AGENDA
Bentley Town Council Regular Meeting
Tuesday March 23, 2021
6:45 pm

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1. **Call to Order**

2. **Amendments & Acceptance of Agenda**

3. **Adoption of Previous Minutes:**

   a) **Regular Meeting March 9, 2021**

4. **Financial:**

   a) **Prepaid Cheque Listing – Cheques No. 20210167 to 20210206**

5. **New Business**

   a) Public Hearing re: Bylaw 226/2021 amendment to Land Use Bylaw 189/2016 regarding Building Demolitions and Manufactured Homes outside of the Manufactured Home District.

   <u>Applicant:</u>
   - **Town of Bentley**

   - **Development Officer Presentation**

   Delegates:

   - **Len Landry**
   - **Letter from Lynda Petten**
   - **Letter from Greg & Barb Carson**
   - **Letter from Robin Lemay**

   b) Bylaw 226/2021 amendment to Land Use Bylaw 189/2016 regarding Building Demolitions and Manufactured Homes outside of the Manufactured Home District. 2nd & 3rd Reading

   c) Tender Award 50th Street South Rehabilitation and Service Road

6. **Correspondence**

a) Lacombe Enforcement 2020 Final Report
b) Lacombe County 2020 – 2023 CPO Traffic Safety Plan
c) Lacombe County Council Highlights March 11, 2021

7. Other Business / Council Question Period

8. Adjournment

Minutes of the Regular Meeting of the Council of the Town of Bentley
March 9, 2021

Date & Place: Minutes of the Regular Meeting of the Council of the Town of Bentley, held beginning Tuesday, March 9, 2021 at 6:45am, in the Bentley Municipal Office.

In Attendance
Mayor Greg Rathjen
Deputy Mayor Joan Dickau
Councillor Doug Talsma
Councillor Cora Knutson
Councillor Neil Maki
CAO Marc Fortais

Call to Order Mayor Greg Rathjen called the council meeting to order at 6:45pm

Agenda

Motion 44/2021 Moved by Councillor Talsma, "THAT the agenda of the March 9, 2021, regular meeting be accepted."

Carried

Previous Minutes

Motion 44/2021 Moved by Councillor Maki, "THAT the minutes of the regular meeting held on February 23, 2021 be confirmed."

Carried

Financial

a) Prepaid Cheque Listing – Cheques 20210140 to 20210166

Motion 45/2021 Moved by Deputy Mayor Dickau, "THAT cheques numbered 20210140 to 20210166, be received as information."

Carried

New Business

a) Bylaw #227/2021 – A Bylaw of the Town of Bentley to authorize the destruction of records (1995 to 2006)

Carried

Motion 46/2021 Moved by Councillor Maki, "THAT Bylaw 227/2021 a bylaw authorizing the destruction of records for the years 1995 to 2006, be given first reading this day of March 9, 2021."

Carried

Motion 47/2021 Moved by Deputy Mayor Dickau, "THAT Bylaw 227/2021 a bylaw authorizing the destruction of records for the years 1995 to 2006, be given second reading this day of March 9, 2021."

Carried

_____
Initial

Motion 48/2021 Moved by Councillor Talsma, "THAT Bylaw 227/2021 a bylaw authorizing the destruction of records for the years 1995 to 2006 be considered for third and final reading this day of March 9, 2021."

Carried Unanimously

Motion 49/2021 Moved by Councillor Knutson, "THAT Bylaw 227/2021 a bylaw authorizing the destruction of records for the years 1995 to 2006 be read a third and final time this day of March 9, 2021."

Carried Unanimously

Correspondence

a) AUMA Preliminary Analysis of Alberta's Budget 2021
b) CrowsNest Pass Letter to Minister of Justice and Solicitor General – Alberta Provincial Police Force
c) Lacombe County February 25, 2021 Council Meeting Highlights

Motion 50/2021 Moved by Councillor Maki, "THAT correspondence item a) to c) be accepted as information."

Carried

Council Reports

a) Mayor Rathjen
b) Deputy Mayor Dickau
c) Councillor Knutson
d) Councillor Talsma
e) Councillor Maki

Motion 51/2021 Moved by Councillor Talsma, "THAT the February Council Reports be received for information."

Carried

Other Business/Council Question Period

None

Adjournment

Motion 52/2021 Moved by Deputy Mayor Dickau, "THAT the regular meeting of council be adjourned, Time 7:16pm."

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Mayor Greg Rathjen Marc Fortais

_____
Initial

TOWN OF BENTLEY

Cheque Listing For Council

2021-Mar-18
7:22:18PM

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20210167	2021-03-15	DICKAU, JOAN L				
20210168	2021-03-15	RATHJEN, ARTHUR M				
20210169	2021-03-15	KNUTSON, CORA				
20210170	2021-03-15	TALSMA, DOUGLAS C				
20210171	2021-03-15	MAKI, NEIL				
20210172	2021-03-15	CARSON, BARBARA J				
20210173	2021-03-15	JENSEN, DARREN J				
20210174	2021-03-15	MEREDITH, SANDRA L				
20210175	2021-03-15	GIBSON, COLE C				
20210176	2021-03-15	DENNEHY, NATHAN				
20210177	2021-03-15	GREAVES, LORYANNE				
20210178	2021-03-15	FORTAIS, MARC C				
20210179	2021-03-15	KIKSTRA, ROBERT B				
20210180	2021-03-16	327241 ALBERTA LTD.		PAYMENT		892.50
			854	ANIMAL CONTROL SERVICES FOR F	892.50	
20210181	2021-03-16	ACCESS GAS SERVICES		PAYMENT		4,466.87
			202102-AB1163	FEBRUARY NATURAL GAS BILL	4,466.87	
20210182	2021-03-16	ADVANCED FIRE & SAFETY SYSTEMS		PAYMENT		717.70
			14421	ANNUAL FIRE EXTINGUISHER INSPE	717.70	
20210183	2021-03-16	ALBERTA ONE-CALL CORPORATION		PAYMENT		13.23
			IN165926	FEBRUARY 2021 NOTIFICATIONS	13.23	
20210184	2021-03-16	BENTLEY ESSO		PAYMENT		1,056.19
			FEB282021	VEHICLE/EQUIPMENT GAS & DIESEL	1,056.19	
20210185	2021-03-16	BUNZL CLEANING & HYGIENE		PAYMENT		97.32
			124850	OFFICE SUPPLIES -TOILET PAPER-	97.32	
20210186	2021-03-16	CAMPUS ENERGY PARTNERS LP		PAYMENT		13,635.34
			1000894-202102	FEBRUARY 2021 ELECTRICITY BILL	8,751.80	
			1000895-202102	FEBRUARY STREET LIGHTS ELECTF	4,883.54	
20210187	2021-03-16	DRAIN DOCTOR		PAYMENT		577.50
			697	#30 53 AVENUE CLOSE POSSIBLE SI	577.50	
20210188	2021-03-16	GREGG DISTRIBUTORS LP		PAYMENT		855.24
			059-349276	P.W. PPE & OFFICE & OXFORD FURI	220.75	
			059-349861	P.W. PPE	383.51	
			059-349862	P.W. MAINTENANCE SUPPLIES	46.96	
			059-350475	PUMPHOUSE - MAINTENCE SUPPLIE	34.43	
			059-351386	PW PPE & GARBAGE TRUCK FILTER	148.80	
			059-351387	GARBAGE TRUCK SPRING MAINTEN	20.79	
20210189	2021-03-16	LACOMBE FOUNDATION		PAYMENT		6,496.00
			C-449955	MUNICIPAL REQUISITION EQUALIZE	6,496.00	
20210190	2021-03-16	MEREDITH, SANDRA		PAYMENT		75.00
			28FEB2021	OFFICE JANITORIAL MARCH 7TH 20	75.00	
20210191	2021-03-16	MUNICIPAL INFORMATION SYSTEMS INC.		PAYMENT		1,038.48
			20202095.	PAYROLL GL DISTRIBUTION NOV 26	105.00	
			20202196.	SUPPORT MARCH 2021	828.48	
			20202269.	REBUILD AP OPENING BALANCES	105.00	
20210192	2021-03-16	PETCH, MICHELE		PAYMENT		40.00
			01032021	JANITORIAL SENIORS DROPIN	40.00	
20210193	2021-03-16	PITNEYWORKS		PAYMENT		30.42

TOWN OF BENTLEY

Cheque Listing For Council

2021-Mar-18
7:22:19PM

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20210193	2021-03-16	PITNEYWORKS	03032021	POSTAGE	30.42	30.42
20210194	2021-03-16	RIMBEY EXPRESS		PAYMENT		96.00
			1242	WATER SAMPLES & RETURN FOR FI	96.00	
20210195	2021-03-16	RURAL MUNICIPALITIES ASSOC. INSURANCE		PAYMENT		2,812.93
			INS00038778	FREIGHTLINER & 5 TON INSURANCE	2,706.84	
			INS00038827	BOBCAT INSURANCE ADJUSTMENT	41.20	
			INS00038928	COUNCILLOR & OFFICIALS ACCIDEN	64.89	
20210196	2021-03-16	RURAL MUNICIPALITIES OF ALBERTA		PAYMENT		1,600.60
			AB049183	OFFICE SUPPLIES	499.36	
			AB049194	POST IT NOTES	25.19	
			AB049949	OFFICE SUPPLIES (CORK BOARD, B	1,001.75	
			AB050471	CREDIT FROM STAPLES (BINDER)	(36.74)	
			AB050472	OFFICE SUPPLIES (BINDER)	34.22	
			AB050482	STATIONARY LABELS	76.82	
20210197	2021-03-16	SERVUS CREDIT UNION		PAYMENT		1,222.20
			02282021	FEBRUARY MASTERCARD BILL	1,222.20	
20210198	2021-03-16	SHAW CABLE		PAYMENT		163.80
			21032021	INTERNET AT FCSS OFFICE	163.80	
20210199	2021-03-16	SYLVAN LAKE SUMMER HOCKEY CAMP LTD		PAYMENT		10,500.00
			15032021	MARCH ARENA CARETAKER CONTF	10,500.00	
20210200	2021-03-16	TELUS COMMUNICATIONS INC.		PAYMENT		1,112.67
			04032021	MARCH TELUS BILL	938.76	
			04032021.	ARENA WIFI	68.25	
			04Mar2021	INTERAC LINE FOR MARCH 2021	105.66	
20210201	2021-03-16	TELUS MOBILITY INC.		PAYMENT		131.68
			09032021	PUBLIC WORKS CELL PHONES & FIF	131.68	
20210202	2021-03-16	VEUGER, JULIAN		PAYMENT		400.00
			01032021	DEM MARCH RENUMERATION	400.00	
20210203	2021-03-16	WASTE CONNECTIONS OF CANADA INC.		PAYMENT		810.08
			7425-0000229675	COMMERCIAL WASTE PICKUP	810.08	
20210204	2021-03-16	WILD ROSE ASSESSMENT SERVICES		PAYMENT		1,330.88
			8163	PROGRESS PAYMENT FOR MARCH	1,330.88	
20210205	2021-03-16	WOLF CREEK BUILDING SUPPLIES		PAYMENT		661.14
			258912	ARENA BUILDING MAINTENANCE SU	429.85	
			259238	ARENA BLDG MAINTENANCE SUPPL	231.29	
20210206	2021-03-16	ALBERTA BOILERS SAFETY ASSOCIATION		PAYMENT		150.00
			20213063	2021 ANNUAL REGISTRATION FEE	150.00	

Total 67,352.03

*** End of Report ***

Land Use
By-law Amendment No. 226/2021 Public Hearing
March 23, 2021

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1. Call to Order

2. Introduction of members of the Hearing Board (Council)

3. Introduction of the Land Use By-law No. 226/2021 and power point presentation (by Development Officer/CAO)

4. The hearing of oral or written submissions in favor of or not in favor of the Land Use By-law amendment No. 226/2021

- The Chairperson shall request those making a presentation to identify themselves and declare if they are in favor or not in favor of the Land Use By-law amendment No. 216/2020. Those that have registered will be called up one at a time to speak. If a letter has been written, the Development Officer/CAO will read the letter.

- Verbal presentations are limited to five (5) minutes

5. Adjournment

Agenda Date: **March 23, 2021**

Agenda Item: **New Business:**
Bylaw 226/2021 amendment to the Land Use Bylaw 189/2016 regarding Building Demolitions and Manufactured Homes outside of the Manufactured Home District

LEGISLATIVE REQUIREMENT/AUTHORITY

WHEREAS Section 639 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

WHEREAS the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, permits a Council to pass a bylaw to amend the land use bylaw; and

WHEREAS the Council of the Town of Bentley deems it necessary and expedient to amend Land Use Bylaw Number 189/2016, through bylaw amendment number 226/2021.

SUMMARY AND BACKGROUND

On February 23, Administration presented a report to Mayor and Council regarding proposed Bylaw 226/2021 amendment to the Land Use Bylaw 189/2016 regarding building demolitions and manufactured homes outside of the manufactured homes district. At that meeting Mayor and Council approved first reading ***in an effort to stimulate community discussion and debate*** on the subject.

Currently the Land Use Bylaw is silent on the treatment of modular or manufactured homes within the R1 District, and it is not listed as a permitted or discretionary use. The application by the landowner initiated an analysis of the Land Use Bylaw by administration and supported by Parkland Community Planning Services. Through that analysis it was identified that an amendment would be necessary to be able to consider the placement of the modular/manufactured home within the R1 district and to ensure that there were guidelines and standards from an architectural standpoint that would preserve the characteristics of this district. Also, it was further discovered that there needed to be some additional clarity regarding permitting requirements for demolitions to ensure that this type of activity could be undertaken safely and that the town understood through the permitting process the work to be undertaken.

As a result of this analysis and the amendments required, administration with the support of Parkland Community Planning Association, prepared the attached Land Use Bylaw Amendment 226/2021 (Attachment #1) for Mayor and Council's consideration. As a result of first reading this has brought the topic forward to include and consider public input through the required public hearing and consideration of second and third readings. The public hearing has been advertised (Attachment #2) in accordance with the Municipal Government act on the Rimbey Review on March 9, 2021 and March 16, 2021. Further the notice was also posted on the Town of Bentley Website and Facebook.

Administration has prepared the attached presentation (Attachment #3) which provides additional information for consideration.

RATIONALE FOR RECOMMENDATION

The idea of creating a beautiful city or town is appealing to all communities. Any amendment considered to the Land Use Bylaw, must consider the compatibility with surrounding development in terms of land use function and scale of development. As well as take into consideration the opinions of area residents within the district (s) being considered for the amendment.

The consideration of placing a manufactured home within the various residential districts should be taken seriously and should not be approved without careful consideration to the aesthetics of the property and its compatibility with the neighborhood as mentioned above. It should also consider the associated planning documents such as the Town of Bentley's Municipal Development Plan, Land Use Bylaw and other guiding documents such as Land use Policies for Alberta (Attachment #4).

The recommendation, is to amend the Land Use Bylaw in such a way that these proposals will be considered as a discretionary use. This also places the care and control for approval of such applications with the Municipal Planning Commission, allowing for additional rigor and care beyond the development officers opinion. Thereby ensuring that such applications will be considered on a case by case basis by multiple representatives for the community, while taking into consideration building code standards in Canada (Attachment #5), as well as minimum architectural requirements proposed through the bylaw.

In regard to the amendment related to demolition, the amendment proposed will clarify the necessity for a development permit application for any demolition undertaken. It will also impose some additional requirements to ensure that the process of demolition is carried out safely and that a plan is presented to the development officer that outlines the process and steps for the activity to be safely carried out.

BUDGET AND FINANCIAL CONSIDERATIONS

None

ALTERNATIVES:

1. Council approves the bylaw as it stands

2. Council amends the bylaw based on feedback obtained from the public hearing and then either approves or defeats the amended bylaw.

3. Council provides direction to administration to change the proposed bylaw based on feedback obtained from the public hearing and sends the bylaw back to administration to edit and bring back for consideration and 2nd and 3rd reading.

4. Council defeats the bylaw as it stands.

RECOMMENDATION:

THAT Mayor and Council consider all information obtained at the public hearing and further direct administration to undertake additional amendments to the bylaw based on that public feedback; AND

THAT Administration bring the amended bylaw back to council at a later date for consideration of 2nd and 3rd reading.

ATTACHMENTS:

1. Bylaw 226/2021 – Building Demolitions and Manufactured Homes outside of the Manufactured Homes District
2. Land use Policies Alberta
3. Procedure for Certification of Prefabricated Buildings
4. Advertisement for Public Hearing LUB Amendment 226/2021
5. Development Officers Presentation – Public Hearing Bylaw 226/2021

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Marc Fortais, CAO

BYLAW NO. 226/2021
TOWN OF BENTLEY

A BYLAW OF THE TOWN OF BENTLEY TO AMEND
LAND USE BYLAW NO. 189/2016

WHEREAS Section 639 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

WHEREAS the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, permits a Council to pass a bylaw to amend the land use bylaw; and

WHEREAS the Council of the Town of Bentley deems it necessary and expedient to amend Land Use Bylaw Number 189/2016;

NOW THERE COUNCIL OF THE TOWN OF BENTLEY DULY ASSEMBLED ENACTS AS FOLLOWS:

1. THAT Schedule B: Supplementary Regulations is amended by replacing Section 1(5) with the following:

   "1(5) Building Demolition

   (a) A development permit is required where the demolition of one or more buildings or structures having a floor area greater than 10.0 m^2 (108 ft^2) is proposed and will take place in advance of obtaining approval for redevelopment of the site or replacement of the buildings. This application shall be processed as a permitted use in all Land Use Districts.

   (b) In addition to the requirements of Section 3.3 of Part Three (Permission for Development), the Development Officer may require an application that involves demolition of a building to be accompanied by a statement indicating:
      (i) how the demolition will be carried out so as to avoid or minimize the creation of dust and other nuisances to surrounding properties;
      (ii) the final reclamation and grading of the parcel;
      (iii) the proposed means of removing the buildings, disposing of material and time of demolition activity; and
      (iv) the safety protocols to be used during the demolition activity.

   (c) Whenever a development permit is issued that involves the demolition of a building, it shall be a condition of the permit that:
      (i) the site be properly cleaned, with all debris removed;
      (ii) the site is left in a graded condition that removes or fills in excavations and is in accordance with the site drainage requirements of this Land Use Bylaw; and

(iii) the applicant arranges for the safe disconnection of all municipal and private utilities serving the building to be demolished prior to demolition commencing.

(d) Where a permit is approved, the Development Authority may require the applicant to provide a letter of credit or other security of such amount to cover the costs of reclamation and any damage to utilities."

2. THAT Schedule B: Supplementary Regulations is amended by adding the following as Section 6(18):

"6(18) <u>Manufactured Homes outside the Manufactured Home District</u>

(a) A manufactured home and any additions to the manufactured home in a District other than the Manufactured Home District (R3) shall meet all of the requirements that apply to a single family detached dwelling for that District.

(b) In addition to the requirements that apply to a single family detached dwelling, a manufactured home and any additions to the manufactured home in a District other than the Manufactured Home District (R3) shall have:

(i) a minimum roof pitch of 4:12 (rise:run);

(ii) a roof surface of wood or asphalt shingles, clay or concrete tiles, slate or wood shakes, or metal or composite material;

(iii) a minimum roof overhang or eaves of 0.3m (1.0 ft) from each external wall surface;

(iv) a permanent foundation consisting of a basement, crawl space, slab on grade, or screw piles with skirting or false walls on all sides of the building to block all views of the underside of the manufactured home and addition;

(v) a maximum length to width ratio of 3:1 (3 units of length to 1 unit of width);

(vi) a minimum width of 6.1m (20 ft) measured from external wall surface to external wall surface; and

(vii) a minimum floor area as required in the applicable District."

3. THAT Schedule C: Land Use District Regulations is amended by adding

"Manufactured homes meeting the requirements of Schedule B, Section 6(18)"

as a discretionary use where it would appear in alphabetical order in the following land use districts:

Low Density Residential District (R1)
Low Density Residential District (R1A)
General Residential District (R2)
General Residential District (R2A)
General Residential District (R2B)

Read a First time in Council this ____ day of _____, 2021

Read a Second time in Council this _____ day of _____, 2021

Read a Third time in Council this _____ day of _____, 2021

TOWN OF BENTLEY

_____
MAYOR

_____
CHIEF ADMINISTRATIVE OFFICER

Town of Bentley
Public Notice
Proposed Amended to the Town Of Bentley Land Use Bylaw (189/2016) By Proposed Bylaw 226/2021

Notice is hereby given that the Council of the Town of Bentley has given first reading to By-law No. 226/2021, to amend the Land Use Bylaw to:

- Clarify the requirement and conditions for the issuance of a development permit for any demolitions to be carried out within the Town.
- Establish minimum guidelines for the placement of a manufactured home with characteristics of a single family dwelling as a discretionary use, within the following districts:
  - Low Density Residential (R1)
  - Low Density Residential District (R1A)
  - General Residential District (R2)
  - General Residential District (R2A)
  - General Residential District (R2B)

A copy of the By-law may be inspected by the public at the Town of Bentley, 4918 – 50 Avenue, Monday through Friday, during regular office hours or it may be obtained on the Town Website at: https://townofbentley.ca/town-office/bylaws/

A Public Hearing will be held at the Town Office located at 4918 50th Ave, Bentley Alberta on March 23, 2021, at approximately 6:45 p.m., at which time any person wishing to comment on the By-law may do so.

Any written submission must be signed and filed with the Chief Administrative Officer no later than 4:00 p.m., on the date of the Public Hearing.

Date of first publication of this notice: March 9, 2021
Date of second publication of this notice: March 16, 2021

Marc Fortais
Chief Administrative Officer

If you have any questions, please contact the Chief Administrative Officer at 780-748-4044

Town of Bentley Manufactured Homes

Land Use Bylaw Amendment Bylaw 226/2021

Table of Contents

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  - Demolitions
  - Manufactured Homes in Residential
  - Discretionary Use

- How did we get here?

- Definitions (Manufactured & Modular)

- Other Central Alberta Communities

- Summary and Conclusion

Land Use Bylaw Amendment

Bylaw 226-2021 Manufactured Homes and Demolitions

Land Use Bylaw Amendment 226/2021 Manufactured Homes and Demolitions

- **Two components to the bylaw amendment Demolitions & Manufactured Homes in Residential Districts:**

1.) Demolitions

- clarifies that a development permit is required to undertake demolitions of one or more buildings or structures having a floor area greater than 10.0 m^2 (108 ft^2) is proposed and will take place in advance of obtaining approval for redevelopment of the site or replacement of the buildings.

- permitted use in all Land Use Districts

- requires submission of a plan that outlines:
    - How the demolition will be carried out to avoid or minimize the creation of dust and other nuisance surrounding properties
    - The final reclamation and grading of a parcel
    - The proposed means of removing buildings, disposing of materials and time of demolition activity; and
    - Safety protocols to be used during the activity
- it shall be a condition of the permit that:
    - The site be properly cleaned, with all debris removed
    - The site left in a graded condition that removes or fills in excavations and is in accordance with the site drainage requirements of this Land Use Bylaw and
    - The applicant arrange for safe disconnection of municipal and private utilities serving the building, prior to the demolition commencing.

Land Use Bylaw Amendment 226/2021 Manufactured Homes and Demolitions

2.) Manufactured Homes in Residential Districts

- provides the framework to consider applications for manufactured home (modular)
- sets a minimum standard for consideration of this type of development to ensure that they have the characteristics of a single family dwelling.
    - a minimum roof pitch 4:12 (rise: run);
    - Roof surface of wood or asphalt shingles, clay or concrete tiles, slate or wood shakes, or metal or composite material;
    - a minimum roof overhang or eaves of 0.3m (1.0ft) from each external wall surface;
    - a permanent foundation consisting of a basement, crawl space, slab on grade, or screw piles with skirting or false walls on all sides of the building to block all views of the underside of the manufactured home and addition;
    - a maximum length to width ratio of 3:1 (3 units of length to 1 unit of width);
    - a minimum width of 6.1 m (20 ft.) measured from external wall surface to external wall surface; and;
    - a minimum floor area as required in the applicable District.”

Land Use Bylaw Amendment 226/2021 Manufactured Homes and Demolitions

Manufactured Homes as a Discretionary Use (What does this mean)

- discretionary use / MPC approval required for each application
- applicant must prove that it fits within the characteristics of the district and zoning
- despite the requirements in this amendment, the applicant must meet all requirements of the district they are applying in (new beginnings subdivision has additional architectural standards for example)
- MPC can impose further requirements or restrictions for each application ***(example would be if the structure is older could require engineer certificate or structural building inspection from a licensed inspector)***

How Did We Get Here?

How Did We Get Here

- Development Permit Application received for consideration of a modular/manufactured home in the R1 District
- Other districts list modular homes as a permitted use (may want to consider further control as a Discretionary Use!)
- Despite separate definitions in the LUB for modular and manufactured homes – as per Canadian Building Code and Alberta they are considered the same (Definitions This Presentation)
- Bylaw amendment is Independent from the consideration of a single Development Permit Application – it is a broader conversation to determine if the community supports this type of development in the R1 District

POLICY GUIDANCE

POLICY GUIDANCE

- **Land Use Policies Alberta Municipal Affairs – Pursuant to Section 622 of the MGA Order in Council 522/96 (November 6, 1996)**

  - *To contribute to the development of well planned residential communities, a high quality residential environment and to the provision of adequate and affordable housing for all Albertans*

- **Town of Bentley Municipal Development Plan**
  - *Bentley offers a mix of housing types and ownership although single family housing is the predominant form. There is an increase in the mix of housing types to support the needs, income levels and preferences of current and future residents in infill opportunities and as identified in the Summersault Area Structure Plan Area. Housing options in Bentley include the Bentley Senior Citizen's Housing Society, Big Springs Condominiums, Lake Trail Estates, Lacombe Foundation Oxford Courts and Westview Apartments*

POLICY GUIDANCE Cont'd

Town of Bentley Land Use Bylaw - District Regulations

- **Low Density Residential District (R1)**
  - **Currently does not allow for consideration of manufactured or modular homes as a permitted use**.
  - Existing Manufactured Home is a discretionary use

- **Low Density Residential District (R1A)**
  - Currently allows modular homes as a permitted use
  - Does not allow manufactured homes as a discretionary use

- **General Residential District (R2)**
  - Currently allows modular homes as a permitted use
  - Does not allow manufactured homes as a discretionary use

- **General Residential District (R2A)**
  - Currently allows modular homes as a permitted use
  - Does not allow manufactured homes as a discretionary use

- **General Residential (R2B)**
  - Currently allows modular homes as a permitted use
  - Does not allow manufactured homes as a discretionary use

- **Manufactured Home District (R3)**
  - Manufactured homes and manufactured home park is a permitted use
  - Modular homes are not permitted nor are they discretionary

Definitions & Standards

- Manufactured Home
- Modular Home

Manufactured Home – Definition

- **Town of Bentley Land Use Bylaw Definition:**

"Manufactured Home" means a detached dwelling built in an enclosed off site factory environment in one or more sections and intended to be occupied in a location other than where it was manufactured. Manufactured homes include homes that are completely self contained single section dwelling units or are incomplete multi-section modules that are placed together and completed on site. A manufactured home has a steel frame and is transported to the building site on dollies (wheels) or a flatbed truck and after placement, the dollies are removed from the site. Manufactured homes must meet Alberta Building Code Requirements

Building Code Standards:

Alberta does not accept a home constructed to the CSA Z240 MH Standard. Since 1992, any new home constructed to this standard cannot be sited in Alberta. Building officials from the jurisdiction where the homes are being located are responsible for the building inspection process. **These homes must be constructed to the CSA A277 Modular standard**

Modular Home – Definition

- **Town of Bentley Land Use Bylaw Definition:**

“Modular Unit or Home” means a prefabricated factory built frame or shell which comprises the wall or siding of a proposed building. A modular unit represents only a section of the dwelling, and such a unit has neither a chassis, running gear nor its own wheels, but units may be placed side by side or stacked vertically, and completed to form one or more complete dwelling units for year round occupancy. A modular unit has a wooden frame. Modular homes are constructed to Alberta Building Code Standards. Modular homes are considered to be the same as conventional, on site, framed single family homes

- In the case of Alberta, all homes must meet the National Building Code as adopted by the province and therefore the CSA A277 Standard. Whenever a home is constructed in a manufacturing facility for placement in Alberta, compliance is demonstrated by two labels in each home certifying compliance the CSA A277 Standard and Alberta Municipal Affairs (AMA) label

- ***This is the same requirement for modular or manufactured home construction***

Other Central Alberta Communities

Other Central Alberta Communities

Land Use Bylaw Language Similar in Other Central Alberta Communities:

- ***Blackfalds land Use Bylaw*** - for manufactured homes placed in any residential single dwelling lot district R-1L, R-1M, or R-1S, or in the residential manufactured home community district R-MC, in addition to any other requirement in this Bylaw, the size, form and external appearance of a manufactured home must be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity. Notwithstanding the generality of the foregoing, a manufactured home must:
    - Minimum roof pitch of 4:12
    - Roof surface of wood or asphalt shingles, clay or concrete tiles, slate or wood shakes
    - Have a minimum roof overhang or eaves of .40 m (1.33 ft.) from each external wall
    - Have a minimum box width of 6.1 m (20.0 ft.)
    - Have a minimum length to width ratio of 3:1
    - Be placed on a permanent foundation
    - The manufactured home cannot be removed from the residential site unless approval and a development permit is granted by the development authority
    - The placement of a manufactured home on a permanent basement foundation is discretionary in
      Residential Single Dwelling Medium Lot District R-1M
      Residential Single Dwelling Small Lot District R-1S
      Residential Single Dwelling Large Lot District R-1L

Other Central Alberta Communities

Land Use Bylaw Language Similar in Other Central Alberta Communities:

City of Lacombe

- The external appearance of new modular homes located in all districts other than R3 – (Residential Modular Home District shall be acceptable to the development authority having regard to the compatibility with other buildings in the vicinity and should have:
  - minimum roof pitch of 4:12
  - minimum roof overhang or eaves of 0.40m from each external wall
  - maximum length to width ratio of 3:1
  - minimum width of 6.7m
- Modular homes located in all districts other than the R3 – Residential Modular Home District shall be set on a permanent foundation
- The Development Authority may require architectural details be provided as part of the Development Permit application to ensure that proposed development complies with the regulations set out in Section 9.4 and Section 9.9
- The placement of modular homes is discretionary in:

  Residential Detached District
  Residential Detached Narrow District
  Residential Single & Semi Detached District
  Residential Mixed District
  Residential Light Industrial District

Other Central Alberta Communities

Land Use Bylaw Language Similar in Other Central Alberta Communities:

Town of Sylvan Lake

- "manufactured home means a prefabricated, transportable, single or multi section single family dwelling not constructed prior to 1990 and conforming with applicable CSA certification standards at the time of construction"

- Manufactured Home Design
  - The external appearance of manufactured homes not located in the Manufactured Home District (R4) must be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity and must have:
    - a minimum roof pitch of 4:12
    - a roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
    - a minimum roof overhang or eaves of 0.40m (16in) from each external wall
    - a maximum length to width ratio of 3:1
    - a minimum width of 7.3 m (24ft)
    - a permanent foundation
    - been constructed after 1990

- The placement of modular homes is discretionary in
    - Medium Lot Residential District (R1A)
    - Medium Density Residential District (R2)

Other Central Alberta Communities

Land Use Bylaw Language Similar in Other Central Alberta Communities:

Town of Innisfail

- "manufactured home means a residential building containing one dwelling unit constructed off site in one or more sections and intended to be occupied in a place other than where it was manufactured"

- Manufactured Homes as a discretionary use under the R-1B, R-1C, R-1N, R-2 and RT Districts
  - The external appearance of a manufactured home shall be acceptable to the Development Authority having Town of Innisfail Land Use Bylaw Page 75 Bylaw Number 1470 regard to compatibility with other buildings in the vicinity and shall have:
    - A minimum roof pitch of 4:12 (rise:run)
    - A roof surface of wood or asphalt singles, clay or concrete tiles, slate or wood shakes or metal roofing
    - A permanent foundation consisting of a basement, crawl space or slab on grade
    - Maximum length to width ratio of 2:5:1
    - A minimum width of 6.09m (20 ft.) measured from external wall surface to external wall surface
    - Meet any minimum floor area requirements of the applicable district

  - The placement of manufactured homes is discretionary in the following districts
    Residential Single Family District (R-1B)
    Residential Single Family District (R-1C)
    Residential Narrow Lot District (R-1N)
    Residential Medium Density District (R-2)
    Residential Transition District (RT)

Other Central Alberta Communities

Land Use Bylaw Language Similar in Other Central Alberta Communities:

Rocky Mountain House

- "manufactured home means a residential building containing one dwelling unit built in a factory environment in one or more sections and intended to be occupied in a place other than where it was manufactured"

- Manufactured Homes as a discretionary use under the R-1B, R-1C, R-1N, R-2 and RT Districts
  - The external appearance of a manufactured home shall be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity, and shall have:
    - A minimum roof pitch of 4:12 (rise:run)
    - A roof surface of wood or asphalt singles, clay or concrete tiles, slate or wood shakes
    - A minimum roof overhang or eaves of 0.40 m (1.3ft) from each external wall
    - A maximum length to width ratio of 2:5:1
    - A minimum width of 6.09 m (20ft) measured from external wall to external wall surface; and
    - A permanent foundation consisting of a basement, crawl space or slab on grade

  - The placement of manufactured homes is discretionary in the following districts
    Rural Residential (RR)
    Low Density Residential District (RL)
    Flexible Residential District (RF)

Summary & Conclusion

Summary and Conclusion

In alignment with Policy Guidance from MDP and Land Use Policies Alberta Municipal Affairs

- **Canada Building Code Requirements and CSA A277 and Alberta Municipal Affairs Label**
  - Building requirements have been aligned to the Canada Building Code and the Alberta Building Code which provides for compliance to single family dwelling standard in Canada.
  - Manufactured Homes and Modular Homes must meet the same standard

- **Mayor and Council have the following options:**

1.) to approve the bylaw

2.) amend the bylaw taking into consideration information from the public hearing and then approving or defeating the amended bylaw through 2nd and 3rd reads

3.) send the bylaw back to administration for additional considerations and restrictions through feedback obtained through the public hearing

4.) or defeat the bylaw as it stands

Thank you

someone@example.com

Land Use Policies

Established by Lieutenant Governor In Council
Pursuant to Section 622
of the Municipal Government Act
Order in Council 522/96

November 6, 1996

Alberta
MUNICIPAL AFFAIRS

ALBERTA

MUNICIPAL AFFAIRS

Office of the Minister

MLA, Drayton Valley - Calmar

I am pleased to announce that the Land Use Policies developed pursuant to section 622 of the *Municipal Government Act* received the approval of the Lieutenant Governor in Council on November 6, 1996. I appreciate the contributions that municipalities, provincial departments, and other interested parties have made in helping to develop the policies.

The Land Use Policies will help municipalities to harmonize provincial and municipal policy initiatives at the local land-use planning level. I encourage all elected officials, municipal staff and consultants, board members and others involved in local development to work together to integrate the spirit and intent of the Land Use Policies into municipal planning activities.

Yours sincerely,

Tom Thurber
Minister

424 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 Telephone 403/427-3744, Fax 403/422-9550
5008 - 51 Avenue, Drayton Valley, Alberta, Canada T0E 0M0 Telephone 403/542-3355, Fax 403/542-3331

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Land Use Policies

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Land Use Policies

1.0 INTRODUCTION

Land use planning is both a municipal and provincial activity. Municipalities are given responsibilities under Part 17 of the Municipal Government Act. A number of provincial departments and agencies are also involved as a result of their particular mandates. The Province's responsibility, with certain exceptions, extends to managing air, water, and renewable and non-renewable natural resources. Provincial legislation, policies, and programs for land use planning and resource management can affect municipal interests. Conversely, municipal decisions and actions affecting land use and development can impact on the success of provincial objectives designed for the benefit of all Albertans.

It is therefore important that municipal and provincial planning efforts utilize consistent approaches and pursue a high level of cooperation and coordination. It is also important that municipal planning efforts complement provincial policies and initiatives, especially as municipalities adjust to the changing planning structure and their additional responsibilities in keeping with the new planning legislation. The *Land Use Policies* are therefore being established pursuant to section 622 of the Municipal Government Act. The *Land Use Policies* supplement the planning provisions of the Municipal Government Act and the Subdivision and Development Regulation. It is expected that all municipalities will implement these policies in the course of carrying out their planning responsibilities.

There are eight sections to the *Land Use Policies.* Section 1 sets out the purpose of the *Land Use Policies* and clarifies the implementation role of municipalities. Sections 2 and 3 contain policies which are operational in nature and which relate to a municipality's general approach to planning and to municipal interaction with residents, applicants, neighbouring municipalities, provincial and federal departments and other jurisdictions. Sections 4 to 8 contain policies which address specific land use planning issues in which the Province and municipalities share a common interest.

1.1 Implementation

Each municipality is expected to incorporate the *Land Use Policies* into its planning documents and planning practices. Section 622(3) of the Municipal Government Act requires that municipal statutory plans, land use bylaws, and planning decisions and actions be consistent with the *Land Use Policies*. Section 680(2)(c) requires a subdivision and development appeal board and the Municipal Government Board[1] to be consistent with the *Land Use Policies* in determining a subdivision appeal. Section 687(3)(a) requires a subdivision and development appeal board to comply with the *Land Use Policies* in determining a development appeal.

The policies in sections 2 and 3 are particularly relevant to the design of planning programs, the formulation of statutory plans and land use bylaws, and the planning decision-making process. The policies in sections 4 to 8 have particular application to the content of statutory plans and land use bylaws, as well as to the nature of planning decisions.

The Municipal Government Act (Part 17) requires many municipalities to prepare a new municipal development plan or to review and revise an existing general municipal plan to bring it into conformance with the new legislation.[2] It also requires that all land use bylaws be reviewed and most be revised.[3] Municipalities may also be embarking on the preparation of other statutory plans such as intermunicipal development plans. As existing planning documents are being reviewed and revised, and as new ones are being prepared, municipalities are required to ensure that their plans and bylaws are consistent with the *Land Use Policies*.

The Municipal Government Act (Part 17) also establishes a relationship between the *Land Use Policies* and planning decisions by municipalities.[4] The Province recognizes that not all policies are relevant to all planning decisions.

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[1] The wording of the Land Use Policies is oriented towards municipalities. Municipal Government Board decisions pursuant to Part 17 of the Municipal Government Act are also required to be consistent with their spirit, intent, and direction.

[2] See sections 632 and 707 of the Municipal Government Act.

[3] See sections 639 and 708 of the Municipal Government Act.

[4] The term is used in the broad sense and includes council, administration, designated officers, commissions, committees, boards, and authorities.

The Province also recognizes that once statutory plans and land use bylaws are consistent with the *Land Use Policies* , sections 5 to 8 of the policies will have largely been implemented. Municipalities are expected to design a decision-making system which ensures that the required attention is given to all sections of the *Land Use Policies*.

1.2 Interpretation

The Province is entrusting to each municipality the responsibility to interpret and apply the *Land Use Policies* and to further elaborate on the policy initiatives in its statutory plans and land use bylaws. The policies are presented in a general manner which allows municipal interpretation and application in a locally meaningful and appropriate fashion. Municipalities and provincial departments and agencies are encouraged to consult with one another where questions on the spirit and intent of these policies arise during implementation.

The *Land Use Policies* focus on matters of public policy, not matters of law. They provide a framework for statutory plans, land use bylaws, and planning decisions. The *Land Use Policies* should be interpreted as a guide to more specific municipal policy and action, and are not intended to be the basis of legal challenges. In applying the *Land Use Policies* municipalities must assess the importance of each policy in relation to the others in light of local and intermunicipal priorities. Municipalities must have regard to the cumulative effect of all of the policies as well as to the specific effect of each policy.

2.0 THE PLANNING PROCESS

Goal

Planning activities are to be carried out in a fair, open, considerate, and equitable manner.

Policies

1. Municipalities are expected to take steps to inform both interested and potentially affected parties of municipal planning activities and to provide appropriate opportunities and sufficient information to allow meaningful participation in the planning process by residents, landowners, community groups, interest groups, municipal service providers, and other stakeholders.

2. Municipalities are expected to ensure that each proposed plan amendment, reclassification, development application, and subdivision application is processed in a thorough, timely, and diligent manner.

3. When considering a planning application, municipalities are expected to have regard to both site specific and immediate implications and to long term and cumulative benefits and impacts.

4. In carrying out their planning responsibilities, municipalities are expected to respect the rights of individual citizens and landowners and to consider the impact of any policy or decision within the context of the overall public interest.

3.0 PLANNING COOPERATION

Goal

To foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments and other jurisdictions in addressing planning issues and in implementing plans and strategies.

Policies

1. Municipalities are encouraged to expand intermunicipal planning efforts to address common planning issues, especially where valued natural features are of interest to more than one municipality and where the possible effect of development transcends municipal boundaries.

2. In particular, adjoining municipalities are encouraged to cooperate in the planning of future land uses in the vicinity of their adjoining municipal boundaries (fringe areas) respecting the interests of both municipalities and in a manner which does not inhibit or preclude appropriate long term use nor unduly interfere with the continuation of existing uses. Adjoining municipalities are encouraged to jointly prepare and adopt intermunicipal development plans for critical fringe areas; these plans may involve lands which are in both of the adjoining municipalities.

3. Municipalities are also encouraged to pursue joint use agreements, regional service commissions and any other joint cooperative arrangements which can contribute to such intermunicipal land use planning.

4. Where two or more municipalities are affected by the operation of an airport, those municipalities are encouraged to prepare, adopt, and implement an intermunicipal development plan to jointly address airport vicinity planning issues.

5. Where two or more municipalities are located on the shores of the same lake, and development is anticipated, the municipalities are encouraged to prepare, adopt, and implement an intermunicipal development plan to jointly address lake planning issues.

6. Municipalities are encouraged to coordinate their planning activities and development approval processes with provincial resource and land management policies, such as integrated resource plans, and with provincial leasing mechanisms, such as the Alberta Tourism Recreational Lease Process.

7. Municipalities are encouraged to work directly with provincial land and resource management agencies in the development of plans and policies on issues of mutual interest. Decisions and approvals affecting land use and development on, near, or with potential to impact provincial resources[5] should be coordinated between these levels of government.

8. Municipalities are encouraged to coordinate their planning activities with those of the local school authorities to ensure that school sites are available when required.

9. Municipalities are encouraged to coordinate their planning activities with those of the regional health authorities to facilitate the development of appropriately located new health care facilities.

10. Municipalities are encouraged to coordinate their planning activities with those of First Nation Reserves, Metis Settlements, Irrigation Districts, and appropriate federal departments and agencies where issues are of mutual interest.

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[5] Provincial resources include water, air, provincially-owned mineral resources, fish and wildlife, beds and shores of provincially-owned water bodies and watercourses (pursuant to section 3 of the Public Lands Act), provincially-owned lands, and timber resources on provincial lands.

4.0 LAND USE PATTERNS

Goal

To foster the establishment of land use patterns which make efficient use of land, infrastructure, public services, and public facilities; which promote resource conservation; which enhance economic development activities; which minimize environmental impact; which protect significant natural environments; and which contribute to the development of healthy, safe, and viable communities.

Policies

1. Municipalities are encouraged to establish, on a municipal and on an intermunicipal basis, land use patterns which provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses developed in an orderly, efficient, compatible, safe and economical manner in keeping with the general policies of this section and the more specific policies found in sections 5.0 to 8.0.

2. Municipalities are encouraged to establish land use patterns which embody the principles of sustainable development, thereby contributing to a healthy environment, a healthy economy and a high quality of life.[6]

3. Municipalities are encouraged to establish land use patterns which contribute to the provision of a wide range of economic development opportunities, thereby enhancing local employment possibilities and promoting a healthy and stable economy. In carrying out land use planning, municipalities are encouraged to complement and support provincial economic development initiatives.[7]

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[6] The Alberta Vision of Sustainable Development was endorsed by the Alberta Legislature in June 1992. A summary is found in Appendix 1. Municipalities should refer to the publications:
1. Alberta Round Table on Environment and Economy 1991 (#P5-E1).
2. Report of Alberta Round Table on Environment and Economy 1993 (#P5-E2).
3. Ensuring Prosperity, Implementing Sustainable Development 1995 (#592-E-1).
Publications are available from the Environmental Protection Information Centre, 9920 - 108 Street, Edmonton, AB T5K 2M4. Telephone: (403) 422-2079.

[7] Municipalities should refer to the publication Seizing Opportunity: Alberta's New Economic Development Strategy, available from Alberta Economic Development and Tourism, 6th Floor, 10155 - 102 Street, Edmonton, AB T5J 4L6 and to any subsequent economic development policy documents. Municipalities should discuss provincial economic development initiatives with representatives of Alberta Economic Development and Tourism, Alberta Agriculture, Food and Rural Development, Alberta Energy, and Alberta Environmental Protection.

4. Municipalities are encouraged to establish land use patterns which accommodate natural resource extraction or harvesting and processing, manufacturing and other industrial development while, at the same time, minimizing potential conflict with nearby land uses and any negative environmental impact.

5. Municipalities are encouraged to establish land use patterns which provide the opportunity for a variety of residential environments which feature innovative designs and densities, and which make efficient use of existing facilities, infrastructure and public transportation.

6. Municipalities are encouraged to establish land use patterns commensurate with the level of infrastructure and services which can be provided, regardless of whether the infrastructure and services are provided municipally, communally, individually, or by a utility company. Municipalities are encouraged to coordinate the provision of infrastructure and services with neighbouring municipalities.

7. Municipalities, within legislative limits, are encouraged to establish land use patterns which complement their municipal financial management strategies, thereby contributing to the financial health and viability of the municipality.

5.0 THE NATURAL ENVIRONMENT

Goal

To contribute to the maintenance and enhancement of a healthy natural environment.[8]

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection,[9] significant ravines, valleys, stream

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[8] Municipalities should refer to Alberta Environmental Protection's Vision Statement, which promotes shared stewardship of the natural environment and of renewable natural resources. Copies may be obtained from the Environmental Protection Information Centre, 9920 - 108 Street, Edmonton AB T5K 2M4. Telephone: (403) 422-2079.

[9] Pursuant to section 3 of the Public Lands Act, the ownership of public lands including permanent and naturally occurring water bodies and water features rests with the Minister of Environmental Protection (AEP). Public Lands of Alberta Agriculture, Food and Rural Development is responsible for the management of these resources in the White Area. In the Green Area, the Land and Forest Service (AEP) is the management authority. Please note that throughout this document Alberta government departments are referred to by the name in common usage rather than the legal name (e.g., Alberta Environmental Protection not Department of Environmental Protection).

corridors, lakeshores, wetlands[10] and any other unique landscape area, and to establish land use patterns in the vicinity of these features, having regard to their value to the municipality and to the Province.

2. If subdivision and development is to be approved in the areas identified in accordance with policy #1 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures designed to minimize possible negative impacts.[11]

3. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas which are prone to flooding, erosion, landslides, subsidence, or wildfire and to establish appropriate land use patterns within and adjacent to these areas.

4. If subdivision and development is to be approved in the areas identified in accordance with policy #3 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the risk to health, to safety, and to loss due to property damage.[12]

5. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas of significant fish, wildlife and plant habitat and to establish appropriate land use patterns designed to minimize the loss of valued habitat within and adjacent to these areas.[13]

6. If subdivision and development is to be approved in the areas identified in accordance with policy #5 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the loss of habitat.

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[10] Wetland areas are valued for water storage, groundwater replenishment, flow regulation, water quality control, and wildlife habitat. Municipalities should refer to Wetland Management for Alberta, an Interim Policy, 1993, available from the Environmental Protection Information Centre, 9920 - 108 Street, Edmonton, AB T5K 2M4. Telephone: (403) 422-2079.

[11] Municipalities should refer to the Environmental Reference Manual for the Review of Proposed Subdivisions in Alberta, available from the Environmental Protection Information Centre, 9920 - 108 Street, Edmonton, AB T5K 2M4. Telephone: (403) 422-2079.

[12] Municipalities should refer to the Environmental Reference Manual for the Review of Proposed Subdivisions in Alberta, available from the Environmental Protection Information Centre, 9920 - 108 Street, Edmonton, AB T5K 2M4. Telephone: (403) 422-2079.

[13] Municipalities should refer to the Canadian Biodiversity Strategy: Canada's Response to the Convention on Biological Diversity (1995) available from the Environmental Information Centre, 9920 - 108 Street, Edmonton, AB T5K 2M4. Telephone: (403) 422-2079. The Government of Alberta endorsed the strategy in January 1996.

6.0 RESOURCE CONSERVATION

6.1 Agriculture

Goal

To contribute to the maintenance and diversification of Alberta's agricultural industry.

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Agriculture, Food and Rural Development, areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be a primary land use.

2. Municipalities are encouraged to limit the fragmentation of agricultural lands and their premature conversion to other uses, especially within the agricultural areas identified in accordance with policy #1.

3. Where possible, municipalities are encouraged to direct non-agricultural development to areas where such development will not constrain agricultural activities.

4. Municipalities are encouraged to minimize conflicts between intensive agricultural operations and incompatible land uses through the use of reciprocal setback distances[14] and other mitigative measures.

6.2 Non-renewable Resources

Goal

To contribute to the efficient use of Alberta's non-renewable resources.

Policies

1. Municipalities are encouraged to identify, in consultation with the appropriate provincial land management agency and the Alberta Geological Survey, areas where the extraction of surface materials (e.g., sand and gravel) should be a primary land use.

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[14] Municipalities are encouraged to utilize, in consultation with Alberta Agriculture, Food and Rural Development, the Minimum Distance Separation (MDS) method. The MDS method is applied in conjunction with the intensive livestock definition provided in the Code of Practice for the Safe and Economic Handling of Animal Manures.

2. Municipalities are encouraged to identify, in consultation with Alberta Energy, areas where the extraction of mineral resources should be a primary land use.[15]

3. Municipalities are encouraged to direct subdivision and development activity so as not to constrain or conflict with non-renewable resource development, particularly with respect to the areas identified in accordance with policies #1 and #2.

4. In addressing resource development municipalities are expected to, within the scope of their jurisdiction, utilize mitigative measures to minimize possible negative impacts on surrounding areas and land uses.

6.3 Water Resources

Goal

To contribute to the protection and sustainable utilization of Alberta's water resources, including lakes, rivers, and streams, their beds and shores, wetlands, groundwater, reservoirs, and canals.

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, significant water resources within their boundaries.

2. Municipalities are encouraged to determine appropriate land use patterns in the vicinity of the resources identified in accordance with policy #1, having regard to impacts on an entire watershed as well as local impacts.

3. If subdivision and development is to be approved in the vicinity of the resources identified in accordance with policy #1, municipalities are encouraged to, within the scope of their jurisdiction, incorporate measures which minimize or mitigate any negative impacts on water quality, flow and supply deterioration, soil erosion, and ground water quality and availability. Municipalities are also encouraged to facilitate public access and enjoyment of these water features, and to protect sensitive fisheries habitat and other aquatic resources.

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[15] In the case of public land, municipalities should also consult Alberta Environmental Protection in the Green Areas and Alberta Agriculture, Food and Rural Development in the White Areas. (See also footnote #8).

6.4 Historical Resources

Goal

To contribute to the preservation, rehabilitation and reuse of historical resources, including archeological and palaeontological resources.[16]

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Community Development, significant historical resources within their boundaries.

2. Within the scope of their jurisdiction, municipalities are encouraged to contribute to the preservation and enhancement the historical resources identified in accordance with policy #1 so that those resources may be used and enjoyed by present and future generations.[17]

7.0 TRANSPORTATION

Goal

To contribute to a safe, efficient, and cost effective provincial transportation network.

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Transportation and Utilities, the location, nature and purpose of key transportation corridors and facilities.[18]

2. Municipalities are encouraged to minimize negative interactions between the transportation corridors and facilities identified in accordance with policy #1 and the surrounding areas and land uses through the establishment of compatible land use patterns.

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[16] Subject to section 28(2) and (3) of the Historical Resources Act, all archeological and palaeontological resources are owned by the Province.

[17] Municipalities may wish to utilize sections 22 and 23 of the Historic Resources Act.

[18] This includes highway corridors, railway lines, airports, and major pipelines and electrical transmission lines.

3. If subdivision and development is to be approved in the vicinity of the areas identified in accordance with policy #1, municipalities are encouraged to employ appropriate setback distances and other mitigative measures relating to noise, air pollution, and safety, to limit access, and to enter into highway vicinity agreements with Alberta Transportation and Utilities.

8.0 RESIDENTIAL DEVELOPMENT

Goal

To contribute to the development of well planned residential communities, a high quality residential environment and to the provision of adequate and affordable housing for all Albertans.

Policies

1. Municipalities are encouraged to identify, in consultation with the local housing industry and local housing associations, the magnitude and scope of the housing need within their communities and to establish land use patterns in response to that need.

2. In establishing land use patterns municipalities are encouraged to accommodate and facilitate a wide range of housing types.

3. In responding to policies #1 and #2, municipalities are encouraged to provide intensification opportunities within developed areas where existing infrastructure and facilities have adequate capacity.

4. In responding to policies #1 and #2, municipalities are encouraged to accommodate barrier free residences for persons with disabilities and residences in which the provision of care and support for the occupants is possible.

5. In responding to policies #1 and #2, municipalities are encouraged to eliminate any barriers which inhibit the use of housing constructed off site and to accommodate manufactured and modular housing in a fashion which is in harmony with existing or proposed neighbourhood design and architectural development.

6. In responding to policy #1 and the other themes of this section, municipalities are encouraged to review, in cooperation with the land development industry, their current standards and practices with regard to neighbourhood design and residential servicing.

APPENDIX 1

Excerpt from Alberta's Vision of Sustainable Development*

Alberta, a member of the global community, is a leader in sustainable development, ensuring a healthy environment, a healthy economy, and a high quality of life in the present and the future.

Our vision encompasses all of the following elements:

The quality of air, water, and land is assured.

Alberta's biological diversity is preserved.

We live within Alberta's natural carrying capacity.

The economy is healthy.

Market forces and regulatory systems work for sustainable development.

Urban and rural communities offer a healthy environment for living.

Albertans are educated and informed about the economy and the environment.

Albertans are responsible global citizens.

Albertans are stewards of the environment and the economy.

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* See Section 4.0 Land Use Patterns, Policy #2

BUILDING CODE VARIANCE

STANDATA

May 2017

CSA-A277-16 PROCEDURE FOR CERTIFICATION OF PREFABRICATED BUILDINGS, MODULES, AND PANELS

PURPOSE

To recognize the acceptability of CSA-A277-16 “Procedure for certification of prefabricated buildings, modules, and panels”.

DISCUSSION

The Alberta Building Code 2014 (ABC 2014) applies the same requirements to site-built and factory-constructed buildings. It may be difficult to determine whether a factory-constructed building complies with the ABC 2014 once it has been delivered to the construction site because many of the wall, roof and floor assemblies are closed in and their components cannot be inspected. CSA A277-16, “Procedure for Certification of Prefabricated Buildings, Modules, and Panels,” was developed to address this problem with regard to residential, commercial and industrial buildings.

CSA-A277-08 “Procedure for factory certification of buildings” is the current standard referenced in ABC 2014, and was recently updated to CSA-A277-16.

CSA-A277-16 has updated criteria that is aligned with the requirements of the ABC 2014 and provides greater safety performance than the currently referenced CSA-A277-08 edition.

- CSA-A277-16 includes but is not limited to the following categories: Energy Performance
- Thermal Performance
- Trade-offs related to Thermal Resistance Performance
- Occupancy Classifications
- Part 10 of the ABC

CODE REFERENCE

Division C, Article 2.4.5.1. states:

2.4.5.1. Factory-Built Assemblies

1) Where a component of a *building* is assembled off the *building* site in such a manner that it cannot be reviewed on site, off-site reviews shall be carried out to determine compliance with this Code.

2) Except as provided in Sentence (3), factory-constructed and other off-site-constructed *buildings* that are constructed after 01 May 2015 shall be certified in accordance with CSA A277, “Procedure for Factory Certification of Buildings,” by an organization accredited for this purpose by the Standards Council of Canada, to confirm that the *building* complies with the technical requirements, or objectives and functional statements, of this Code.

Unless stated otherwise, all Code references in this STANDATA are to Division B of the Alberta Building Code 2014.

Issue of this STANDATA is authorized by
the Building Administrator

[Original Signed]
Paul Chang

Alberta Government

Alberta Municipal Affairs – Community & Technical Support, 16th Floor, 10155 –102nd Street, Edmonton, Alberta, Canada, T5J 4L4
Phone: 1-866-421-6929 Email: safety.services@gov.ab.ca Website: www.municipalaffairs.alberta.ca

3) Every relocatable industrial camp *building* that is constructed after 01 May 2015 shall be certified by an organization approved for this purpose by the *Chief Building Administrator*, to confirm that the *building* complies with the objectives and functional statements of this Code.

VARIANCE

This variance provides approximately equivalent or greater safety performance with respect to persons and property as that provided for by the Safety Codes Act. Under section 38 of the Safety Codes Act, a written variance may apply to any thing, process or activity to which the Act applies, including any code, standards or body of rules declared in force by this Act. The Act is paramount to the ABC 2014, which is why variances may be issued related to Division C of the ABC 2014.

Certification in conformance with CSA A277-16, "Procedure for Certification of Prefabricated Buildings, Modules, and Panels," is considered to comply with ABC 2014 Division C, Article 2.4.5.1. Factory-Built Assemblies.

CSA A277-16, "Procedure for Certification of Prefabricated Buildings, Modules, and Panels," ISBN : 978-1-4883-0209-1 published and distributed by:

CSA Group
178 Rexdale Boulevard,
Toronto, Ontario
Canada M9W 1R3
Toll-Free Phone Number: 1-800-463-6727
Phone Number: (416)-747-4044
Web: shop.csa.ca

This VARIANCE is applicable throughout the province of Alberta.

Agenda Date: **March 23, 2021**

Agenda Item: **New Business:**
50th Street South & Service Road Rehabilitation

ADMINISTRATIVE RECOMMENDATIONS

THAT Mayor and Council authorize the CAO Marc Fortais to award the Tender for the rehabilitation of 50th Street South and Service Road between 50th Street South and the Transfer Station to Urban Dirt Works for a dollar value of $538,696.12.

SUMMARY & BACKGROUND

The Town of Bentley has been working with our Engineer Stantec to tender work through a competitive process for the rehabilitation of 50th Street South and the service road installed by Alberta Transportation. The road condition is poor and in sections there is significant heaving due to high moisture content under the road bed. Also, on June 16, 2020, administration presented a report to Mayor and Council (Attachment #1) regarding large rock between 10 and 12 inches surfacing within the service road. This large rock should not have been used in the basing materials for the service road.

Subsequent to the June 16, 2020 report, administration contacted Alberta Transportation to find a more permanent solution to rectify the issues in the service road. Administration also undertook the required geotechnical analysis of the roadbed to confirm that the issue was extensive throughout the service road. This additional analysis delayed the posting of the tender for 50th street south as the intention was to combine any required work for economies of scale and potential cost savings.

Through the analysis undertaken, it was confirmed that the service road would need to be rebuilt and the old material removed. Alberta Transportation agreed in principle to this work, subject to confirmation of pricing through the tender process. Alberta Transportation, also agreed to fund their portion of work, related to the service road.

The tender was officially posted on Buildworks February 26, 2021 and closed on March 11, 2021. The town received 7 bids, with Urban Dirtworks submitting the low bid.

Administration is recommending the award of the tender to Urban Dirtworks.

BUDGET AND FINANCIAL CONSIDERATIONS

- Tender Award Urban Dirtworks
  - Schedule A 50 Street South Grading & Rehab $263,276.57
  - Schedule B AT Service Road Rehab $249,767.35
  - GST $ 25,652.20

    Total Tender (Award) Value **$538,696.12**

- There is no impact to the operational budget and this project is being funded by Municipal Stimulus Funding as well as MSI. The AT Service Road portion will be funded by Alberta Transportation.

- To date we have spent approximately $30,000 on Engineering and Geotechnical Work

ATTACHMENTS

1) June 16, 2020 Council Report – New Business Service Road from 47ave near the Transfer Station to 50th St South.

_____

Marc Fortais, CAO

Agenda Date: **June 16, 2020**

Agenda Item: **New Business:**
Service Road from 47ave near the Transfer Station to 50th Street South

---

SUMMARY AND BACKGROUND

The Town of Bentley maintains the service road extension from 47ave near the transfer station to 50th street south as per the attached map (Attachment #1). Approximately 10 years ago road work took place to address moisture content and organics in the road bed. This included building the base with infill, however the material utilized had large size rock between 10 and 12 inches. Over time the rock acts as a sifter and allows material to settle, pushing the rock up to the surface (Attachment #2).

The Public Works foreman and I approached Lacombe County to ask for assistance with grading and surfacing to address the problem in the short term. The Town of Bentley does not have the size of equipment required to undertake the work and therefore, please find attached the quote provided by the county (Attachment #3)

It should be noted that the service road was previously the responsibility of Alberta Transportation, but was transferred to the Town when the realignment of highway 12 was completed. Administration will be also reaching out to speak with Alberta Transportation regarding the potential to absorb some of the cost if possible.

Administration is recommending that we proceed with this work at the reasonable quote provided and anticipates that this will improve the road surface for a duration of 2 to 4 years before requiring additional work.

RATIONALE FOR RECOMMENDATION

- The road surface is extremely hard packed and rocks are crowning.
- The service road provides the only access point for a variety of key industrial operations, including; Healthy Herds, Hydro Dig, Kingdom Farms, Fracking operations, Hi-Flo
- The road must be able to support heavy truck traffic and the Town Office has received numerous complaints regarding the condition of the service road.
- Although the work to be undertaken by the County in support of Bentley is a temporary fix, we believe that we may get up to 4 years from adding additional material, prior to having to address again. With the current compaction and previous fill, we may even get longer before needing to resurface.

BUDGET AND FINANCIAL CONSIDERATIONS

-	Labour	$ 4,118.46
-	Materials & Supplies	$ 2,351.20
-	Gravel	$ 8,745.00
-	Survey	$ 300.15
-	Equipment	$ 6,752.92
-	Administration (15%)	$ 3,340.16
	Total	$25,607.88

RECOMMENDATION

THAT Mayor and Council authorize the CAO to proceed with the additional material and surfacing of the service road extension from 47ave. to 50th street south in accordance with the quote provided from Lacombe County; AND

THAT the town fund this additional expenditure first through any surpluses that may result at the end of the fiscal year ended 2020; AND

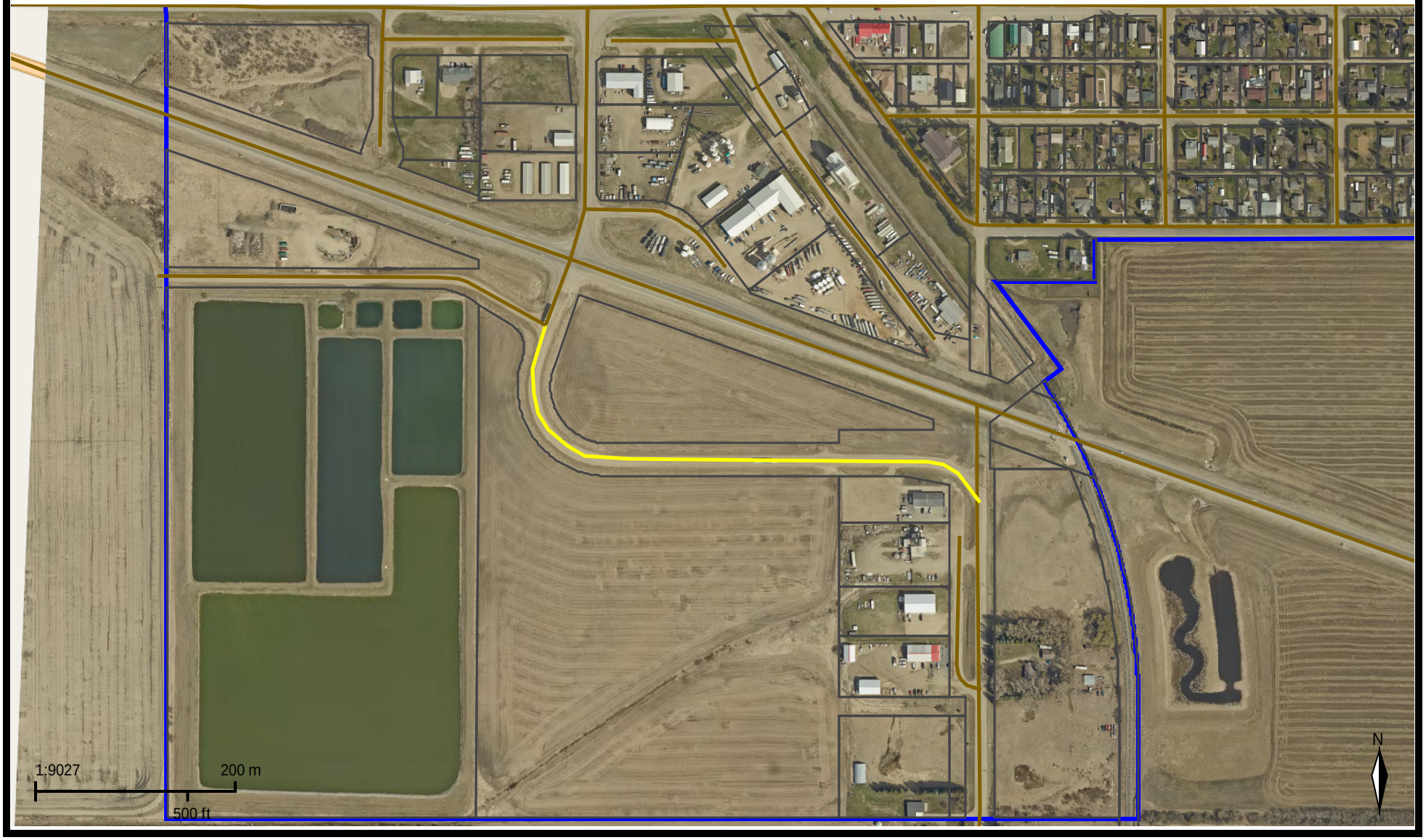
THAT if there is not sufficient surpluses to cover such expenditure, that the project is funded from the Uncommitted Capital Reserve Fund.

ATTACHMENTS

1) Service Road Map
2) Picture of rocks crowing in road bed
3) Lacombe County Quotation

Marc Fortais, CAO

Service Road 47ave to 50 street south



The makes no representation as to the completeness, timeliness and accuracy of the information contained on this website. The expressly disclaims liability for any and all damages and losses arising from or in any way related to the use of this website.

Project #	Description & Length -										Legal Land Location

Fuel	L/hr	Cost/L	Hours	Total
Buggy 627K	76	$0.9735	0	$0.00
Buggy 627K	76	$0.9735	0	$0.00
Buggy 627K	73	$0.9735	0	$0.00
Buggy 621K	44	$0.9735	0	$0.00
Buggy 621K	45	$0.9735	0	$0.00
Komatsu D155	35	$0.9735	0	$0.00
Komatsu D155R	35	$0.9735	0	$0.00
Cat D6	30	$0.9735	0	$0.00
Grader 14 M	25	$0.9735	19	$462.41
Grader 872G	21	$0.9735	0	$0.00
815 Packer	42	$0.9735	0	$0.00
Challenger	30	$0.9735	0	$0.00
563 Packer	17	$0.9735	19	$314.44
Excavator	19	$0.9735	0	$0.00
Backhoe	12	$0.9735	0	$0.00
Service Truck - fuel	7	$1.0629	0	$0.00
Service Truck - 1 ton	5	$1.0629	0	$0.00
Farm Tractor	20	$0.9735	0	$0.00
Farm Tractor	20	$0.9735	0	$0.00
Fencing Tractor	10	$0.9735	0	$0.00
Gravel Trucks (5)	32	$1.0629	45	$1,530.58
Fencing Truck	5	$1.0629	0	$0.00
Fencing Truck	5	$1.0629	0	$0.00
Water Truck	20	$1.0629	0	$0.00
Service Van/trailer	30	$1.0629	0	$0.00
Construction Foreman Truck	4.5	$1.0239	0	$0.00
Survey Crew Truck	4.5	$1.0239	9.5	$43.77
Total				$2,351.20

2460-537				
Culverts	Length	Unit Cost	Couplers	Total
15"	0	$242.00	$0.00	$0.00
18"		$290.00	$0.00	$0.00
24"	0	$379.00	$0.00	$0.00
30"		$605.00	$0.00	$0.00
36"		$786.00	$0.00	$0.00
48"		$1,325.00	$0.00	$0.00
Total				$0.00

2610-536				
Fence Materials	Number	Unit Cost		Total
Posts	0	$5.90		$0.00
Wire	0	$61.20		$0.00
Staples	0	$70.00		$0.00
Total				$0.00

3296-610				
Signs	Number	Unit Cost		Total
Posts	0	$15.00		$0.00
Signs	0	$90.00		$0.00
Total				$0.00

2553-610				
Environmental Material				Total
Filter Cloth ($423.00 per roll) - 418 M2		$0.00		$0.00
Rip Rap				$0.00
Trees		$0.00		$0.00
Erosion Control				$0.00
Grass seed (lbs per acre)	0	30	$7.00	$0.00
Total				$0.00

Labour	Hours				Total
Buggy 627K	0				$0.00
Buggy 627K	0				$0.00
Buggy 627K	0				$0.00
Buggy 621H	0				$0.00
Buggy 621H	0				$0.00
Komatsu D155	0				$0.00
Komatsu D155R	0				$0.00
Cat D6	0				$0.00
Grader 14 M	20				$1,026.16
Grader 872G	0				$0.00
815 Packer	0				$0.00
Challenger	0				$0.00
563 Packer	20				$792.28
Excavator	0				$0.00
Backhoe	0				$0.00
Service Truck - fuel	0				$0.00
Service Truck - 1 ton	0				$0.00
Farm Tractor	0				$0.00
Farm Tractor	0				$0.00
Fencing Tractor	0				$0.00
Gravel Trucks (5)	0				$2,300.02
Fencing Truck	0				$0.00
Fencing Truck	0				$0.00
Water Truck	0				$0.00
Service Van/trailer	0				$0.00
Travel Allowance (days)	0				$0.00
Total					$4,118.46
					$0.00
Total Labour & Benefits					$4,118.46

3376-610					
Utility & Pipeline Servicing	TELUS	Power	Gas	Other	Total
Water/Sewer		$0.00			$0.00
Total					$0.00

Engineering 2550-610	Paving 3164-610	Hired Equipment 2564-610			
Consultants, Engineers, & Contract Equipment Hiring					Total
Paving					$0.00
Engineering					
Hired equipment					$0.00
Total					$0.00

Special Requirements (ie. Crown Land Purchase/Studies)					Total
Environmental Studies	**3172-610**				$0.00
Total					$0.00

3324-110					
Survey Crew	Hours				Total
Rod Person	9.5				$300.15
Total					$300.15

2210-610					
Agreements	Borrow	Backslope	Camp	Other	Total
Borrow @ $1000/ac	$0.00				$0.00
Future Crop Loss @ $500/ac	$0.00				$0.00
Backslope @ $400 ½ mi		$0.00			$0.00
Other (Crop Loss/Camp - $400 per month)			$0.00		$0.00
Total					$0.00

2302-640				
Acquisition	Acres	Cost/ac		Total
Ag Land		$10,000.00		$0.00
Total				$0.00

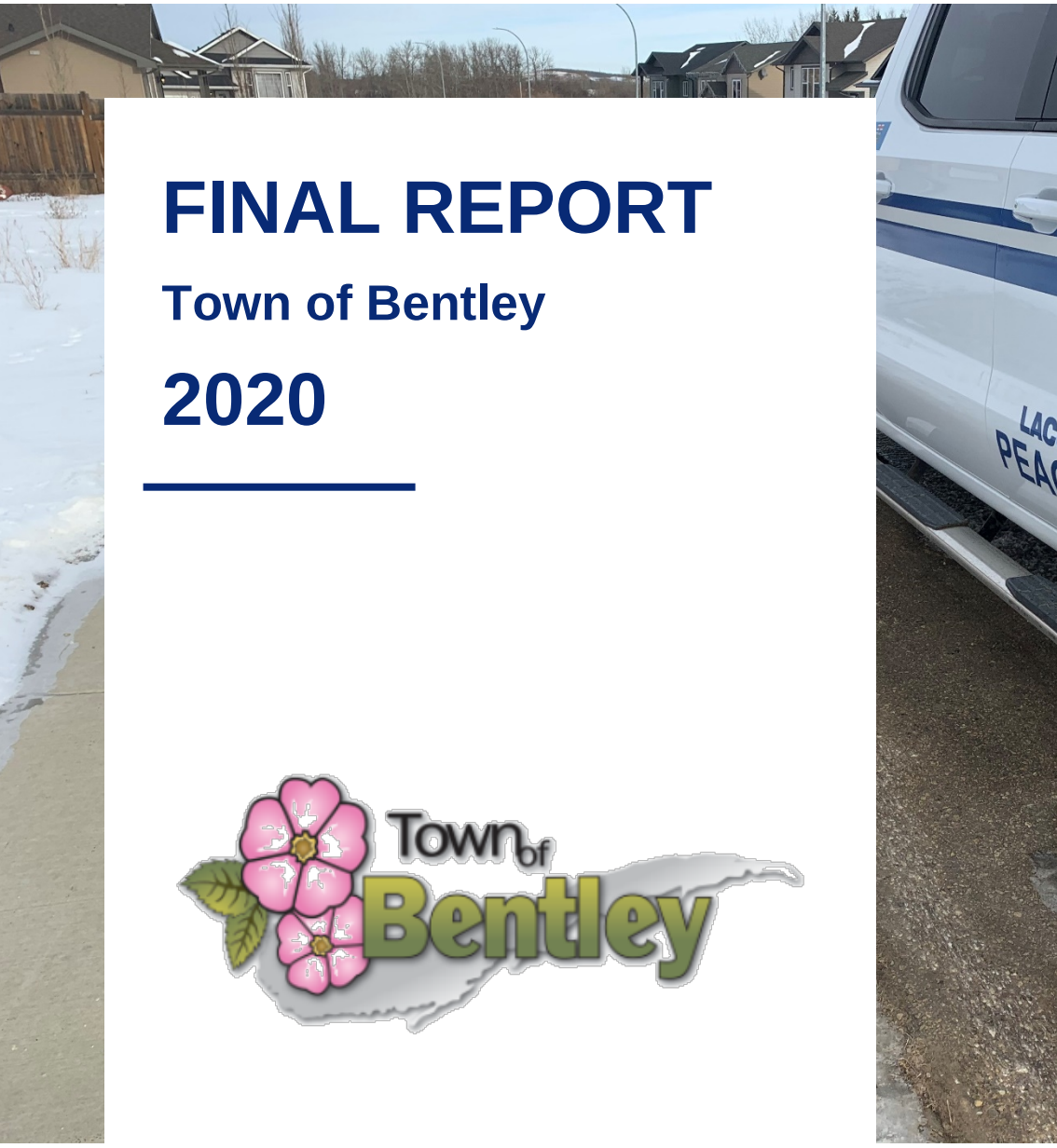
Equipment Costs	Repair Cost/Hr	Shop Overhead	Capital Cost/Hr	Hours	Total
Buggy 627K	$13.02	$28.53	$70.94	0	$0.00
Buggy 627K	$13.02	$28.53	$70.94	0	$0.00
Buggy 627K	$13.02	$28.53	$70.94	0	$0.00
Buggy 621K	$21.77	$28.53	$65.74	0	$0.00
Buggy 621K	$21.77	$28.53	$65.74	0	$0.00
Komatsu D155	$17.48	$28.53	$58.13	0	$0.00
Komatsu D155R	$23.90	$28.53	$61.88	0	$0.00
Cat D6	$29.44	$28.53	$26.95	0	$0.00
Grader 14 M	$31.59	$28.53	$20.42	19	$1,530.26
Grader 872G	$20.52	$28.53	$26.88	0	$0.00
815 Packer	$56.19	$28.53	$125.12	0	$0.00
Challenger	$37.15	$28.53	$76.34	0	$0.00
563 Packer	$30.42	$28.53	$47.73	19	$2,026.92
Excavator	$14.59	$28.53	$19.51	0	$0.00
Backhoe	$10.94	$28.53	$7.44	0	$0.00
Service Truck - fuel	$40.46	$28.53	$16.62	0	$0.00
Service Truck - 1 ton	$11.57	$28.53	$8.36	0	$0.00
Farm Tractor	$24.28	$28.53	$10.61	0	$0.00
Farm Tractor	$24.28	$28.53	$10.61	0	$0.00
Fencing Tractor	$125.81	$28.53	$8.01	0	$0.00
Gravel Trucks (5)	$25.21	$28.53	$14.42	45	$3,067.20
Fencing Truck	$15.18		$5.85	0	$0.00
Fencing Truck	$15.18		$5.85	0	$0.00
Water Truck	$34.07	$28.53	$45.95	0	$0.00
Service Van/trailer	$0.00		$6.67	0	$0.00
Construction Foremans Truck	$9.61		$3.92	0	$0.00
Survey Crew Truck	$9.61		$3.92	9.5	$128.54
Total					$6,752.92

2752-534					
Gravel	Tonnes		Cost/Tonne		Total
Crushing (Crooker Pit)	1500		$3.69		$5,535.00
Reclamation	1500		$2.14		$3,210.00
Raw Material	0		$0.00		$0.00
Total					$8,745.00

3325-610					
Legal Survey					Total
Registration					$0.00
Pin referencing		$0.00			$0.00
Total					$0.00

SUMMARY FOR BUDGET PURPOSES

Description	Extension		Total
Fuel	$2,351.20		
Labour	$4,118.46		
Equipment Costs	$6,752.92		
Survey Crew	$300.15		
Culverts	$0.00		
Agreements	$0.00		
Acquisition	$0.00		
Legal Survey	$0.00		
Fence Materials	$0.00		
Signs	$0.00		
Utilities	$0.00		
Other Costs (Engineering, Misc, & Special)	$0.00		
Gravel	$8,745.00		
Sub Total			$22,267.73
Administration Charge 15% of total estimated cost			$3,340.16
Contract Services			$0.00
Inflation		0%	$0.00
Total Project Cost for Budget Purposes			**$25,607.88**



FINAL REPORT

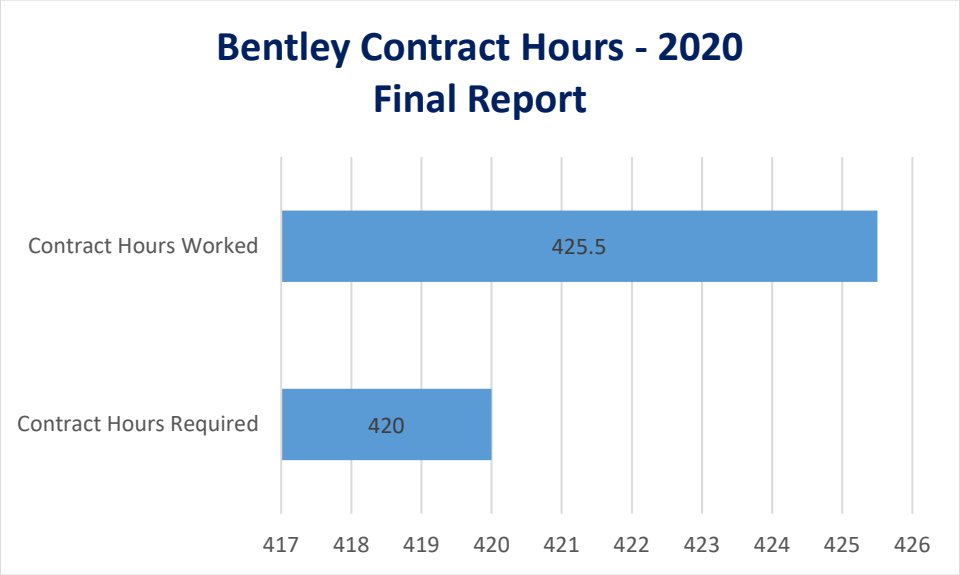
Town of Bentley

2020

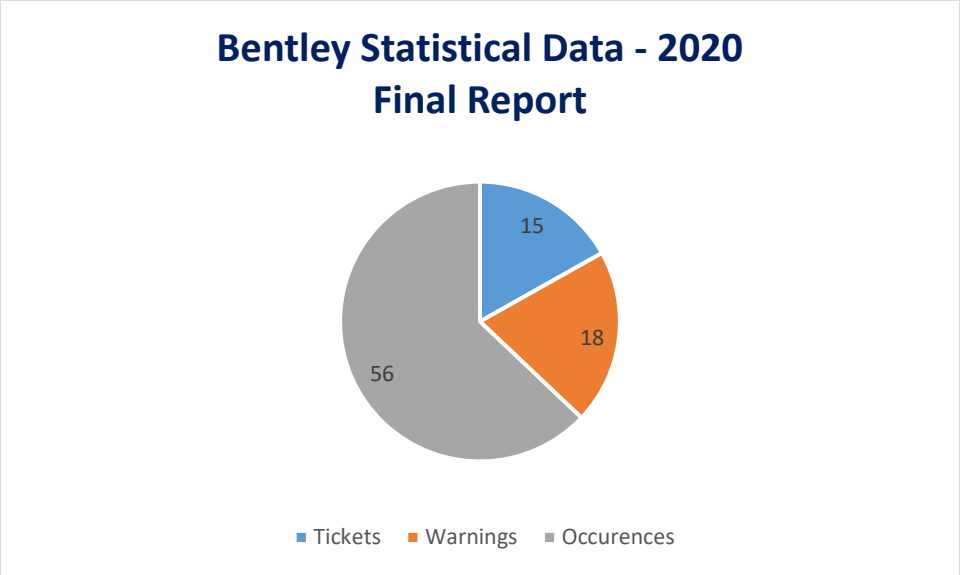
MARCH 16, **2021**

Lacombe County – CPO Services
Prepared by: Mark Sproule, Manager

STATISTICAL OVERVIEW



'2020 Peace Officer Services, Schedule E of the Peace Officer Services Agreement.'



'Data collected from January 1st, 2020 – December 31st, 2020 as per Section 11, Peace Officer Service Agreement.'

PEACE OFFICER HIGHLIGHTS

- **Crime Prevention & Traffic Safety –** Peace Officers engaged local enforcement partners throughout the year delivering stop checks aimed at Crime Reduction through traffic safety. Our officers work closely with Sylvan Lake RCMP and communicate on areas of concern.
- **Community Standards & Bylaws** – Officers continue to provide information on municipal Bylaws and remind residents throughout the year regarding the parking of trailers, parking time limits (72 hours), and the clearing of sidewalks.
- **COVID-19 –** Community Peace officers were once again appointed through a provincial Ministerial Order to assist with compliance of the Chief Medical Officer of Health's orders under the Public Health Act. CPO Services provided education and support to residents as needed and in support of Alberta Health's measures to combat the pandemic.
- **Updated Traffic Safety Plan –** Lacombe County updated its Traffic Safety Plan in 2020. Included in this plan are Communities under Service Agreements with the County. An important highlight to mention is that we have consistently seen a decrease in speed related offences within the Town over the past few years. I have attached this plan for your information. Statistical information is updated as it becomes available from the Office of Traffic Safety and this plan is updated every 3 years.

For more information on the Lacombe County's Peace Officer program please contact the Lacombe County office at 403-782-8959.

Prepared and submitted by,

Mark Sproule
Manager – CPO Services
Lacombe County

Lacombe County

Traffic Safety Plan

2020-2023

Zero fatalities and major injuries in Lacombe County

Executive Summary

The Lacombe County Traffic Safety Plan was introduced as part of the Peace Officer Program to encompass a strategic outlook to traffic safety. This Plan provides guidance to Lacombe County Peace Officers in implementing a coordinated enforcement effort toward achieving a reduction in the number of collisions, deaths, and injuries in our Community. Overall, since the implementation of Traffic Safety Plans in the province, the number of collisions, deaths and injuries on Alberta's roads have declined considerably.

To build upon this Traffic Safety continuum we are introducing Vision Zero for the (2020-2023) Traffic Safety Plan. Priorities are addressed using several core strategies including education and communication and new technologies in relation to traffic calming. Local enforcement initiatives include working together with our law enforcement partners throughout the year to implement the Provincial Traffic Safety Calendar.

What is Vision Zero?

Vision Zero is a vision for a future free of deaths and serious injuries on our roads in Lacombe County.

The Vision Zero is a new approach to road safety thinking. It can be summarized in one sentence: ***No loss of life is acceptable***. The Vision Zero approach has proven highly successful in Sweden. It is based on the simple fact that we are human and make mistakes. But when those mistakes happen on our roads we come off second best because our bodies are not designed to absorb high impact speeds. They never have been and never will be. The road system needs to keep us moving. But it must also be designed to protect us at every turn.

That is why we need to ensure we have a safe road system in place. A system that protects us from our own mistakes and those of others. A system that will change road safety for good.

Vision Zero Principles:

- No loss of life is acceptable
- Traffic fatalities and serious injuries are preventable
- We all make mistakes
- We are physically vulnerable when involved in motor vehicle collisions
- Eliminating fatalities and serious injuries is a shared responsibility between road users and those who design and maintain our roadways

Vision Zero Framework

VISION: Lacombe County, with the commitment of all partners, aims to eliminate all fatalities and serious injuries on the roads to create a safe and healthy Community.

Diagram Source: Fort Laudedale Vision Zero Quick Guide

How will we achieve Vision Zero?

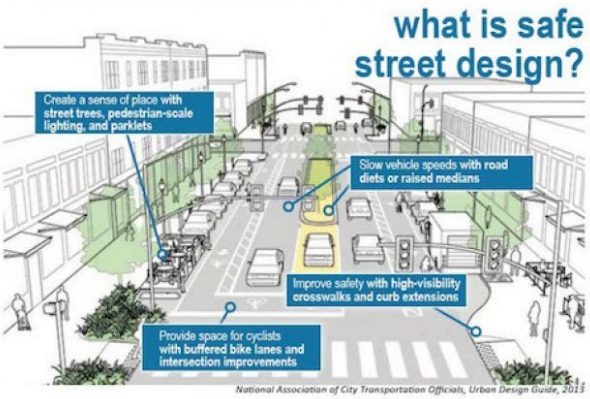
Vision Zero is a long-term strategy. Making changes to infrastructure and traffic-safety culture takes time. However, we will get there through a Safe System Approach. The Safe System Approach is a holistic framework that allows us to assess, guide and improve traffic safety by considering the interaction of all aspects of the transportation system. We will save lives and eliminate serious injuries through the application of a Safe System, evidence-based approach, and the five E's of traffic safety:

Engineering **E**ducation **E**nforcement **E**ngagement **E**valuation

Vision Zero	Traditional thinking
• Focus on fatalities and serious injuries	• Focus on overall collision rates
• Flaws in the transportation system identified as cause of	• Human error identified as cause of collisions
• Focus on perfecting road system for imperfect human behavior	• Focus on perfecting human behavior on an imperfect road system
• Safety initiatives reduce societal costs	• Safety initiatives are costly

Engineering:

The fundamental key in the Safe Systems Approach is the design and operation of road systems in Lacombe County that prevents collisions from occurring or reduces the severity while minimizing the possible role of human error in precipitating crashes. Safe speeds through speed limits and speed management is critical to the Safe Systems Approach. This strategy will implement the use of temporary digital speed-feedback equipment, which has proven its effectiveness in other jurisdictions.



Source: Vision Zero Two-Year Action Strategy

It is important to look at the relationship between the five E's of traffic safety, in particular the areas of Engineering and Education. 'Engineering' measures often result initially in large collision savings, this reduction in collisions may decrease with time as road users become accustomed to a particular measure. The opposite is the case for 'Education' as the number of persons exposed will form a small proportion of the total of road users and the immediate impact in terms of collision reduction will be relatively small. In time, it is hoped that consistent road safety education and encouragement will achieve significant behavioural changes, which can be expected to lead to a reduction in the number of collisions and casualties.

Enforcement:

Driver behavior continues to be identified as a leading contributor to motor-vehicle collisions that result in fatalities, injuries and property damage collisions. Road safety utilizes law enforcement to change behaviours of road users when engineering and education do not achieve the desired results. Law enforcement efforts will be coordinated in line with the Provincial Traffic Safety Calendar.

Enforcement will be conducted to change behaviours associated with follow-too-closely, distracted driving, speed, intersection safety and will include seeking greater punishment of high-risk drivers for traffic-related offences.

An integrative and collaborative effort will focus on maximizing limited enforcement resources through engaging local law enforcement partners. This initiative will allow Lacombe County to maximize efficiencies related to traffic safety and avoid duplication of services. This coordinated approach will foster greater compliance with traffic safety laws and improve service deliveries to highway users.

The use of traffic calming devices such as digital traffic speed boards will continue to be utilized to increase the safety on Lacombe County roadways and bridges education and enforcement of traffic-related legislation. This strategy will continue to build on the work done by uniformed Community Peace Officers to increase safety in school zones, intersections, and augment road safety at high-risk or high-collision locations.

Engagement and Communication:

Public involvement initiatives will increasingly include discussions around road safety. The incorporation of road safety into public consultation on transportation-related projects will enhance community engagement. Furthermore, enhanced community engagement will increase understanding and improve Lacombe County's traffic-safety culture.

International, national, provincial, regional and local road-safety government agencies advocate for the use and support of the Safe Systems Approach. Lacombe County, through this strategy will work closer with the Transportation Association of Canada and our surrounding communities to increase development, implementation and evaluation of Safe Systems engineering. The increased use of the Safe Systems Approach in engineering will contribute to our long-term goal of Vision Zero.

Evaluation:

The demand for greater efficiency and effectiveness in road-safety resource use and management requires the use of an evidence-based principle and rigorous evaluation. Further research is needed in the use of digital speed sign boards for collision reduction.

Increasing the efficient and effective use of Police resources and Community Peace Officers (CPO) for road safety is required. CPO Services along with its partners will rigorously evaluate the use of limited resources, develop, implement, and evaluate road safety Law-enforcement initiatives, and identify and target crime and traffic-related enforcement opportunities, which will then ensure best practices. Through a systems approach, the integrative and collaborative efforts of our organization will contribute to the efficient and effective use of County resources; create safer roads and safer drivers.

Road Safety Implementation:

The adoption of Vision Zero makes Lacombe County one of the first municipalities in Alberta to take on a long-term goal of zero fatalities and major injuries from motor-vehicle collisions. To implement this strategy, an operational budget will be developed and submitted through the budget process for approval by County Council. Effort will be deployed to seek additional funding available from the Alberta Traffic Safety Fund and others via grant applications.

Lacombe County

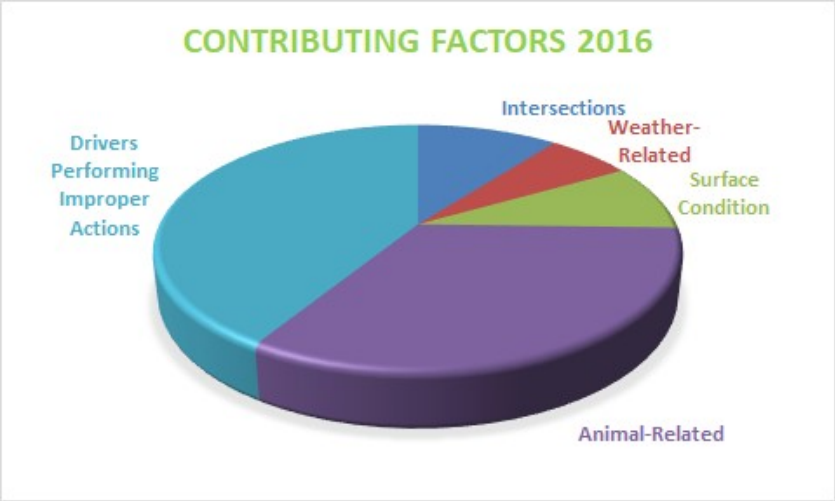
2012-2016 Collision Facts

20 people killed ■ 320 people injured ■ 2,904 collisions ■

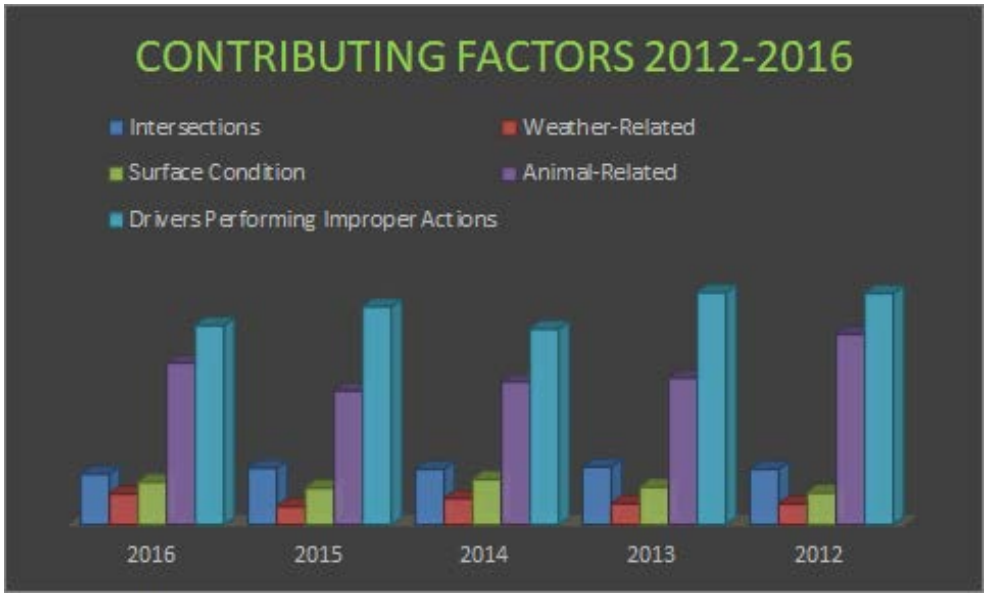
Total Number of Collisions	
Fatal	18
Injury	320
PDO	2,556
Total	2,904

Total Number of	
Fatalities	20
Injuries	514
Total	534

44% of total collisions involved at least one driver who committed a driving error

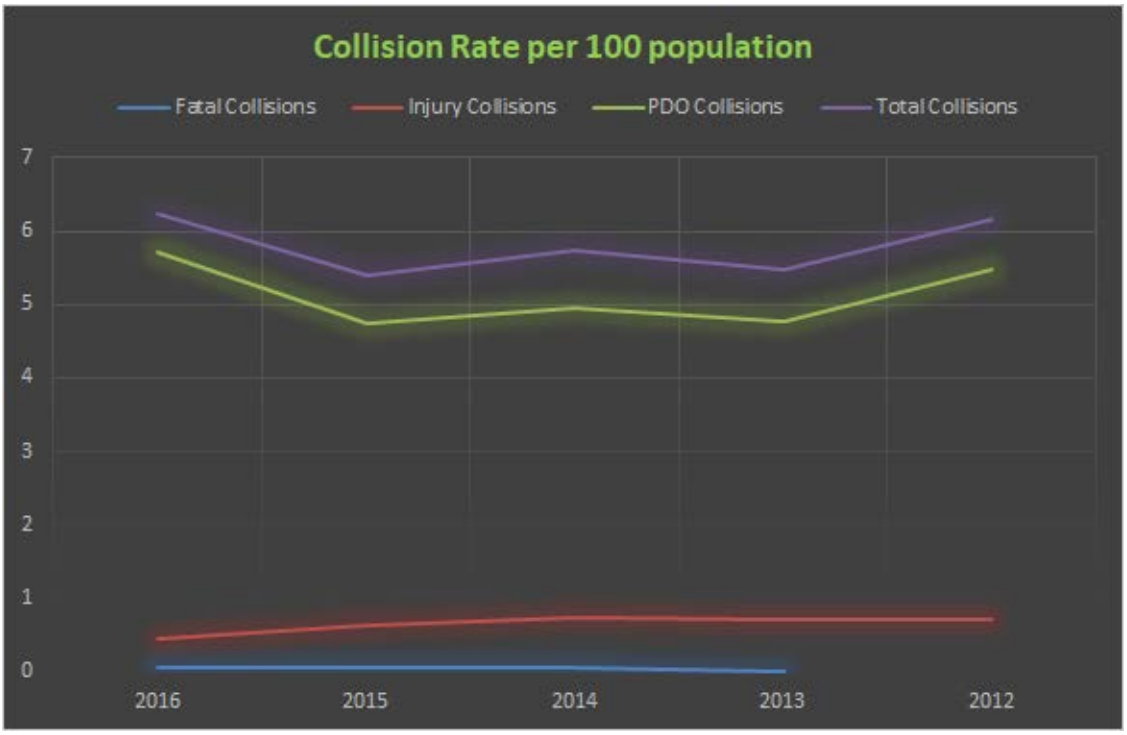


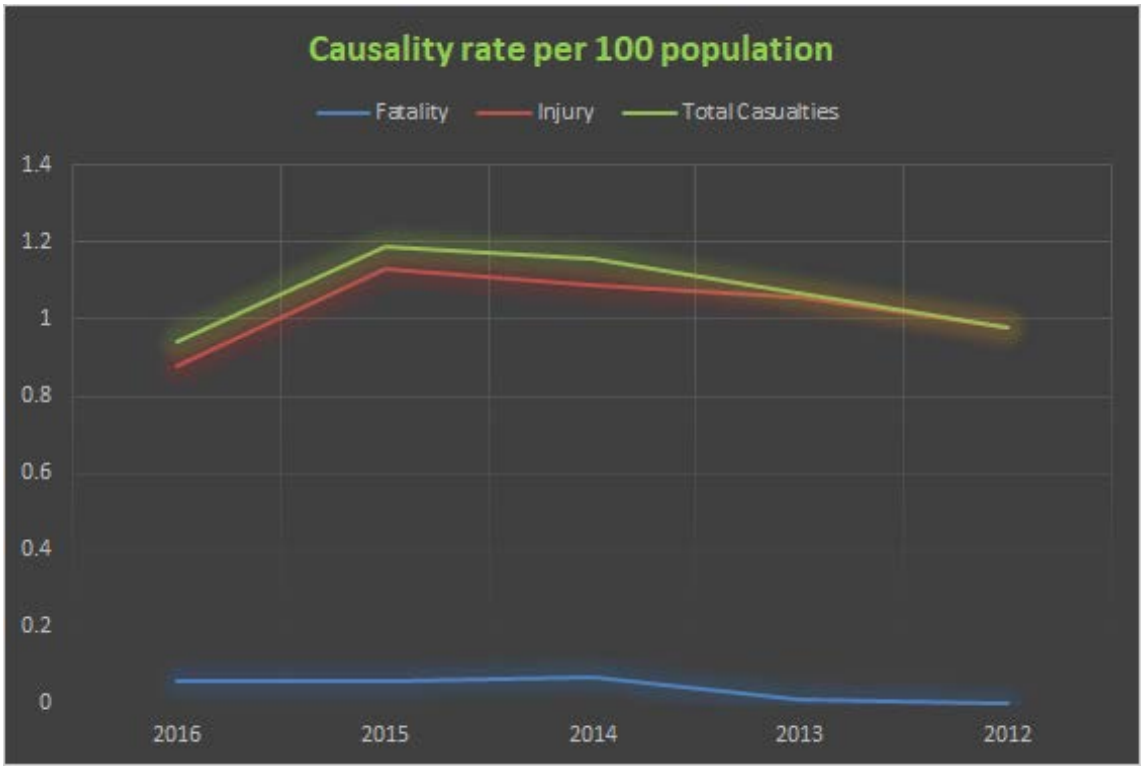
32% of crashes on rural highways involved an animal



Lacombe County

2012-2016 **Rates**

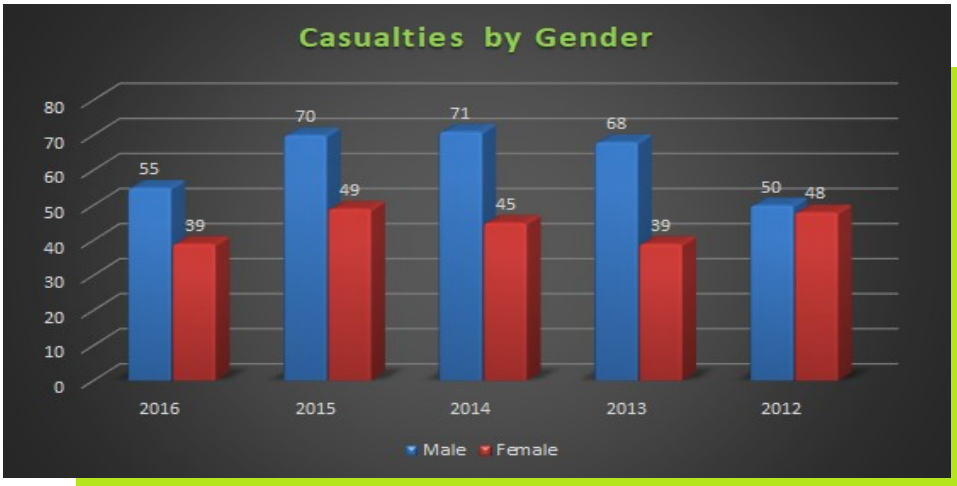




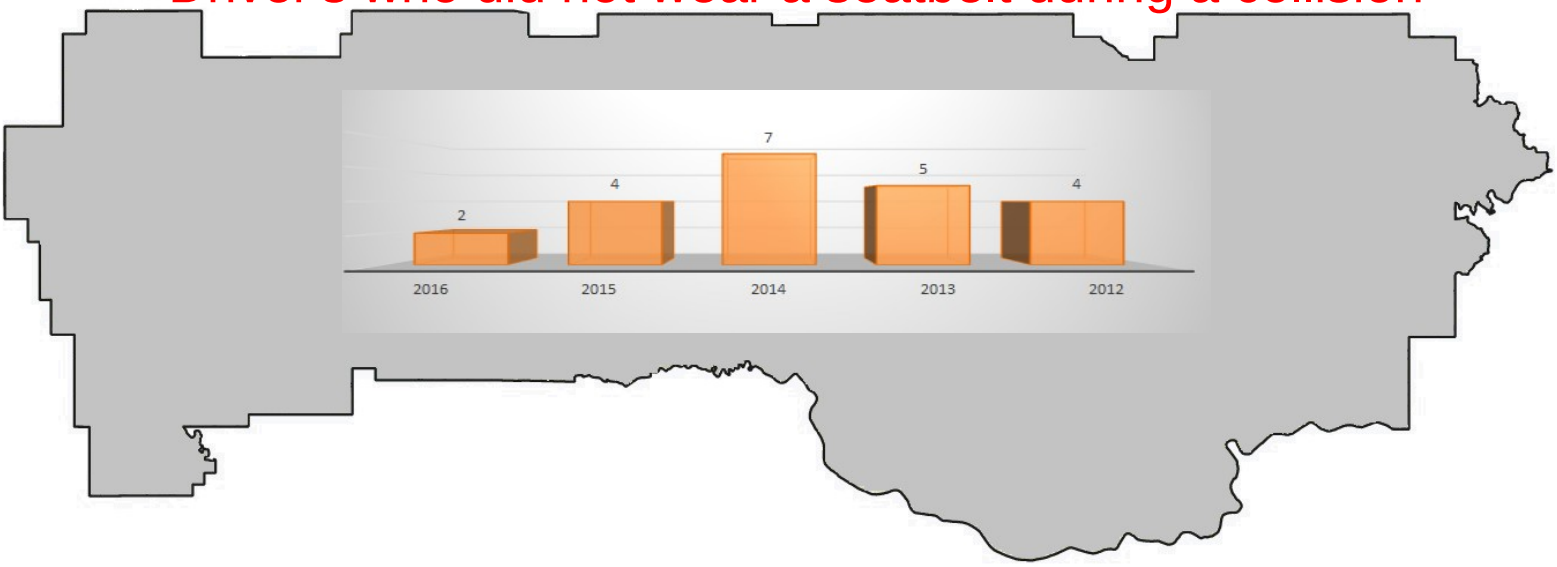
Lacombe County

2012-2016

Drivers



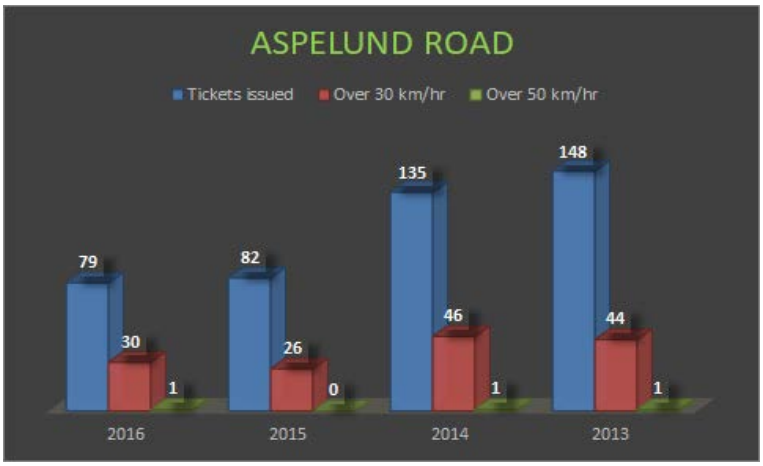
Driver's who did not wear a seatbelt during a collision

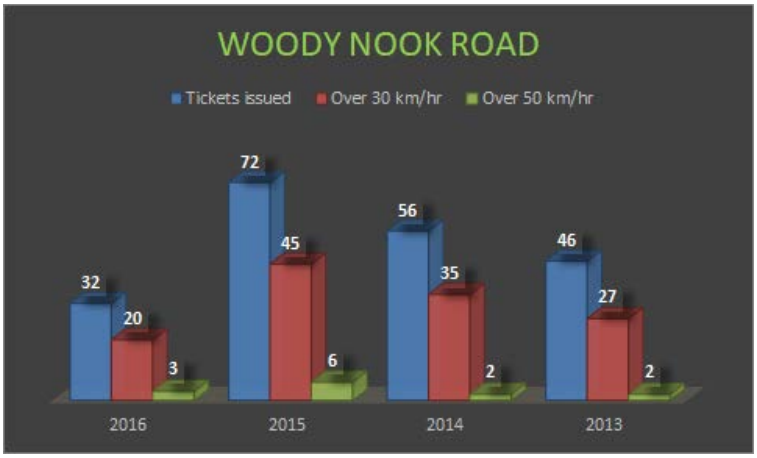


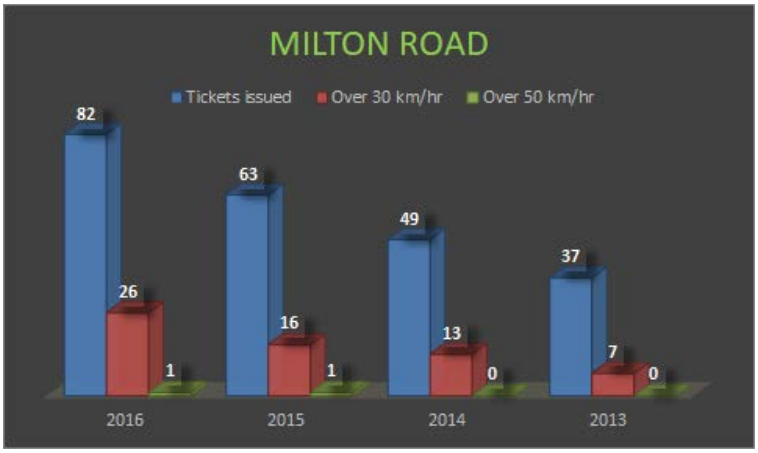
Lacombe County

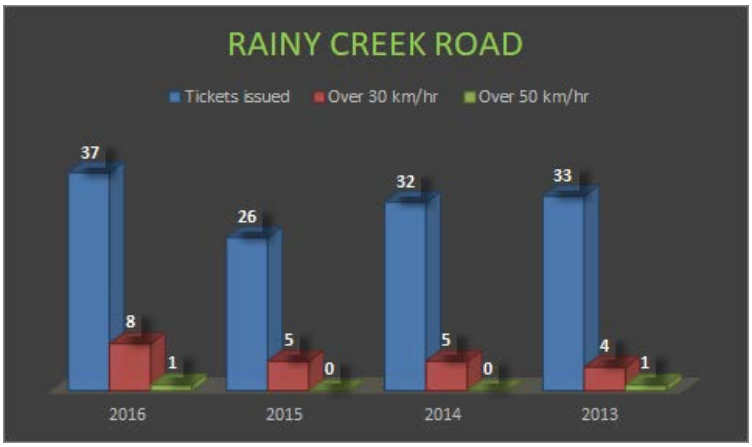
2012-2016 **Areas of Concern**

Lacombe County, CPO Services has identified four highways of concern due to high traffic volume and enforcement statistics. Enforcement on these four highways is predominantly speed related. Below are graphs showing speed enforcement in the identified areas of concern (no data was available for 2012). Approximately 83% of the Community Peace Officer role is dedicated to traffic enforcement.





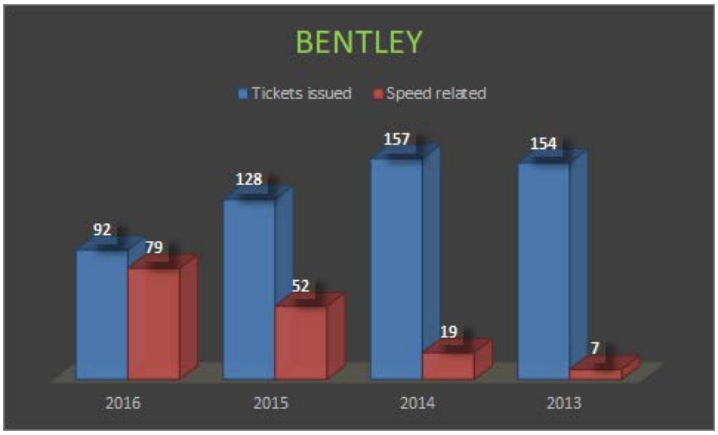


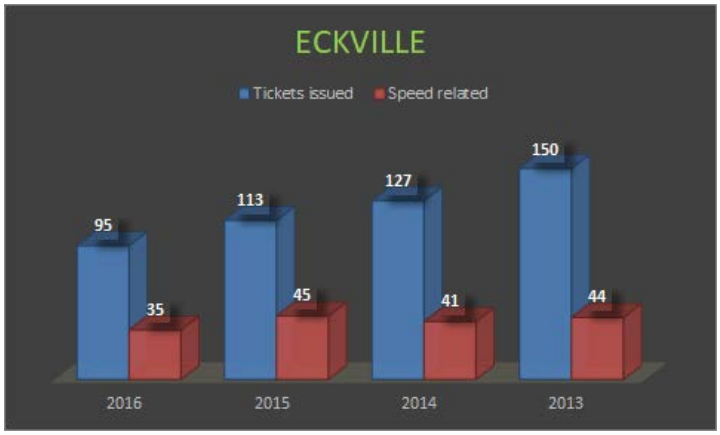


The number of drivers that exceeded 50 km/hr between 2012 and 2016 were:

Aspelund Road - 3
Milton Road - 2
Woody Nook Road - 13
Rainy Creek Road - 2

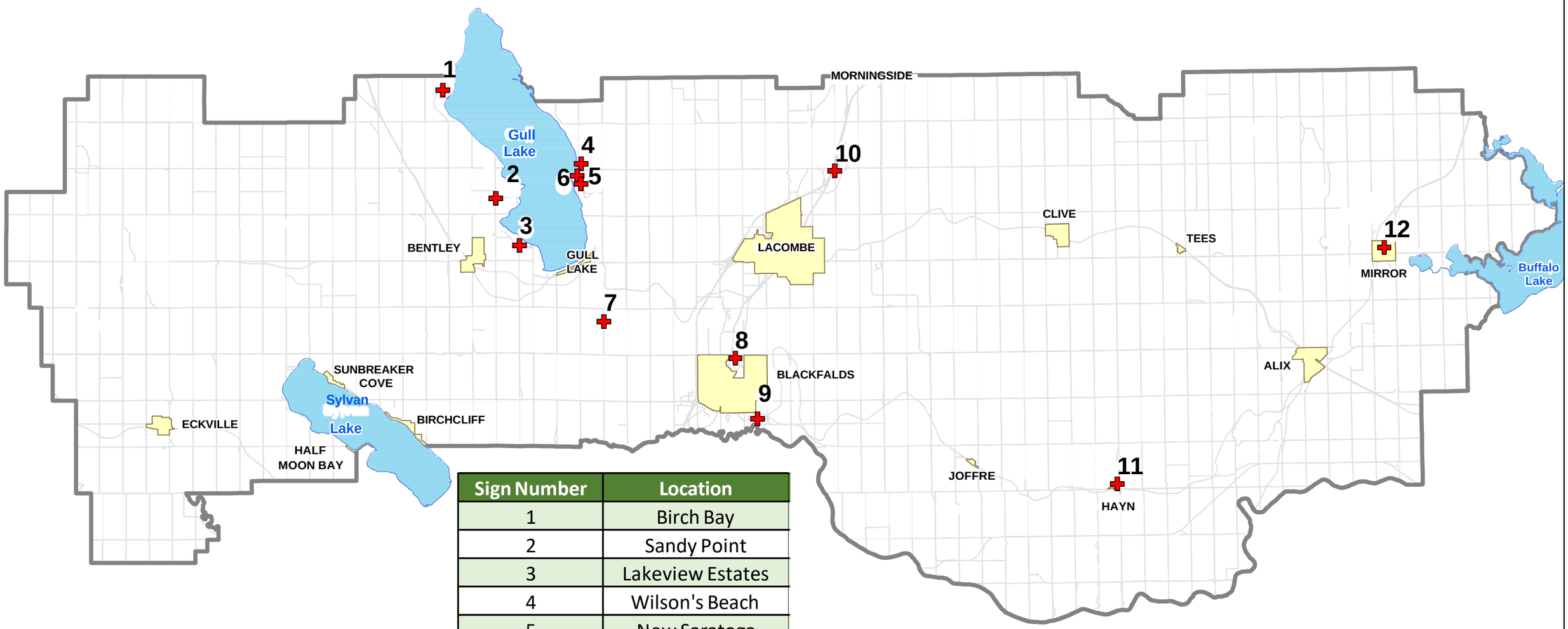
Lacombe County
2012-2016 **Service Agreements**





Regarding speed related offences, the graphs show that speeding throughout the Municipalities under Service Agreements with Lacombe County have been reduced due to Traffic Safety Initiatives

Radar Speed Signs



Sign Number	Location
1	Birch Bay
2	Sandy Point
3	Lakeview Estates
4	Wilson's Beach
5	New Saratoga
6	McLaurin Beach
7	Woodynook
8	Greystone Ranch
9	Burbank
10	Smythe Subdivision
11	Haynes
12	Mirror

N

LACOMBE COUNTY

2020 Alberta Traffic Safety Calendar

Alberta Transportation

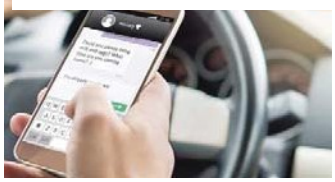
January

Intersection safety

Winter driving
Alcohol and drug impairment
Fatigue

February

Distracted driving



Winter driving
Fatigue

March

Seatbelts

Aggressive drivers
Fatigue

April

Speed

Aggressive drivers
Motorcycles

May

Motorcycle safety

Cycling
Alcohol and drug impairment
Construction zones
Off-highway vehicles
New drivers

June

Commercial vehicle safety

Cycling
Construction zones
Off-highway vehicles
Fatigue

July

Impaired driving

Cycling
Construction zones
Off-highway vehicles

August

New drivers

Cycling
Alcohol and drug impairment
Aggressive drivers
Motorcycles

September

Back to school

Cycling
Alcohol and drug impairment
Speed

October

Pedestrian safety

Wildlife
Fatigue

November

Child safety seats

Pedestrian safety
Wildlife
Winter driving

December

Impaired driving

Winter driving
Fatigue

The calendar was developed using collision information, stakeholder input and the public's perceptions of issues.

Alberta

LACOMBE COUNTY

WHERE PEOPLE ARE THE KEY

HIGHLIGHTS OF THE REGULAR COUNCIL MEETING
MARCH 11, 2021

COVID-19 Q&A
Council was provided with an update on the latest COVID-19 statistics and the Province's ongoing mandatory restrictions.

FIRE SAFETY PLAN GUIDE
The Fire Safety Plans, Lacombe County's Guide to Developing a Fire Safety Plan was endorsed by resolution of Council. The Guide was developed to assist residents, contractors, and developers with creating Fire Safety Plans and ensuring developed plans are finalized and approved as easily and efficiently as possible.

BYLAW NO. 1337/21 LACOMBE COUNTY FIRE PROTECTION & EMERGENCY RESPONSE
Bylaw No. 1337/21, a bylaw of Lacombe County to provide for the establishment and operation of volunteer fire departments and to provide for the protection and preservation of life and property within Lacombe County was read a first, second and third time and was passed by Council.

ECONOMIC DEVELOPMENT STRATEGY
Regarding the matter of Economic Development, the County Manager was directed to investigate the options of hiring an Economic Development Officer; and further, a report in this regard will be presented for Council's consideration at a future Council meeting.

ROAD CONSTRUCTION PROJECT C0401
By resolution of Council, the 2018-2023 Long-Term Construction Program was amended to modify Project C0401 by removing the north 550 meters from the Program.

MUNICIPAL AWARD OF EXCELLENCE – SYLVAN LAKE INTERMUNICIPAL DEVELOPMENT PLAN (IDP)
The submission of an application for the Sylvan Lake Intermunicipal Development Plan Project for consideration of the 2021 Minister's Awards for Municipal Excellence received the endorsement of Council.

MUNICIPAL AWARD OF EXCELLENCE – TOWN OF BLACKFALDS
Lacombe County will provide the Town of Blackfalds with a letter of support for their application for the Minister's Awards for Municipal Excellence under the Partnership category for the Eagle Builders Centre Project.

UNPAID OIL & GAS COMPANY TAXES – LACOMBE COUNTY ADVOCACY
Lacombe County will advocate for a resolution to the unpaid oil and gas company property tax issue through the following actions:

1. Schedule a meeting with MLA and Minister of Alberta Environmental and Parks Jason Nixon and MLA Ron Orr
2. Engage with local media
3. Write to the Minister of Municipal Affairs
4. Write to the Minister of Energy and the Alberta Energy Regulator

APPOINTMENT OF AGRICULTURAL FIELDMAN
Dion Burlock was appointed to the position of Agricultural Fieldman as per the Alberta Agricultural Service Board Act.

RMA SPRING CONVENTION RESOLUTIONS
The resolutions to be presented at the RMA Spring Virtual Convention were reviewed and received for information by Council.

LACOMBE COUNTY

WHERE PEOPLE ARE THE KEY

MISSING LINK INTERNET LETTER OF SUPPORT
Lacombe County will provide Missing Link Internet with a letter in support of applications made for grant funding to improve mobile coverage in the Lacombe County Area.

BYLAW NO. 1334/21 AND BYLAW NO. 1335/21
Bylaw No. 1334/21, a bylaw of Lacombe County to amend the Lacombe County Municipal Development Plan Bylaw No. 1238/17 as it relates to general regulations and district requirements, was given first reading by Council.

Council gave first reading to Bylaw No. 1335/21, a bylaw of Lacombe County to amend the Lacombe County Land Use Bylaw No. 1237/17 as it relates to general regulations and district requirements.

A public hearing regarding Bylaw Nos. 1334/21 and 1335/21will be held on April 8, 2021 commencing at 9:00 a.m.

SUPPLEMENTARY ASSESSMENT
A report on a proposed Supplementary Assessment Bylaw was received for information.

SMALL BUSINESS PROPERTY ASSESSMENT FOR SUB-CLASS
A report on a proposed Small Business Assessment Sub-class Bylaw was received for information.

ALBERTA CONSERVATION ASSOCIATION – BOULDER LAKE PROJECT
Marc Fontana, representing the Alberta Conservation Association, provided a report on the proposed Boulder Lake Project. The report was received for information by Council.

Next Regular Council Meeting is
Thursday, March 25, 2021 - 9:00 a.m.

Next Committee of the Whole Meeting is
Tuesday, April 6, 2021 – 9:00 a.m.

Lacombe County Administration Building

****For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website (www.lacombecounty.com) after approval.**