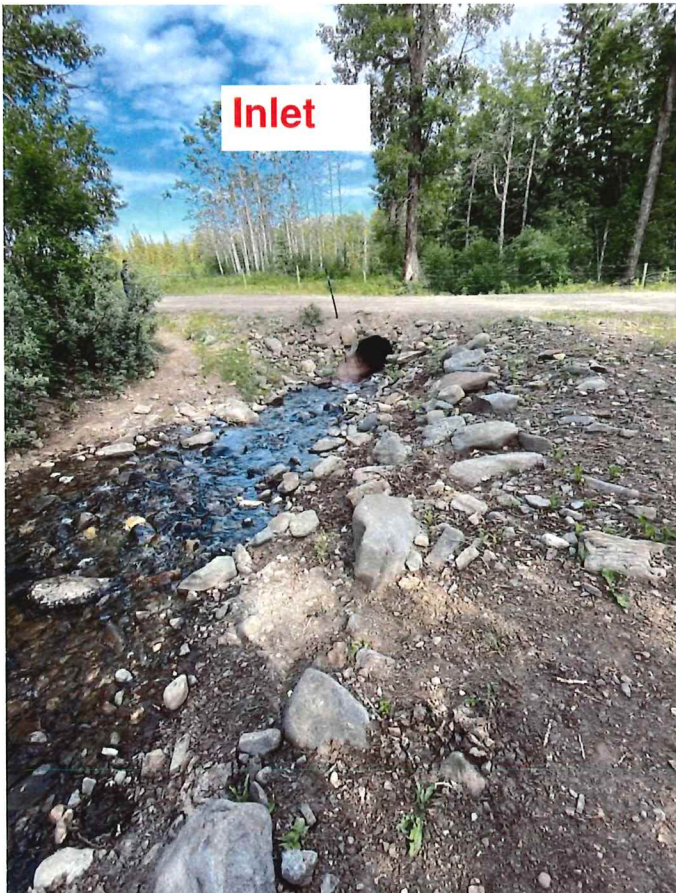
## Iron Creek under Carbondale Road

- History of creek jumping banks
- Good fish habitat connectivity at Carbondale River
- Federal species at risk critical habitat for Bull Trout

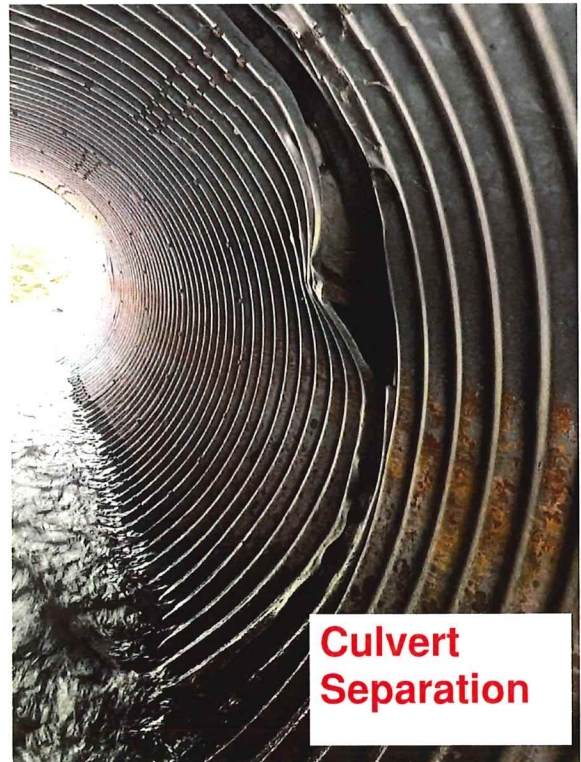
**Outlet**



**Inlet**



**Culvert Separation**



**Inlet**



**Ditchline overflow**



**South Todd Trib. under Chapel Rock Road**

- Missing culvert where the stream historically crossed road
- Significant overflow occurs along ditchline to another culvert (BF 75737)
- Culvert is a velocity barrier to upstream fish passage
- Located near the upstream boundary of mapped Critical Habitat for Westslope Cutthroat Trout

**Outlet**



**Ditchline overflow**



## BF 7080 Dungavan Creek under Oil Basin Road

- Culvert is a leaping barrier to fish passage with an outlet gap of 55 cm
- Large scour pool, riprap on the banks of this pool, evidence of erosion adjacent to culvert, some erosion control material has washed downstream
- Erosion of right upstream bank above inlet adjacent to road is armoured with riprap
- Mapped Federal Species at Risk Critical Habitat in Waterton NP but not at this crossing

Inlet



Outlet





# Recommendation to Council

H1d

<b>TITLE: Capital - Watercourse Crossing Inspection and Remediation; North DU Culvert Replacement</b>			
<b>PREPARED BY: David Desabrais</b>		<b>DATE: May 17<sup>th</sup>, 2023</b>	
<b>DEPARTMENT: Utilities &amp; Infrastructure</b>			
	23/05/17	<b>ATTACHMENTS:</b>	
<b>Department Supervisor</b>	<b>Date</b>	<ol style="list-style-type: none"> <li>1. Crossing Location Map</li> <li>2. Crossing Photos</li> </ol>	
<b>APPROVALS:</b>			
<b>David Desabrais</b>	23/05/17	<b>Roland Milligan</b>	2023/05/17
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

**That Council approve \$138,000 in 2023 funds to remediate and upgrade the crossing of a Tributary to Cow Creek under North DU Road (ES\_RD546) for fish passage with said funds coming from the Watercourse Crossing Remediation Grant and the Road Reserve**

**BACKGROUND:**

- As per section 248(1) of the MGA, a council resolution is required for any capital work not included in the 2023 budget
- The Cow Creek Tributary on North DU road was identified as a culvert of concern in 2022 (refer to attached pictures)
  - The current orientation results in excess flow spilling down the ditch line on the upstream side of the road to another tributary, eroding out
  - The culvert was hit this Winter by a grader and the condition has further deteriorated
- This creek tributary is a mapped Class C waterbody, fish bearing downstream, and is currently a barrier to fish passage
  - The services of a Qualified Aquatic Environmental Specialist (QAES) will be required during design and construction
  - AEPA Water Act approval and a DFO letter of advice are expected to be required
- There is a dead-end road with few residents. Continued washout of the culvert would result in a loss of access
- It is anticipated that an alternate structure will be required to accommodate fish passage (open-bottom style structure)

**FUNDING/ WATERCOURSE REMEDIATION REGULATION**

- Refer to Watercourse Crossing Inspection and Remediation Proposed Rehabilitation Project Resolution for detail

## Recommendation to Council

### **COW CREEK CULVERT REHABILITATION**

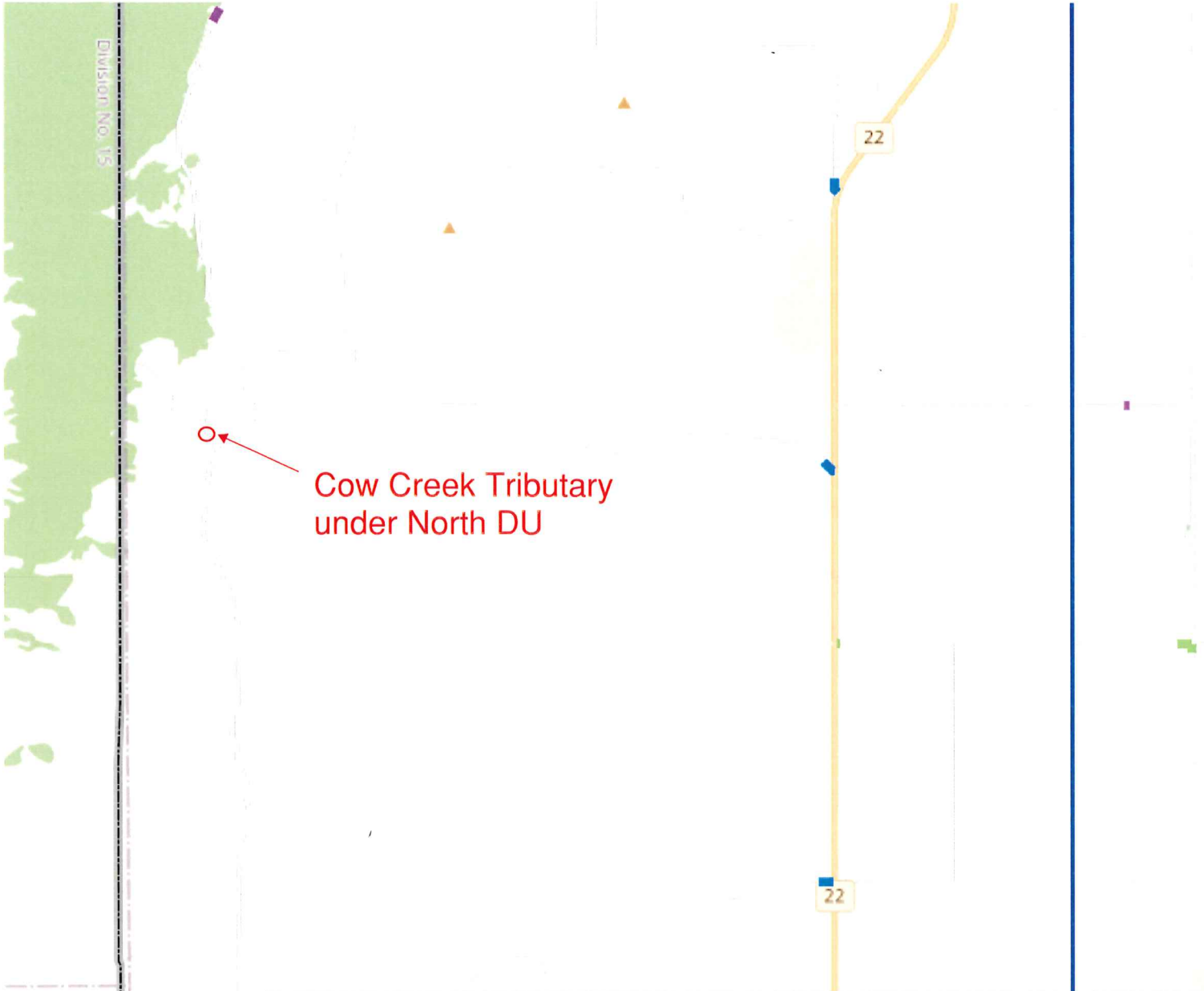
- Because the crossing itself is slightly lower priority (under the funding program) despite being a barrier to fish due to limited upstream habitat (~1.6km), it was not in the top 5-7 crossings that require rehabilitation. Therefore, the funder will not fund the entire project. However, the grant funder has approved our plan to include a portion of the project in the work plan:
  - Complete design/permitting/QAES for Cow Creek Tributary in 2023 with intention to rehabilitate internally in 2023
- We plan to do this work internally with the engineering firm and QAES providing guidance & construction oversight and capitalize the project material and labour as an improvement to road ES\_RD546
- The Cow Creek Tributary is expected to remain a non-listed crossing (not a bridge file size culvert). However, in line with current practice, these costs are capitalized as part of the road

### **FINANCIAL IMPLICATIONS:**

Grant Funded: **\$38,000**

Road Reserve: **\$100,000**

Total: **\$138,000**



DIVISION No. 15

Cow Creek Tributary  
under North DU

22

22

# PRE-GRADER STRIKE SUMMER 2022



## **Cow Creek Trib. under North DU Road**

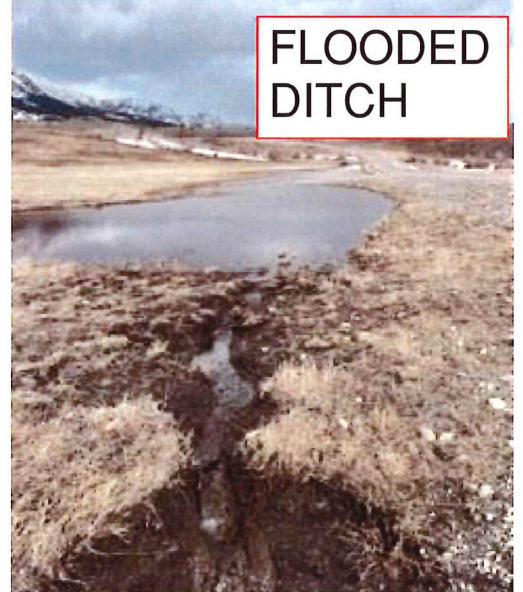
- Size, location, and orientation of the culvert needs to be changed to allow all the stream flow to be conveyed under the road
- Currently about half the flow is spilling down the ditchline on the upstream/west side of the road and to a separate culvert
- Erosion at both crossings
- Culvert outlet gap is a leaping barrier to all fish

POST-GRADER STRIKE SPRING 2023

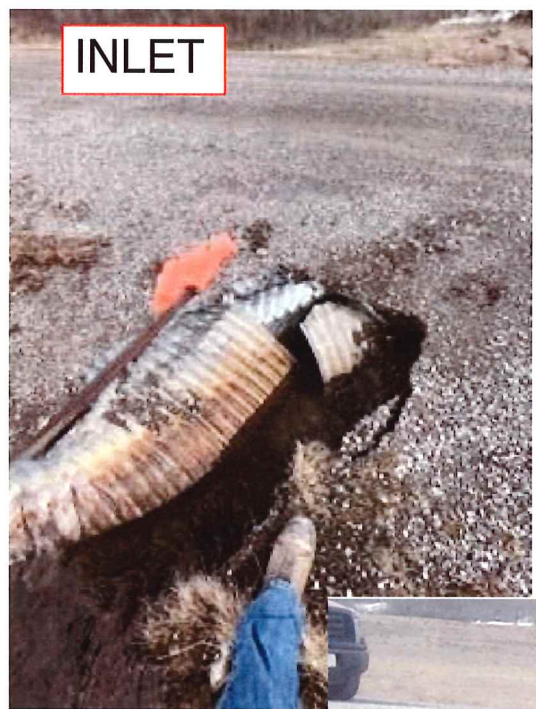
INLET



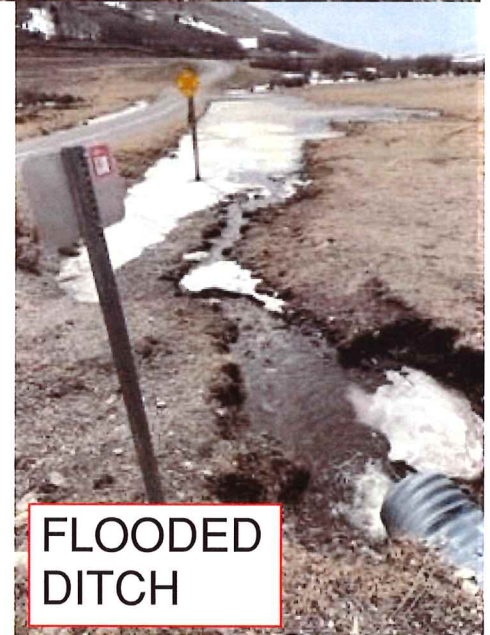
FLOODED DITCH



INLET



FLOODED DITCH






OUTLET



# Recommendation to Council

H3a

<b>TITLE:           WESTERN MUD SLINGERS EVENT LICENSE</b> <b>                      JULY 22, 2023 MUD BOG</b> <b>                      SW 7-6-28 W4M</b>			
<b>PREPARED BY:    Laura McKinnon</b>		<b>DATE:    May 17, 2023</b>	
<b>DEPARTMENT:    Planning and Development</b>			
<b>Department Supervisor</b>		<b>Date</b>	<b>ATTACHMENTS:</b> <b>1. Letter from Western Mud Slingers Dated May 2 2023</b> <b>2. GIS Map</b> <b>3. Event Layout</b>
<b>APPROVALS:</b>			
<hr style="border: 0; border-top: 1px solid black;"/>		 <b>Roland Milligan</b>	
<hr style="border: 0; border-top: 1px solid black;"/>		 <b>2023/05/17</b>	
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

**That Council, acting in their capacity as the Licensing Officer pursuant to Bylaw No. 918A, grant the applicant a license for the mud racing event planned for July 22, 2023.**

**BACKGROUND:**

On May 2<sup>nd</sup> 2023, the MD received the attached letter from Greg Chartier on behalf of the Western Mud Slingers (the Applicant) regarding the sixth annual mud bog event they are proposing on July 22, 2023, within the SW 7-6-28 W4M (*Attachment No. 1*).

The Western Mud Slingers are a member of Chinook Mud Racing.

To help license and regulate entertainment events the MD adopted Bylaw No. 918A in March of 1993. For the bylaw to come into effect, a threshold number of people attending an event is 500. The applicant has indicated they are estimating between 450-600 spectators.

As such, the applicant was advised that the bylaw would come into effect and that they should apply to the Licensing Officer (Council or such person or persons as Council may designate).

The event is scheduled for 6 hours, commencing at 11:00 am and concluding at 5:00 pm.

The Pincher Creeks Elks are providing concession and beer gardens and will have the required security members as per the AGLC license requirements.

The RCMP, health inspector, and the fire department, have to sign the AGLC license.

## Recommendation to Council

**FINANCIAL IMPLICATIONS:**

None

## **WESTERN MUD SLINGERS**

Re: By-Law 918A Entertainment events

May 2, 2023

The Western Mud Slingers are a part of an Albertan mud racing association that hosts events all over Alberta from Cardston to Cereal. on July 22, The Western Mud Slingers are planning a mud bog on Lloyd Sproule's land in the sw7-6-28-w4. The event will start at 11:00am and run till about 5:00pm in years past we have had between 450-600 spectators and 50-75 drivers attend.

Mustangs High school Football team is volunteering their time, in return we are donating a portion of the proceeds back to the team.

Pincher Creek Elks also attend the event, a portion of their earnings goes to various Pincher Creek charities, Angels among us, high school football, to name a few.

So far, we have most of the tasks completed to make this a successful event.

- Insurance for the event will be provided through the Pincher Creek Co-Operators
- Special event organizer notification has been sent to AHS
- There will be security personal onsite
- On duty police make appearances throughout the day
- There will be Alberta registered EMS onsite
- Two qualified firemen with a fire suppression unit onsite
- Additional water tanker with 56000L of water onsite
- 15 porta potties with appropriate sanitizing stations
- Garbage bins, cans, ashtrays, are provided
- Adequate parking is provided with volunteers parking the vehicles

Any questions please do not hesitate to call

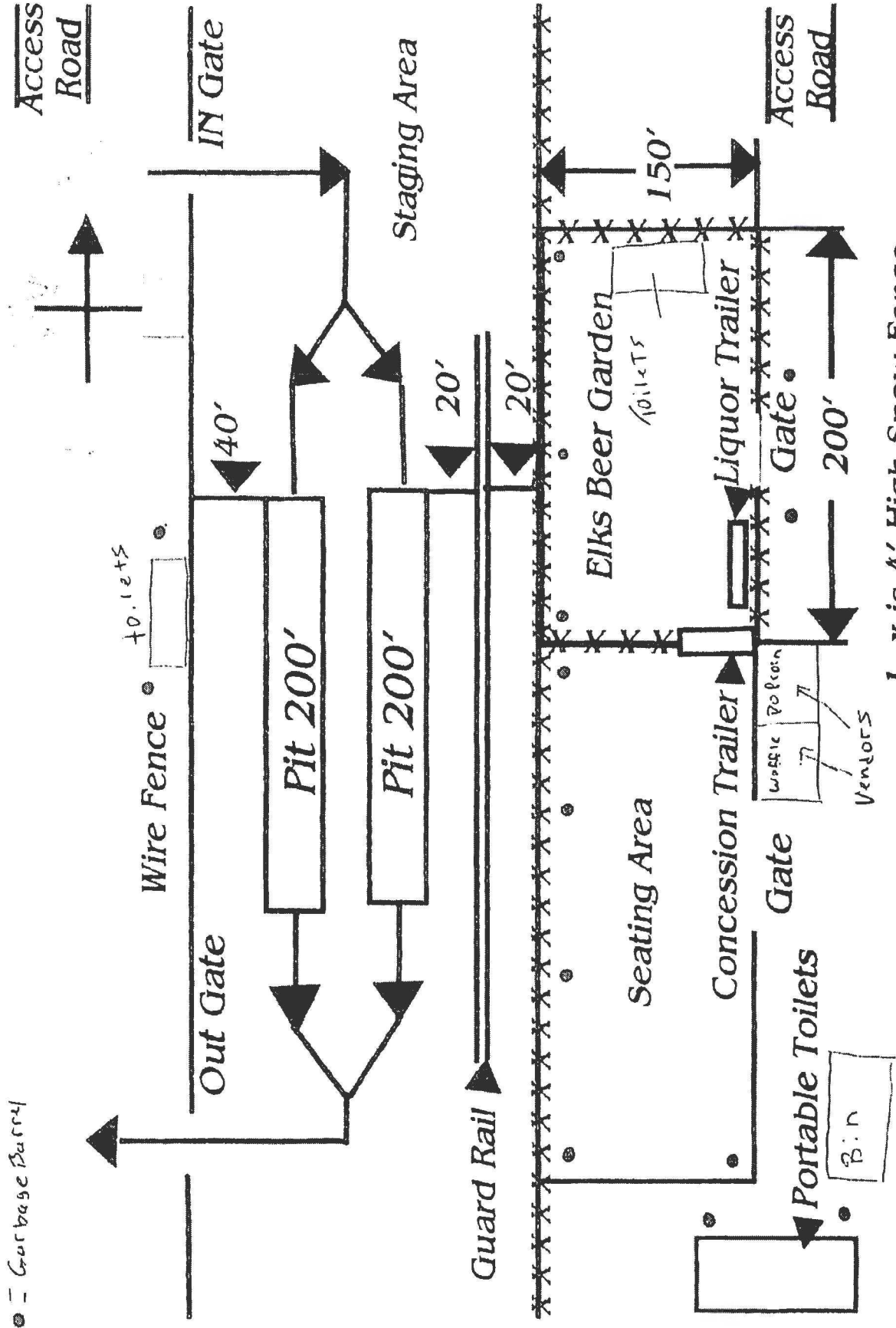
President, Greg Chartier - 1-403-627-6668

Vice president, Jesse Hall- 1-403-339-1297





Attachment No. 3



1. x is 4' High Snow Fence

2. July 15th. Start 11:00 AM

Parking

AES, June, 2023

- June 1, Dalmatian Toadflax (**DT**) biocontrol site reconnaissance, fertilize and weed Admin lawn (if weather shows rain on weekend)
- June 5, Crews on Hoary Cress (**HC**), Wild Caraway (**WC**) & Dame's Rocket (**DR**), reporting
- June 6, quite a bit of time spent on rental equipment, seeded construction site in Beaver Mines
- June 7, Safety Meeting with PW, final **DT** biocontrol releases and monitoring with Release Crew
- June 8, Safety inspections (fire extinguishers, first aid kits, truck binders, spill kits, etc)
- June 12, spot spraying for Blueweed (**BW**), **OD**, Yellow Buttercup (**YB**) in Division #5
- June 13, ASB Field Visit Prep
- June 14, ASB Meeting/Field Visit, JHS Committee meeting
- June 15, biocontrol sites, Spotted Knapweed (**SKW**) along Burmis/Lundbreck corridor
- June 19, crews doing **HC**, **DR** and **WC**
- June 20, Gravel Pits/Burmis/Lundbreck Corridor, **SKW** inspections (should be easily visible) – Waterton River area downstream of dam
- June 21, Crop Report, CPR inspection and Weed Notices
- June 22, Wild Caraway inspection tour with roadside sprayer, **DR** focus for other crews
- June 26, Gladstone Valley **WC** with Crew #2, Division #1 Ox-eye Daisy (**OD**) inspections
- June 27, 14, taking Crew #1 for **HC** inspections in Division #4, #5
- June 28, finishing up on **WC** in Division #1 & 2 with Crew #2, SWACWMA event at Waterton Reservoir
- June 29, AES Safety Meeting, Leafy Spurge (**LS**) biocontrol inspections and redistribution (hot weather needed)

Shane Poulsen,  
Agricultural Services Manager

# CHIEF ADMINISTRATIVE OFFICER'S REPORT

May 5, 2023 to May 17, 2023

H4a

## Discussion:

May 4	Strategic Planning Workshop
May 5	Strategic Planning Workshop
May 9	Council Committee and Council Meetings
May 10	CUPE Negotiations
May 11	CUPE Negotiations
May 16	IMDP Committee Meeting
May 17	Eco-Centre Walkthrough with CNP Manager
May 17	Council Package Preparation
May 18-19	Vacation

## Upcoming

May 23	Council Committee and Council Meetings
--------	--

## RECOMMENDATION:

That Council receive for information, the Chief Administrative Officer's report for the period May 5, 2023 – May 19, 2023.

Prepared by: CAO, Roland Milligan



Date: May 17, 2023

Respectfully presented to: Council

Date: May 23, 2023

**Administrative Support Activity since last Council Meeting**  
**– prepared by Jessica McClelland, EA**

**Letters from last Council:**

- Road Closure Request
- Reuse Fair Participation
- Lundbreck Citizens Committee Pathway
- Support Cowley Lions Club CFEP Grant Application

**Advertising/Social:**

- Premix Sales (Pick up is Thursdays only)
- Pincher Creek Standpipe Not Functioning
- Annual Spring Cleanups for Lundbreck and Beaver Mines
- Election Sign Vandalism
- AER Closure Nomination Program

**Other Activities:**

Invitations to Council:

- Lorne Thompson – checking his schedule
- Irrigation District – spoke with Ministers Assistant, meeting will be scheduled following RMA and will be virtual
- Travel Alberta – June 27, 2023

Recruiting Volunteers for Re Use Fair - June 3, 2023

**Upcoming Meetings of Importance:**

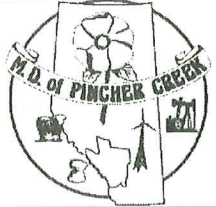

Regular Committee, Council – May 23, 2023

Public Hearing Bylaw 1347-23 – May 23, 2023

Re Use Fair – June 3, 2023

Regular Committee, Council – June 13, 2023

## Recommendation to Council

<b>TITLE: BEAVER MINES PARK &amp; COMMUNITY CLEAN UP</b>			
<b>PREPARED BY: Administration</b>		<b>DATE: May 16, 2023</b>	
<b>DEPARTMENT:</b>			
		<b>ATTACHMENTS:</b>	
<b>Department Supervisor</b>	<b>Date</b>		
<b>APPROVALS:</b>			
			2023/05/17
<b>Department Director</b>	<b>Date</b>	<b>CAO</b>	<b>Date</b>

**RECOMMENDATION:**

**That Council supports the Beaver Mines Community Association with the Annual Park & Community Clean up on May 20, 2023 with the following:**

- **Donation amount to supply lunch, to be taken from Grants to Groups and Organizations (2-75-0-770-2765)**
- **Coordination between Public Works and Community Association to ensure dates of pickup (May 25 & 26, 2023)**

**Administration communicated with Community Association to ensure debris collection was placed off of the highway right of way.**

**BACKGROUND:**

Historically Council has approved the use of bins, and crew, to assist the community in Spring cleaning the Hamlet and park. In the past Council attended the day and cooked lunch, since COVID the MD has just donated funds to assist the Community Association in providing a meal to participants.

**FINANCIAL IMPLICATIONS:**

Financial donation for lunch for participants.

**From:** [Kayla Lorenzen](#)  
**To:** [Jessica McClelland](#)  
**Subject:** Vehicle Petting Zoo Event  
**Date:** May 10, 2023 3:09:31 PM

J1a

---

Hi Jessica,

Could you please forward this email on to the correct staff at the MD who would be able to respond to this request?

Hello,

Thanks for reading this email.

Samantha and I were thinking that this summer, during one of the farmer's market days, that we could have the MD bring out different machines for people to come and look at and ask questions about. Machines that are used often, but that people might not know what they are, or what they do specifically.

Lethbridge Public Library has done this for the past several years and it has been super popular, so we thought we might steal the idea from them. Although we would like to change the idea to better suit our smaller and more rural community.

We'd also like to get a police car, fire truck, and ambulance as well as farming equipment.

We have been in contact with the Chamber and they are on board with us having this program in association with the Library during the farmer's market. It will be one of the later dates in August.

Thanks so much and please let us know what you think and if you'd like to get involved with this idea.

Kayla

**Kayla Lorenzen** (She/Her)  
Library Manager  
*Pincher Creek & District Municipal Library*  
899 Main Street, Box 2020  
Pincher Creek, AB  
T0K 1W0  
(403) 627-3813  
[klorenzen@pinchercreeklibrary.ca](mailto:klorenzen@pinchercreeklibrary.ca)  
<https://pinchercreeklibrary.ca>



# The Tourism Inventory is Comprised of Six Categories

- 1. ACCOMMODATIONS**
- 4. FOOD AND BEVERAGE**
- 6. ADDITIONAL TOURISM-ORIENTED PRODUCTS (TOP)**
- 2. ANNUAL EVENTS**
- 5. BUILT INFRASTRUCTURE**



## 1a. ACCOMMODATIONS

HOTELS & MOTELS

HOTELS/MOTELS

**10**

# OF ROOMS

**~390**

EST. GUEST CAPACITY

**~1250 - 1260** PEOPLE



## 2. EVENTS - ANNUAL EVENTS

**~34** ANNUAL EVENTS



## 3. TOURIST ATTRACTIONS

**~8** KEY TOURIST ATTRACTIONS



## 1b. ACCOMMODATIONS

B&BS, CABINS, RANCHES & RETREAT FACILITIES

**13** B&B'S

# OF ROOMS

**~56**

EST. GUEST CAPACITY

**~135 - 145** PEOPLE



## 4. FOOD & BEVERAGE ESTABLISHMENTS (F/T)

FOOD & BEVERAGE

**~28**

GAS & C-STORE

**~5**

LIQUOR LICENSE

**~12**

GROCERY & FOOD STORE

**~2**



## 1c. ACCOMMODATIONS

ALTERNATIVE - AIRBNB, VRBO & HOLIDAY HOMES

ONLINE LISTINGS

**~78**

# OF ROOMS

**~220 - 230**

EST. GUEST CAPACITY

**~550 - 560** PEOPLE



## 5. FACILITIES – INFRASTRUCTURE

**~41** BUILT INFRASTRUCTURE



## 1d. ACCOMMODATIONS

CAMPING – OVERNIGHT AND RV SITES

OVERNIGHT CAMPGROUNDS & RV SITES

**~82**

# OF SITES

**~750**



## 6. ADDITIONAL TOURISM-ORIENTED PRODUCTS (TOP)

**~8** FULL-TIME TOURISM OPERATIONS

THE PINCHER CREEK REGIONAL TOURISM INVENTORY SNAPSHOT INCLUDES: TOWN OF PINCHER CREEK, THE MD OF PINCHER CREEK #9 (WHICH INCLUDES THE HAMLETS OF LUNDBRECK, BEAVER MINES, TWIN BUTTE, & BURMIS), CASTLE MOUNTAIN, & BROCKET (PIKANI NATION.)

- 1) The tourism inventory research was conducted between May and Aug. 2022.
- 2) Rooms are described in the following manner: Standard single room means one bed for two persons regardless of bed size; standard double room means two beds regardless of bed size for up to four persons. It was noted some hotels/motels have 'family rooms' with twin or double beds with a double pull-out couch.
- 3) Estimated annual occupancy is the total number of possible guests. Do not use the estimates for potential revenue projection.
- 4) The food and beverage category includes full-time dining establishments; it does not include convenience or grocery stores.
- 5) Additional 'Tourism-oriented Products' include products and services created primarily for tourists, those which are privately owned, and those which are not captured in other categories.





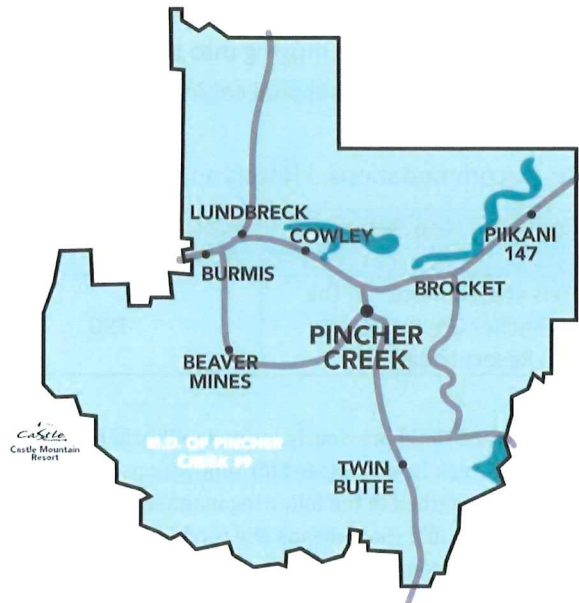




## The Town of Pincher and the MD of Pincher Creek - Tourism Asset Inventory

The following *Tourism Asset Inventory* summary has been completed for the Alberta Southwest Regional Economic Development Alliance (AlbertaSW), Building a Sustainable Tourism Investment Network (BASTION) project. The BASTION project goals are to identify investment opportunities for tourism and agri-food attractions that *could* support visitors. These manmade and natural assets include four categories of accommodations, as well as built facilities/infrastructure, annual events, and tourist attractions.

The Pincher Creek Tourism inventory research area includes assets within the Town of Pincher Creek, the M.D. of Pincher Creek #9 (which includes the hamlets of Lundbreck, Beaver Mines, Twin Butte & Burmis), Castle Mountain, Castle Mountain Provincial Park, and Brocket (Piikani Nation.)



### Tourism (Visitor) Categories

The inventory is comprised of six categories:

- 1) Accommodations:
  - a) Hotels and motels;
  - b) B&Bs, cabins, ranches and retreat facilities;
  - c) Alternative (VRBOs, Airbnb, personal cabins, seasonal lodges, etc.); and
  - d) Camping – serviced/unserviced camping, and seasonal RV sites.
- 2) Events – those which are larger in scale and/or occur annually.
- 3) Tourist attractions - historical, natural, man-made, etc.
- 4) Food and beverage establishments – restaurants, breweries, grocery & convenience stores, etc.
- 5) Facilities – infrastructure used by tourists. E.g., recreation facilities, parks, walking trails, etc.
- 6) Additional tourism-oriented products (TOP) – private businesses not covered in the first five categories that operate full-time.

The information for the inventory was collected between May to August 2022. The research included both secondary research (primarily online) and primary interviews to confirm the number of rooms or sites for capacity estimates. At the time of the interviews, it was noted that no accommodations owner or operator actively tracks annual occupancy. In addition, a number of the B&B and AirBnB/VRBO accommodations listed online only operate seasonally or are not available on a consistent basis. For example, the Castle Mountain Resort (CRM), 'Stay Castle' operates an accommodation rental pool. Private owners can opt to place their home in the rental pool when it is not in use. As a result, the CMR rental options can range from six to 20 homes within the rental pool. Because private homeowners can



enter or withdraw their homes from the pool, a consistent number of available rental homes/beds cannot be accurately projected each month. It was noted this number dropped by 50% during COVID.

### Tourism Asset Inventory

The following tables present a snapshot of the tourism inventory results. It is important to note that the figures below indicate approximately 390-400 rooms are included in the inventory however; the number of rooms that are actually available are lower. It is important to note, there is a substantial housing shortage in Crowsnest Pass (and the entire region) and as a result, employees looking for rental accommodations or those moving into the region are signing long-term agreements to rent rooms in hotels, motels and even seasonal cabins and RV trailers.

**Table 1: Accommodations – Hotels and Motels (August 2022)**

Accommodations – hotels and motels	Total # of Rooms 2022	Estimated Guest Occupancy Capacity	Total # of NEW Rooms 2023 - Proposed
Ten hotels and/or motels in the Town of Pincher Creek & Castle Mountain Resort Lodge*	~390	~1250-1260**	~31***

Note:

\*The King Edward Hotel previously located in Pincher Creek was lost in a fire, there is a pending permit for a new hotel, and the Lundbreck Hotel is closed for renovations.

\*\*Rooms are described in the following manner: Standard single room means one bed for two persons regardless of bed size; standard double room means one room, two beds regardless of bed size for up to four persons. The total includes 11 double rooms from the Castle Resort, but not from the hostel (dorm). It was noted some hotels/motels have 'family rooms' with twin or double rooms available with a double pullout couch. **Do not use this figure in revenue projections; it is purely for estimates of capacity.**

\*\*\*2022 new building permit applications within the Town. The proposed number of new rooms to be added in 2023 is estimated at 31, increasing the total number of rooms to 411.

**Table 2: Accommodations - B&Bs, Cabins, Ranches & Retreat Facilities- F/T (Aug. 2022)**

Accommodations – B&Bs, Cabins & Retreat Facilities	Total # of Rooms	Estimated Occupancy Capacity**
13 B&B's in the Town of Pincher Creek & MD.*	~55 - 60	Estimated - potential capacity to host up to ~135 to 145 guests.

\* Note: accommodations within this category operate 12 months of the year and serve breakfast. The majority of research in this category was secondary online research from websites produced by the operator of the accommodation.

\*\* Estimated capacity is based on rooms, # of beds at full capacity = # of guests. Do not use this figure in revenue projections; it is purely for estimates of potential capacity.

As noted in Table 1 on the previous page, a number of the properties were not available to travellers or tourists as they were rented out to others living or working in the region.



**Table 3: Alternative Accommodations – Airbnb, VRBO and Private Homes Listed Online (Aug. 2022)**

Alternative Accommodations – Airbnb, VRBO, Private Cabins and Holiday Homes Listed Online	Estimated # of Rooms	Estimated Occupancy Capacity**
~78 based on online listings	~220 - 230	Estimated - potential capacity to host up to 550 - 560~ guests.

Note:

\* *Castle Accommodations* handles a number of the accommodation listings for Castle Mountain at the website Stay Castle: <http://www.staycastle.ca/home/properties>. While other listings were found on properties for rent listings through VRBO, Airbnb, etc. The majority of research in this category was secondary online research therefore seasonality could not be confirmed.

\*\* Estimated based on rooms, # of beds at full capacity = # of guests. Do not use this figure in revenue projections; it is purely for estimates of potential capacity.

The number of full-time B&B's, cabins and ranches increased by 20 establishments from 2019 to 2022. The majority of the new listings are in the M.D. of Pincher Creek and/or on Castle Mountain.

**Table 4: Alternative Accommodations – Camping, Seasonal RV Sites (Aug. 2022)**

Alternative Accommodations – Overnight Camping & RV Sites	Total Sites*	Estimated Occupancy Capacity
~82 camping facilities/campgrounds*	~750	Not available

\* Note: there is several 'dry camp campsites' that do not have a set number of sites but could have 150 + more campers in a large open field if given adequate notice. This figure is not included in the number of sites posted in the table above.

- Pale Horse and Buffalo Rock Tipi Campground is captured in Alternative Accommodation, Airbnb.

**Table 5: Events – Annual Events Likely to Draw Visitors from Outside the Region (Aug. 2022)**

Major Annual Events	Total Events	Estimated Annual Attendance
~34	165 – 200~	Not available

Note:

\* These events are *more likely* to draw tourists from outside the area. It is noted the Town, MD, Castle and Piikani host over 170 to 200 events (that are listed regionally) and there are undoubtedly dozens more hosted by various community volunteer groups and charities.

**Table 6: Tourist Attractions (Aug. 2022)**

Key Tourist Attractions*	Location	Estimated Annual Visitors
~8	Within the Town & Parks	Not available

Note:

\* Key tourist attractions include man-made or natural attractions within the Town and M.D. In some cases, the attractions have been grouped together under one heading such as 'trails, or driving routes', etc.

- See the 'Facilities and Infrastructure' table for built infrastructure such as swimming pools and golf courses.



**Table 7: Food and Beverage Establishments (Aug. 2022)**

Food and Beverage*	Liquor License	Gas & Convenience Stores	Grocery & Food Stores
~28*	~12	~5**	~2**

Note:

\* The first column is *full-time* food and beverage establishments. It does not include seasonal offerings like food trucks, Farmer’s Markets, or pop-up kitchens.

\*\* Column 3 includes gas stations with grab-and-go food selections & convenience stores. Column 4 is grocery and food stores (e.g. Bulk Barn, Health Food-type stores, etc.).

**Table 8: Facilities (Aug. 2022)**

Facilities/Built Infrastructure*
~41*

Note:

\* Facilities include built and/or maintained infrastructure such as parks, community recreation centres, sporting facilities, walking trails, skating, golf courses and curling rink, etc.

**Table 9: Additional Tourism-oriented Products (TOP) (Aug. 2022)**

Full-time Tourism-oriented Products*
~8*

Note:

\* Facilities includes built or maintained infrastructure such as parks, community recreation centres, recreation and sporting facilities, walking trails, ATV trails, as well as rec. facilities such as skating and curling rinks, etc.

May 3, 2023

**164L and 616L Transmission Lines Rebuild – Project update**

Thank you for your ongoing participation in the proposed 164L and 616L Transmission Lines Rebuild. We began consulting with stakeholders on this proposed project in October 2021. We want to provide you with an update and get your feedback.

The existing 164L and 616L transmission lines are 138 kilovolt single circuit transmission lines. They were constructed more than 60 years ago, and portions of both lines are located in a high-risk fire area. This project involves rebuilding approximately five kilometres of each transmission line to ensure that a safe and reliable supply of power is available for years to come.

**Project update**



We initially proposed consolidating the two separate lines into one new double circuit transmission line, using monopole structures.

After further analysis, AltaLink has determined that a more cost-effective solution is to rebuild them as two separate lines, using H-frame structures. The two rebuilt transmission lines would be similar to the existing lines, and the existing lines would be salvaged once the new lines are in place.

While we are still considering the previously proposed double circuit option, cost considerations may require a different solution, so we would like your feedback on this new option.

**Proposed transmission structures**

The structures on the existing lines are wood H-frame structures that are approximately 18 metres (m) tall. We are proposing two different structure types based on the two different options that we are considering to rebuild the lines.

	<b>Double circuit monopoles</b>	<b>Single circuit H-frames</b>
		
<b>Option</b>	Consolidating the two lines into one line	Rebuilding the lines as two separate lines (similar structures to the existing lines)
<b>Type</b>	Steel	Wood
<b>Height</b>	23 to 25 m	15 to 25 m

The proposed new H-frame structures on the 164L and 616L transmission lines will be parallel to the existing structures, but will be moved approximately two metres to the north.

An additional right-of-way of up to 10 metres may be required to ensure the safe operation of the transmission lines. AltaLink offers fair market value for the land at the time of acquisition and will be discussed individually with the landowner.

Some access trails and construction workspace may be required to assist with safe work practices and to minimize disturbance during the salvage and rebuild. Please see the access trails and construction workspace illustrated on the strip maps in this package for more details.

**Next steps**

We will contact landowners, residents, and occupants affected by the proposed changes to gather input and address questions or concerns.

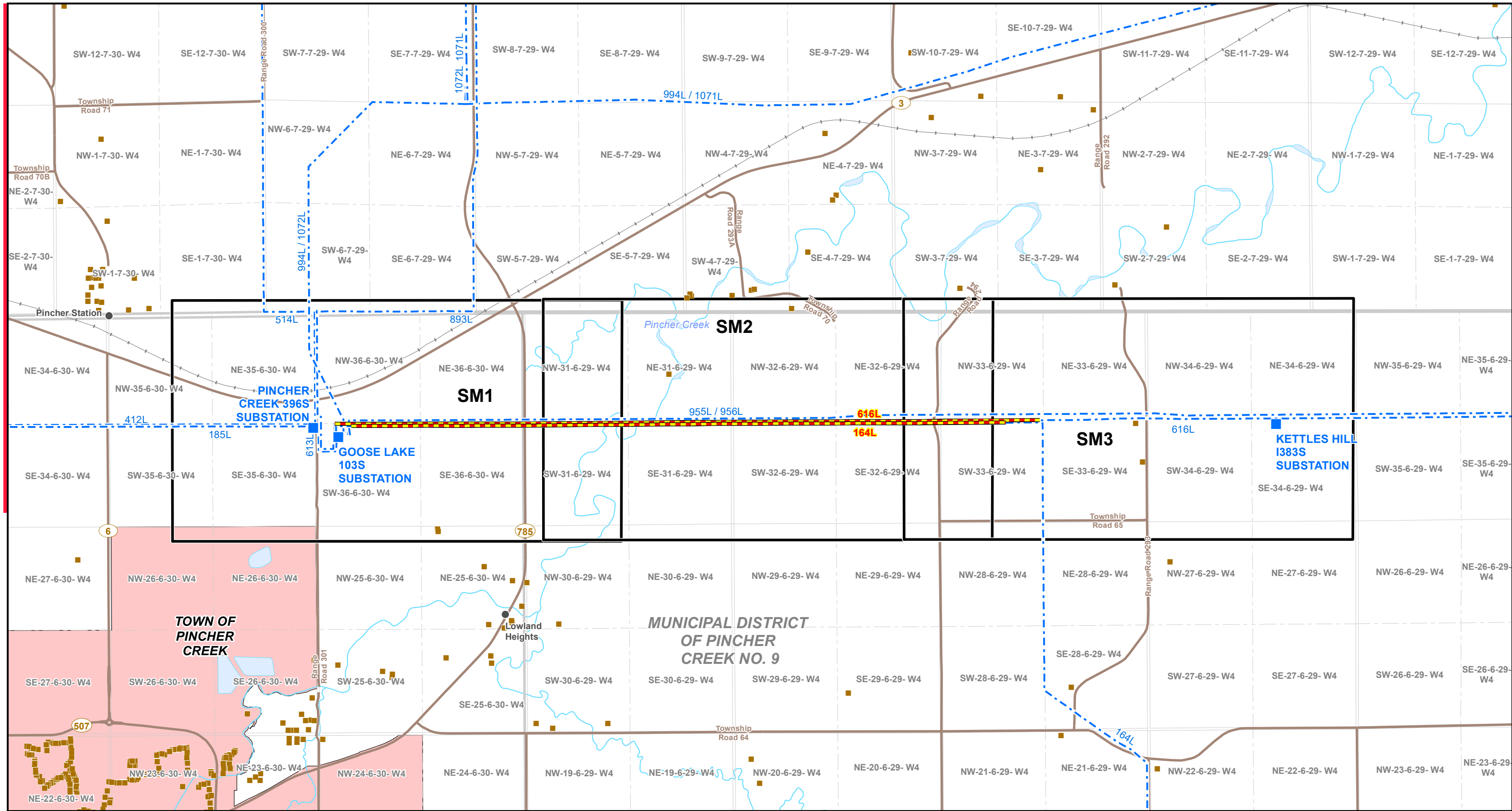
After the consultation process is complete, we will file our application with the Alberta Utilities Commission (AUC) in October. We will notify you of the AUC's decision regarding the project. If the project is approved, construction will start in fall 2024 and be completed in winter 2024.

**Contact us**

We are available to address any questions or concerns you may have. Please contact us at 1-877-267-1453 (toll-free) or [stakeholderrelations@altalink.ca](mailto:stakeholderrelations@altalink.ca). Further information about this project and maps are available at [altalink.ca/projects](http://altalink.ca/projects).

Sincerely,

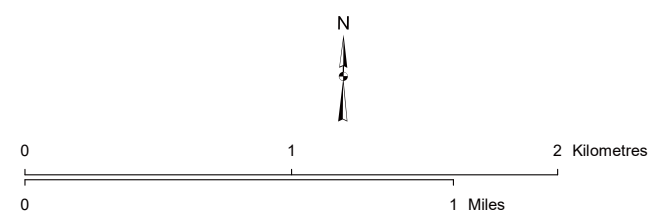
Kris Gladue  
Manager, Stakeholder Engagement



**LEGEND**

- Existing Substation
- Proposed Transmission Line Rebuild
- Existing Transmission Line
- Map Sheet
- Hamlet or Locality
- Residence
- Railway
- River or Stream
- Road
- Urban Area
- Water Body

NO: 35032487 - 0025  
 DRAWN: SG - AL  
 FILE NO.: XXXXXXXX  
 REVISION: 0.01.07  
 AL FOLDER: 164L\_616L\_Transmission\_Line\_Rebuild  
**DATE: 2023-04-21**



**PROPOSED**

164L / 616L Transmission Line Rebuild

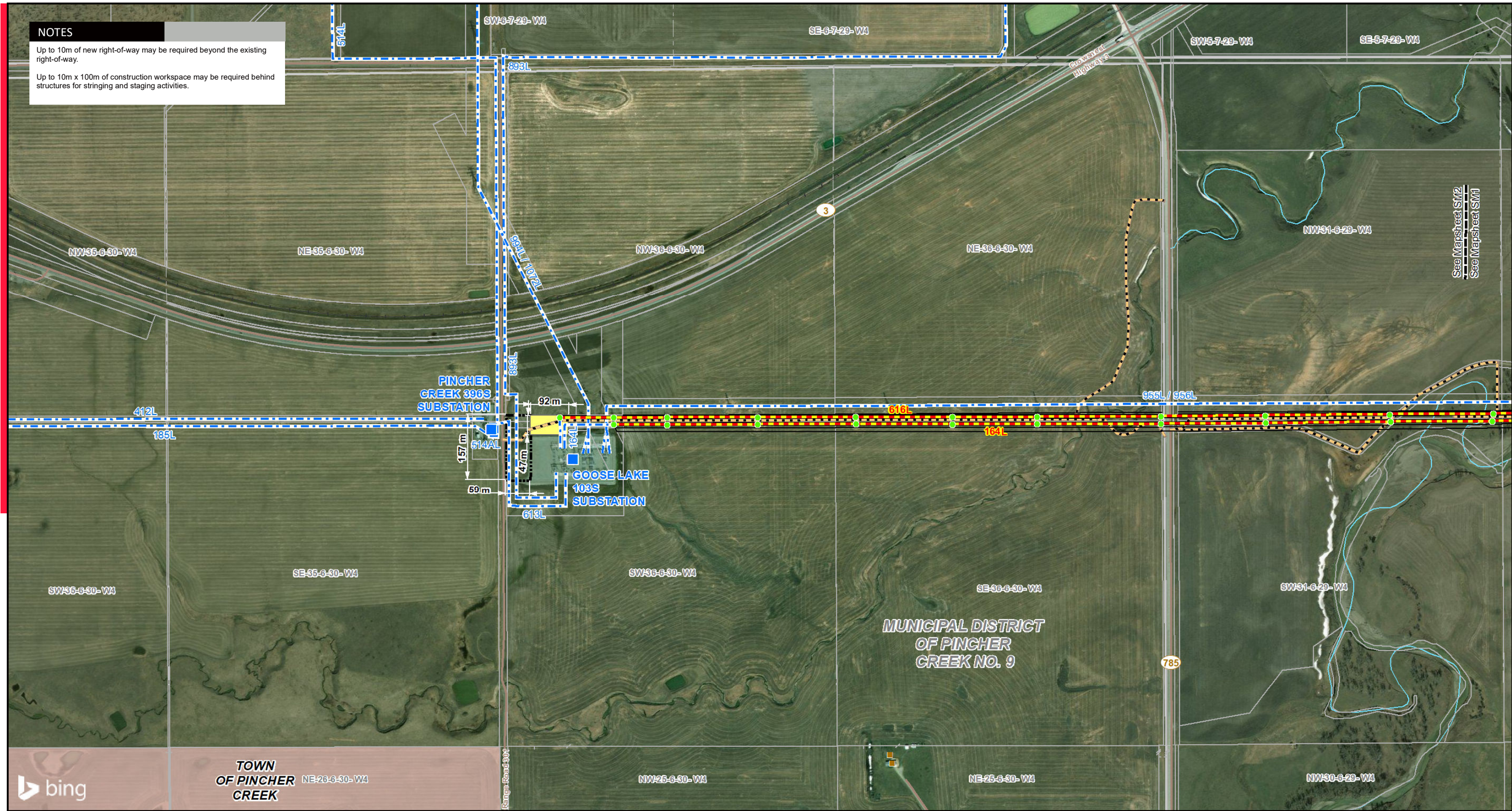
*Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present.*



**NOTES**

Up to 10m of new right-of-way may be required beyond the existing right-of-way.

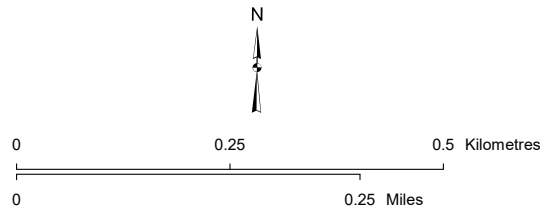
Up to 10m x 100m of construction workspace may be required behind structures for stringing and staging activities.



**LEGEND**

- Potential Structure Modification
- Existing Structure
- Existing Substation
- Proposed Transmission Line Rebuild
- Existing Transmission Line
- Proposed Right of Way Boundary
- 8m Access Trail
- Construction Workspace
- Laydown Yard
- Residence
- Railway
- River or Stream
- Road
- Environmentally Significant Area
- Urban Area
- Water Body

NO: 35032487 - 0025  
 DRAWN: SG - AL  
 FILE NO.: XXXXXXXX  
 REVISION: 0.02.07  
 AL FOLDER: 164L\_616L\_Transmission  
 Line\_Rebuild  
**DATE: 2023-04-21**



**STRIP MOSAIC SM1**



**PROPOSED**

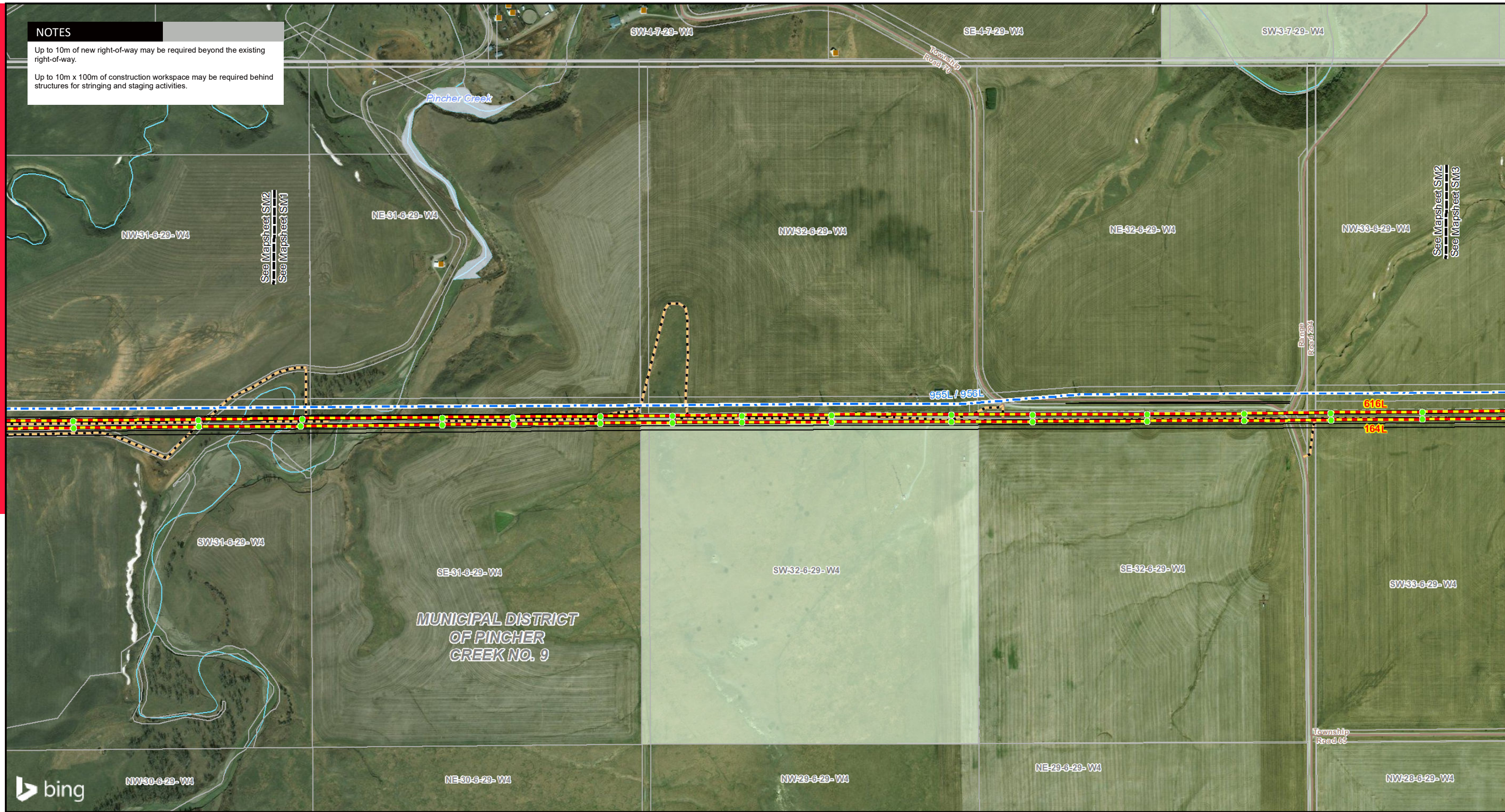
**164L / 616L Transmission Line Rebuild**

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 Although there is no reason to believe that there are any errors associated with the 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.*

**NOTES**

Up to 10m of new right-of-way may be required beyond the existing right-of-way.

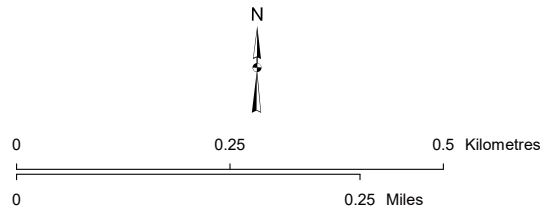
Up to 10m x 100m of construction workspace may be required behind structures for stringing and staging activities.



**LEGEND**

- Potential Structure Modification
- Existing Structure
- Existing Substation
- Proposed Transmission Line Rebuild
- Existing Transmission Line
- Proposed Right of Way Boundary
- 8m Access Trail
- Construction Workspace
- Laydown Yard
- Residence
- Railway
- River or Stream
- Road
- Environmentally Significant Area
- Urban Area
- Water Body

NO: 35032487 - 0025  
 DRAWN: SG - AL  
 FILE NO.: XXXXXXXX  
 REVISION: 0.02.07  
 AL FOLDER: 164L\_616L\_Transmission  
 Line\_Rebuild  
**DATE: 2023-04-21**



**STRIP MOSAIC SM2**



**PROPOSED**

**164L / 616L Transmission Line Rebuild**

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**NOTES**

Up to 10m of new right-of-way may be required beyond the existing right-of-way.

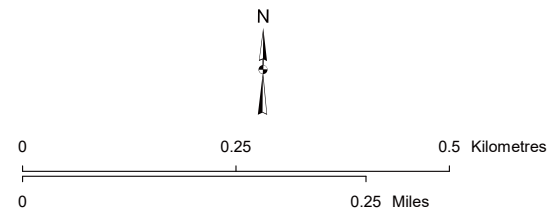
Up to 10m x 100m of construction workspace may be required behind structures for stringing and staging activities.



**LEGEND**

- Potential Structure Modification
- Existing Structure
- Existing Substation
- Proposed Transmission Line Rebuild
- Existing Transmission Line
- Proposed Right of Way Boundary
- 8m Access Trail
- Construction Workspace
- Laydown Yard
- Residence
- Railway
- River or Stream
- Road
- Environmentally Significant Area
- Urban Area
- Water Body

NO: 35032487 - 0025  
 DRAWN: SG - AL  
 FILE NO.: XXXXXXXX  
 REVISION: 0.02.07  
 AL FOLDER: 164L\_616L\_Transmission\_Line\_Rebuild  
**DATE: 2023-04-21**



**STRIP MOSAIC SM3**



**PROPOSED**

**164L / 616L Transmission Line Rebuild**

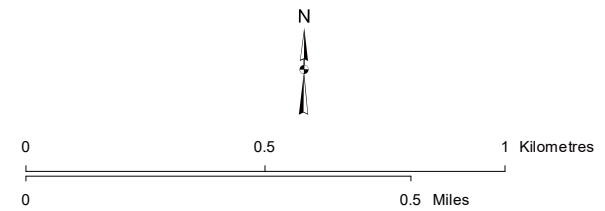
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 Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present.*



**LEGEND**

Existing Substation	River or Stream
Proposed Transmission Line Rebuild	Road
Existing Transmission Line	Environmentally Significant Area
8m Access Trail	Urban Area
Hamlet or Locality	Water Body
Residence	
Pipeline	
Railway	

NO: 35032487 - 0025  
 DRAWN: SG - AL  
 FILE NO.: XXXXXXX  
 REVISION: 0.02.08  
 AL FOLDER: 164L\_616L\_Transmission\_Line\_Rebuild  
**DATE: 2023-04-18**



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DETAIL PHOTO **DP1**



**PROPOSED**

164L / 616L Transmission Line Rebuild



## **Regional Solution for Housing Supply**

Meeting with Alberta SouthWest Regional Alliance

3 May 2023

- Re-Cap: Collective Problem & Goal
- 5 Municipal Questions
- Response Summary
- Re-Cap: Municipal Investment
- Re-Cap: 7 Step Process
- Re-Cap: 18 Months to Home Occupancy

**5**

Questions

**7**

Steps

**18**

Months

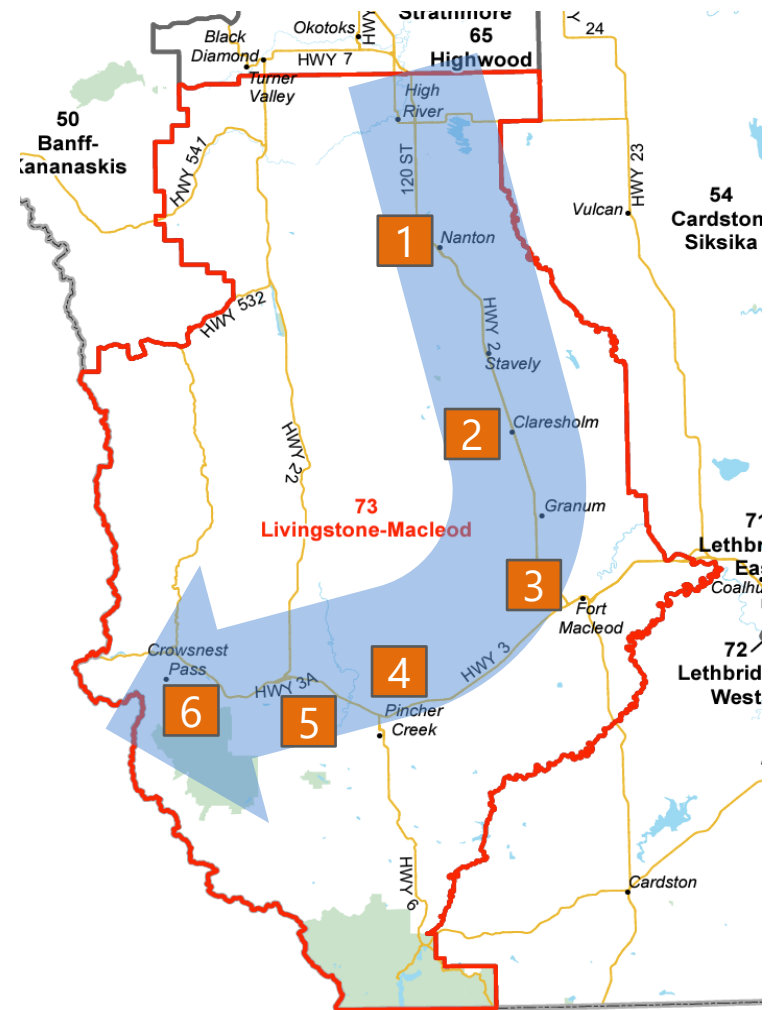
# Re-Cap: Collective Problem & Goal

## Identify the Problem we Aim to Solve:

- Municipalities would prefer investors, developers, and builders to buy, develop and build within planning and policy guidelines created by the municipality.
- **Investors, developers, and builders are not responding as desired.**

## Collective Goal to Address the Problem(s):

- Address tertiary market status by **obtaining building capacity** through cost, labour, and supply efficiencies
- **Increase housing diversity and supply** by successively building identical 12-unit multi-family residences across the region in 2024
- A collaboration of municipalities joined to create housing solutions could **attract government investment** and be a **catalyst** for desired growth.



\*map for general location purposes only

# 5 Municipal Questions

*Bellwether to gauge readiness and focus attention on areas that need it*

1

Do you need affordable and/or entry-level market housing?

- the goal is to add a form of housing within the municipality that is in short supply and will accommodate identified needs, including seniors' housing.
- multi-family is the envisioned form which includes, row, townhouse, condo and apartment styles.

2

Does the municipality have serviced land for housing?

- approximately 1-acre size is envisioned for the parcel & services within the adjacent road allowance.
- services include "Deep utilities", usually at a depth >2.5m below surface grade, including water, storm water and sanitary sewer utilities; and "shallow utilities" like power, gas, cable television and communication utilities.
- to service multi-family, deeps and shallows should be in nearby road allowance and/or ROW.

3

Does the land use zoning allow for 12 units per acre?

- aiming to identify the necessary process steps (MDP, County plan, concept plan, ASP, DP, etc.)

4

Do you have the financial capacity to invest in housing? Options may include:

- traditional financing (estimated \$1.2M cash + \$2.3M financed)
- cash (or borrowing bylaw, although we understand there are limits) or partners with cash or grants
- community Revitalization Levies (CRL) with support from the province
- other funding & grants supported by the province
- federal grants like the rapid-housing grants through CMHC

5


Are you ready to collaborate to build?

- the collaborative process will need agreement between participating municipalities
- the collective goal is to achieve more together than can be done individually



- 6 of 16 municipalities responded
- All respondents are towns or villages, representing 56% of the population in the region
- Average 5-year population growth is generally slow to stalled with one exception among respondents
- The percentage of single-family housing (of all housing units, 2021 Census) is similar among respondents, averaging about 72%
- Average age of population who reside in the responding municipalities ranges from 42 to 51 (2021 Census)
- Two respondents were very definitive
- Several “maybes” demonstrate interest

# Response Summary

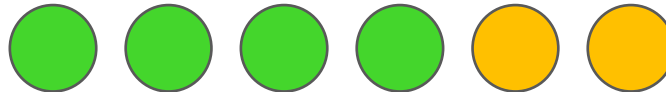
	Q1 Need	Q2 Serviced Land	Q3 Zoning	Q4 Finance	Q5 Collaborate
Crowsnest Pass					
Nanton					
Claresholm					
Fort Macleod					
Pincher Creek					
Cowley					

**How do we turn a  into a  ?**

1

### Do you need affordable and/or entry-level market housing?

- the goal is to add a form of housing within the municipality that is in short supply and will accommodate identified needs, including seniors' housing.
- multi-family is the envisioned form which includes, row, townhouse, condo and apartment styles.



- Municipal Needs Assessments, Market Reports, or other markers define need, familiar for all municipalities.
- Apparent undersupply of smaller footprint (one- or two-bedroom) and maintenance-free units in region.
- Based on high of average of single-family homes in the region, generally found to be on larger lots based on the age of homes.

Apparent need for:

Seniors Housing

Entry-Level Housing

Affordable Housing

Other Housing

2

## Does the municipality have serviced land for housing?

- approximately 1-acre size is envisioned for the parcel & services within the adjacent road allowance.
- services include "deep utilities", usually at a depth >2.5m below surface grade, including water, storm water and sanitary sewer utilities; and "shallow utilities" like power, gas, cable television and communication utilities.
- to service multi-family, deeps and shallows should be in nearby road allowance and/or ROW.



- Critical for swift timing but achievable regardless
- Project assumes Municipal responsibility to ensure the 1-acre parcel is serviced by **30 Jun 2024**.
- AND Villages can facilitate if required however this would be out of scope.

## 3

Does the land use zoning allow for 12 units per acre?

- aiming to identify the necessary process steps (MDP, County plan, concept plan, ASP, DP, etc.)

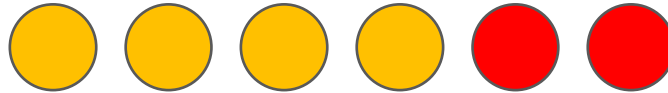


- Critical for swift timing but achievable regardless
- Project assumes Municipal responsibility to have 1-acre parcel zoned to allow for 12 units per acre by end of year **31 Dec 2023**.
- Zoning may be tied to **meeting** the identified **Need**
- AND Villages can facilitate if required however this would be out of scope.

## 4

Do you have the financial capacity to invest in housing? Options may include:

- traditional financing (estimated \$1.2M cash + \$2.3M financed)
- cash (or borrowing bylaw, although we understand there are limits) or partners with cash or grants
- Community Revitalization Levies (CRL) with support from the province
- other funding & grants supported by the province
- federal grants like the rapid-housing grants through CMHC



- Greatest opportunity for collaboration between municipalities: for example, to collectively entice investment from other orders of government and continue to attract further building, development and investment as a catalyst.
- The big idea is for a collaborative build, while upholding separate municipalities, their vision, goals and finance.
- Some investigation already underway by AND Villages

## 5

## Are you ready to collaborate to build?

- The collaborative process will need agreement between participating municipalities
- The collective goal is to achieve more together than can be done individually



- municipalities want to know more specifically what collaboration looks like, willing to have process unfold
- Goal is to ensure Each Project is independent of the others
- Collaborate to secure provincial or federal funding, to attract attention and investment, and be a **catalyst for growth** in the region
- For example, Agreement in Principle for achieving government grants, staged construction

# Re-Cap: Municipal Investment



## CONCEPTUAL COSTS:

Land	\$0
Horizontal Construction*	\$300,000
Vertical Construction*	\$2,600,000
Professional Fees	\$400,000
Development Manager	\$200,000

\* financeable costs  
(e.g., \$2M investment  
plus leverage for \$1.5M)

---

Total \$3,500,000

approx. \$290,000 per door



**CHALLENGES:** tertiary market, unattractive to developers and builders, and lack of choice and affordability

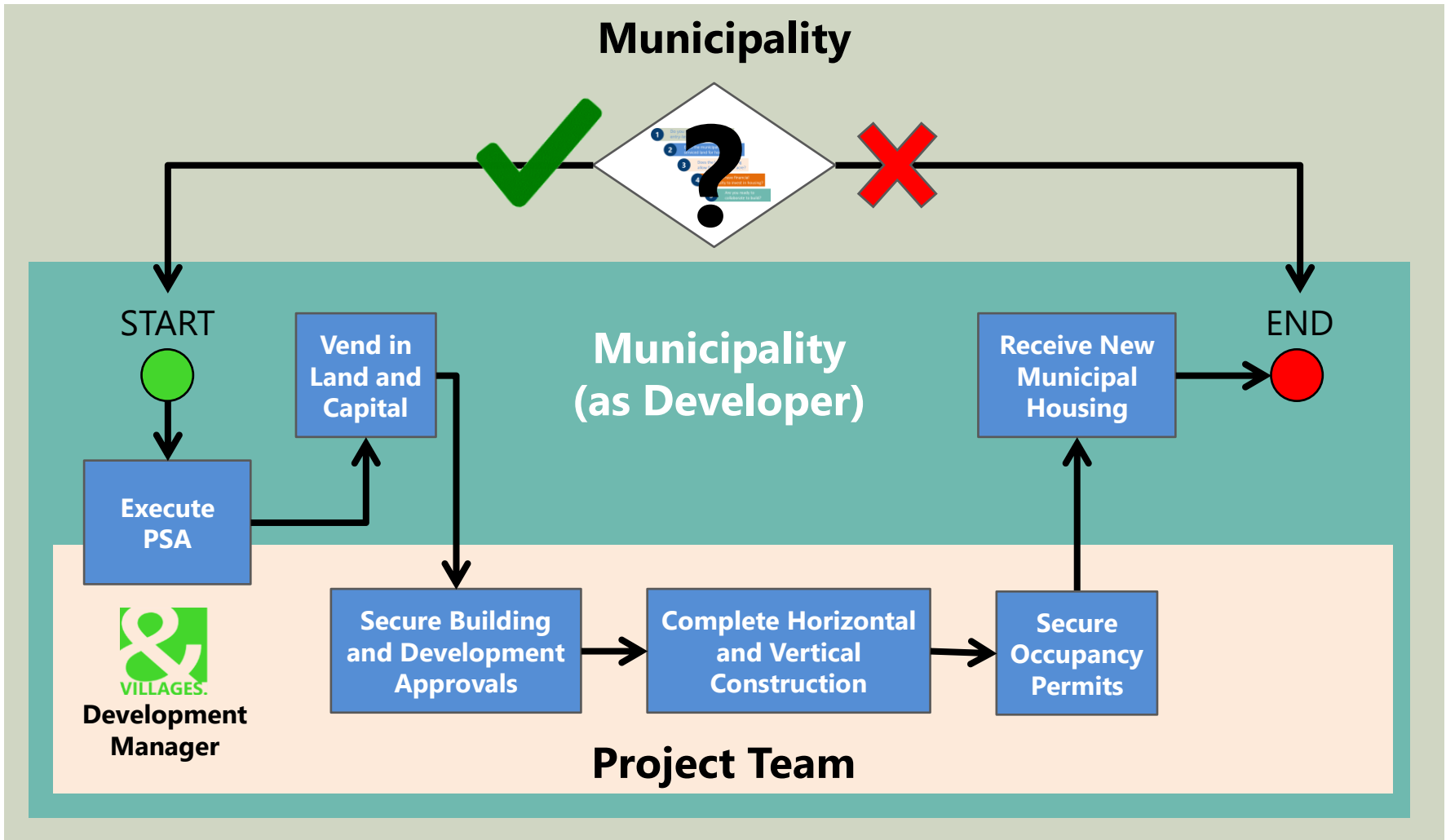


## RETURNS ON INVESTMENT:

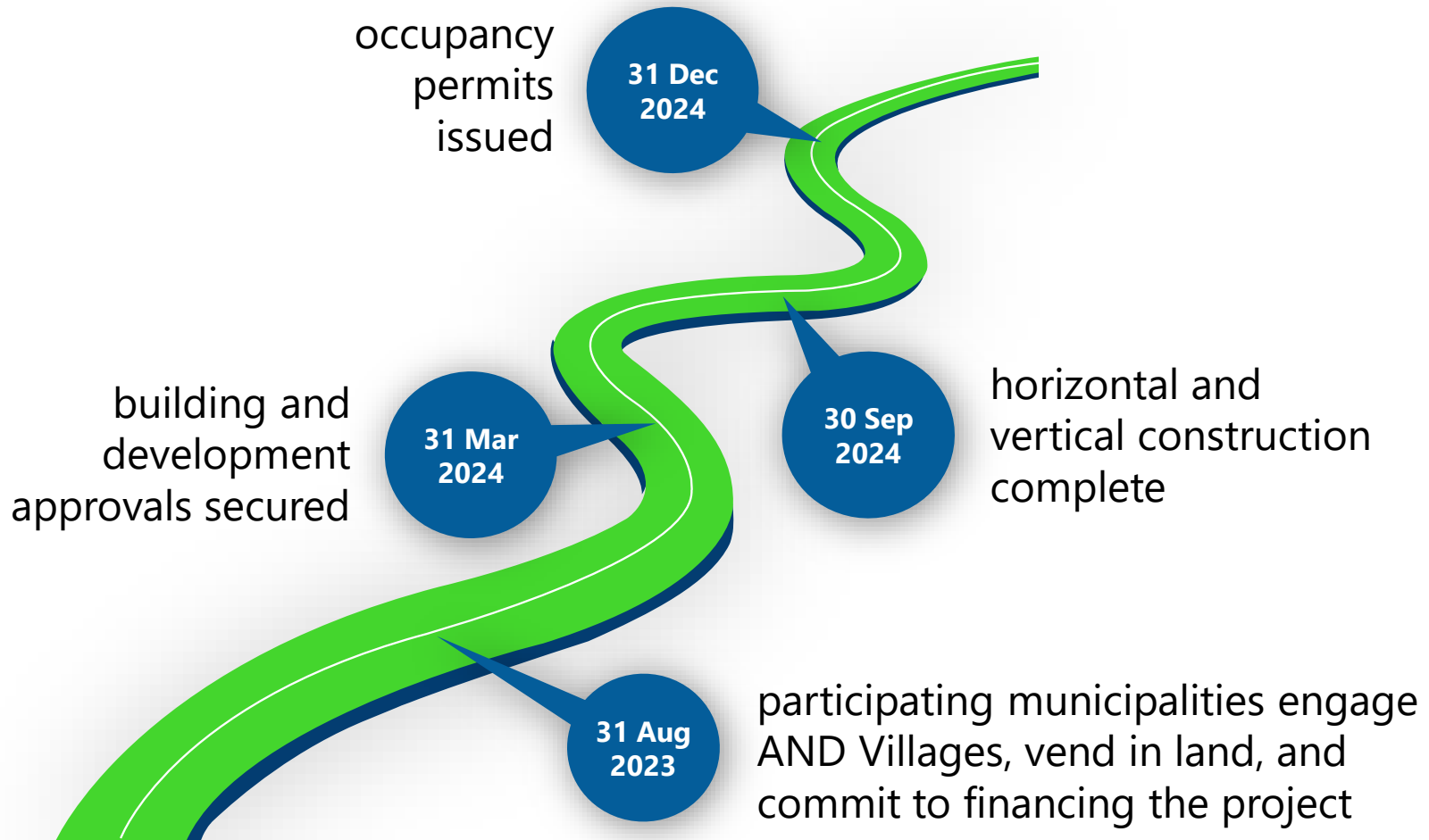
- create housing diversity (i.e., multi-family attracting a broader range of residents)
- increase housing supply (i.e., expand housing choice for residents and newcomers)
- provide municipal control over housing (e.g., build-and-rent or build-and-sell)
- expand partnership opportunities (e.g., local real estate agents, not-for-profit agencies, property managers)



# Re-Cap: 7 Step Process



# Re-Cap: 18 Months to Home Occupancy





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