



**TOWN OF DIDSBURY AGENDA**  
**Regular Council Meeting**

**Tuesday, November 22, 2022, 6:00 pm**  
**Council Chambers 1606 14 Street**

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## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

COUNCIL MEETING DATE	November 22, 2022
SUBJECT	Approval of Agenda
ORIGINATING DEPARTMENT	Legislative Services

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### BACKGROUND/PROPOSAL:

Council will have the opportunity make additions or deletions to the agenda prior to it being adopted.

### DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The Agenda will be adopted as presented or amended.

### ALIGNMENT WITH STRATEGIC PLAN

An Informed & Engaged Community

### RECOMMENDATION

That Council adopt the November 22, 2022 Regular Council Meeting Agenda as presented or amended.



## REGULAR COUNCIL MEETING Request for Decision (RFD)

**Vision:** The Place to Grow.

**Mission:** Creating the Place to Grow.

MEETING DATE: November 22, 2022  
SUBJECT: Larry Evans  
ORIGINATING DEPARTMENT: Legislative Services

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### **BACKGROUND/PROPOSAL:**

Mr. Larry Evans, a resident of the Town of Didsbury, is requesting Council to consider changing the Community Standards Bylaw to allow off-highway vehicles.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES**

Community Standards Bylaw 2012-04 states:

#### ***PART VI – OFF HIGHWAY VEHICLES***

29 *In this Bylaw, unless the context otherwise requires, the word, term or expression “Off-highway vehicle” means any motorized mode of transportation built for cross-country travel on land, water, snow, ice or marsh or swamp land or on other natural terrain and, without limiting the generality of the foregoing, includes when specifically designed for such travel.*

30 *The use of an off highway vehicle is prohibited within the town*

#### ***EXCEPTIONS***

31. *That the operation of Off-Highway Vehicles be restricted to use in an emergency situation only.*

32. *Loading and unloading of an off highway vehicle for transport is permitted.*

33. *In this Bylaw, “Emergency” means: a situation of a serious nature which has developed suddenly, constitutes an imminent threat, and demands immediate action to protect property from damage by the elements or to protect members of the public from a serious and imminent threat to health or safety.*

### **ALIGNMENT WITH STRATEGIC PLAN**

#### **4. Healthy Active Living**

### **RECOMMENDATION**

That Council thank Mr. Larry Evans for attending the meeting, accept his presentation as information, and that his request be referred to the Policy & Governance Committee for further exploration and recommendation.



## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: Didsbury Municipal Library Board  
ORIGINATING DEPARTMENT: Legislative Services

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### BACKGROUND/PROPOSAL:

Members of the Didsbury Municipal Library Board will be present to provide Council with a year-end Report.

### DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

For additional information, please find attached the Library's 2023 budget.

### ALIGNMENT WITH STRATEGIC PLAN

2. An Informed & Engaged Community

### RECOMMENDATION

That Council thank the members of the Didsbury Municipal Library Board and accept their presentation as information.



	REVENUE	Actual 2019	Actual 2020	Actual 2021	ACTUAL 2022			PROJECTIONS			Budget 2022	Budget 2023	Notes
					Jan 1 - October 31								
					83%	Difference		Difference					
R01	Rural Services Transfer Grant	\$ 12,554	\$ 12,554	\$ 12,349	\$ 12,349	100%	\$ (51)	\$ 12,400	100%	\$ -	\$ 12,400.00	12,349.00	Increase of 17129.50, 8%
R02	Local Appropriation (Town)	\$ 261,135	\$ 228,492	\$ 205,361	\$ 187,133	88%	\$ (24,716)	\$ 252,074	119%	\$ 40,225	\$ 211,849.00	\$ 228,978.50	
R03	Provincial Library Operating Grant	\$ 27,511	\$ 27,511	\$ 27,511	\$ 27,511	100%	\$ -	\$ 27,511	100%	\$ -	\$ 27,511.00	27,511.00	
	from MD/County	\$ 38,136	\$ 39,022	\$ 39,022			\$ (40,225)				\$ 40,225.00	41,398.44	4% increase from in 2022 and 2023 is expected according to correspondence from the county
R04	TOTAL LOCAL APPROPRIATION	\$ 339,337	\$ 307,579	\$ 284,243	\$ 226,992	78%	\$ (64,993)	\$ 291,985	100%	\$ -	\$ 291,985	\$ 310,236.94	
	Other Grants	\$ 7,550	\$ 10,870	\$ 14,930	\$ 5,805	83%	\$ (1,195)	\$ 6,966	100%	\$ (34)	\$ 7,000.00	7,000.00	ToD 2000\$, Alberta Blue Cross \$2000, Alberta culture \$2000
R05	Friends	\$ 10,022	\$ 8,370	\$ 9,751	\$ 6,204	124%	\$ 1,204	\$ 6,204	124%	\$ 1,204	\$ 5,000.00	6,155.00	
R07	Employment Grants	\$ 13,576	\$ 9,588	\$ 12,510		0%	\$ (9,000)	\$ 5,995	67%	\$ (3,005)	\$ 9,000.00	6,000.00	Young Canada Works
	TOTAL GRANTS	\$ 31,148	\$ 28,829	\$ 37,191	\$ 12,009	57%	\$ (8,991)	\$ 19,165	91%	\$ (1,835)	\$ 21,000	\$ 19,155.00	
	DONATIONS/FUNDRAISING	\$ 5,245	\$ 6,399	\$ 6,478	\$ 4,994	94%	\$ (304)	\$ 5,993		\$ 695	\$ 5,298.00	6,100.00	Donations, Donations tax receipted, Corporate donations, Fundraising, Community grants)
R08									113%				
R09	BOOK SALES	\$ 872	\$ 657	\$ 970	\$ 401	50%	\$ (399)	\$ 481	60%	\$ (319)	\$ 800.00	500.00	printing, 3D Printing, Laminating, Copier invoicing
	TOTAL DONATIONS	\$ 6,117	\$ 7,056	\$ 7,448	\$ 5,395	88%	\$ (703)	\$ 5,993	98%	\$ (105)	\$ 6,098	\$ 6,600.00	
	SERVICE REVENUE	\$ 4,513	\$ 2,854	\$ 4,213	\$ 3,921	126%	\$ 821	\$ 4,705	152%	\$ 1,605	\$ 3,100.00	3,500.00	
R10	LOST/DAMAGED ITEMS	\$ 909	\$ 199	\$ 863	\$ 527	105%	\$ 27	\$ 633	127%	\$ 133	\$ 500.00	600.00	
R11	TOTAL SERVICE REVENUE	\$ 5,421	\$ 3,053	\$ 5,076	\$ 4,448	124%	\$ 848	\$ 4,705	131%	\$ 1,105	\$ 3,600	\$ 4,100.00	
R12	BANK INTEREST/REBATES	\$ 412	\$ 215	\$ 356	\$ 112	56%	\$ (88)	\$ 200	100%	\$ -	\$ 200.00	200.00	
R13	GST REBATE	\$ 1,977	\$ 2,124	\$ 1,899	\$ 1,201	60%	\$ (799)	\$ 2,000		\$ -	\$ 2,000.00	2,100.00	
	TOTAL other income	\$ 2,389	\$ 2,340	\$ 2,255	\$ 1,314	60%	\$ (886)	\$ 2,200	100%	\$ -	\$ 2,200	\$ 2,300.00	
	TOTAL REVENUE	\$ 384,412	\$ 348,856	\$ 336,212	\$ 250,158	77%	\$ 74,725	\$ 324,048	100%	\$ 835	\$ 324,883	\$ 342,391.94	

	EXPENSES	Actual 2019	Actual 2020	Actual 2021	ACTUAL 2022		PROJECTIONS		Budget 2022	Budget 2023	Notes		
					Jan 1 - October 31								
					83%	Difference	\$ -	Difference					
E01	WAGES	\$ 255,404	\$ 233,882	\$ 225,449	\$ 164,815	80%	\$ (42,185)	\$ 197,778	96%	\$ (9,222)	\$ 207,000.00	\$ 246,300.58	Janitor, Employment grants 3 full time employees
E02	PENSION FUND	\$ 8,306	\$ 6,935	\$ 7,337	\$ 3,639	73%	\$ (1,361)	\$ 4,367	87%	\$ (633)	\$ 5,000.00	\$ 7,048.51	
	BENEFITS	\$ 11,558	\$ 9,926	\$ 12,863	\$ 9,338	85%	\$ (1,698)	\$ 11,205		\$ 169	\$ 11,036.00	\$ 6,993.31	16291.20 would be cost for current benefit plan for 3 full time employees. Moving to 3% Health spending for all employees is my proposal
									102%				
E03	WORKERS' COMPENSATION	\$ 730	\$ 843	\$ 727	\$ 866	108%	\$ 66	\$ 1,039	130%	\$ 239	\$ 800.00	\$ 800.00	
E05	SOURCE DEDUCTIONS EI	\$ 5,648	\$ 5,210	\$ 5,016	\$ 3,731	74%	\$ (1,319)	\$ 4,478	89%	\$ (572)	\$ 5,050.00	\$ 5,361.35	
E06	SOURCE DEDUCTIONS CPP	\$ 11,431	\$ 11,201	\$ 10,928	\$ 7,602	63%	\$ (4,398)	\$ 9,122	76%	\$ (2,878)	\$ 12,000.00	\$ 13,991.23	
	TOTAL Salaries and benefits	\$ 293,077	\$ 267,997	\$ 262,320	\$ 189,990	0%	\$ (90,801)	\$ 227,988	107%	\$ 17,842	\$ 242,886.00	\$ 280,494.98	
E07	COURSE OR CONFERENCE EXPENSE -STAFF	\$ 3,789	\$ 148	\$ 975	\$ (6)	0%	\$ (2,006)		0%	\$ (2,000)	\$ 2,000.00	\$ 2,000.00	
E08	Staff and Meeting expenses	\$ 913	\$ 492	\$ 637	\$ 261	65%	\$ (139)	\$ 400	100%	\$ -	\$ 400.00	\$ 400.00	
E09	Honoraria (Volunteer appreciation)					0%	\$ (400)	\$ 400	100%	\$ -	\$ 400.00	\$ 400.00	
E10	TRAVEL AND HOSPITALITY (STAFF)	\$ 601	\$ 61	\$ 79	\$ 598	80%	\$ (152)	\$ 717	96%	\$ (33)	\$ 750.00	\$ 787.50	2.7% CPI
	Total other staff expenses	\$ 5,303	\$ 700	\$ 1,691	\$ 852	24%	\$ (2,698)	\$ 1,517	43%	\$ (2,033)	\$ 3,550.00	\$ 3,587.50	
	TOTAL STAFF COSTS	\$ 298,379	\$ 268,697	\$ 264,011	\$ 190,842	77%	\$ (55,594)	\$ 229,505	93%	\$ (16,931)	\$ 246,436.00	\$ 284,082.48	
	BOOKS PURCHASED	\$ 6,362	\$ 8,708	\$ 10,975	\$ 5,402	49%	\$ (5,598)	\$ 11,000	100%	\$ -	\$ 11,000.00	\$ 11,297.00	Ematerials and books together, 2.7% CPI
E11	PERIODICALS	\$ 2,182	\$ 1,769	\$ 1,904	\$ 1,671	82%	\$ (379)	\$ 1,900	93%	\$ (150)	\$ 2,050.00	\$ 2,105.35	
E12	AV MATERIALS	\$ 4,911	\$ 5,583	\$ 4,946	\$ 2,977	65%	\$ (1,623)	\$ 4,600	100%	\$ -	\$ 4,600.00	\$ 4,724.20	2.7% CPI
E13	DIGITAL RESOURCES	\$ 650	\$ 480	\$ 1,093	\$ 765	76%	\$ (235)	\$ 1,000	100%	\$ -	\$ 1,000.00	\$ 1,670.00	MeeScan 500, PC Res 205, Zoom 105, AudioCine 350, Sage 510.00
E14	TOTAL MATERIALS EXPENSES	\$ 14,105	\$ 16,541	\$ 18,918	\$ 10,814	58%	\$ (7,836)	\$ 18,500	99%	\$ (150)	\$ 18,650.00	\$ 19,796.55	

E15	Audit	\$ 600	\$ 438	\$ 300	\$ 300		\$ 500		\$ 500.00	\$ 500.00			
E16	BOARD EXPENSES	\$ 2,190	\$ 528	\$ 100	\$ -	0%	\$ (200)	\$ 200	100%	\$ -	\$ 200.00	\$ 200.00	
E17	Contracts for services (Payroll)	\$ 898	\$ 965	\$ 880	\$ 835	93%	\$ (65)	\$ 1,002	111%	\$ 102	\$ 900.00	\$ 900.00	
E18	Legal fees, bank charges, refunds, deposits	\$ 277	\$ 90	\$ 119	\$ 65	43%	\$ (85)	\$ 78	52%	\$ (72)	\$ 150.00	\$ 150.00	
E19	LIBRARY SUPPLIES - COLLECTION	\$ 826	\$ 1,000	\$ 531	\$ 36	4%	\$ (964)	\$ 43	4%	\$ (957)	\$ 1,000.00	\$ 1,060.00	2.7% CPI
E20	Postage and Freight	\$ 756	\$ 840	\$ 429	\$ 106	18%	\$ (494)	\$ 127	21%	\$ (473)	\$ 600.00	\$ 616.20	2.7% CPI
E21	ASSOCIATION MEMBERSHIPS	\$ 1,414	\$ 945	\$ 859	\$ 490	54%	\$ (410)	\$ 587	65%	\$ (313)	\$ 900.00	\$ 900.00	
E22	PUBLICITY AND ADVERTISING	\$ 996	\$ 582	\$ 696	\$ 274	34%	\$ (526)	\$ 328	41%	\$ (472)	\$ 800.00	\$ 821.60	2.7% CPI
E23	Fundraising supplies	\$ 157	\$ 276	\$ 298	\$ 234	78%	\$ (66)	\$ 280	93%	\$ (20)	\$ 300.00	\$ 300.00	
E24	General Program Expenses	\$ 3,700	\$ 3,731	\$ 3,023	\$ 2,354	47%	\$ (2,646)	\$ 2,825	57%	\$ (2,175)	\$ 5,000.00	\$ 5,000.00	
E25	General Office Supplies	\$ 4,613	\$ 3,468	\$ 4,358	\$ 3,814	88%	\$ (506)	\$ 4,577	106%	\$ 257	\$ 4,320.00	\$ 4,436.64	2.7% CPI
	Administrative Expenses	\$ 16,427	\$ 11,806	\$ 11,594	\$ 8,507	58%	\$ (6,163)	\$ 10,549	72%		\$ 14,670.00	\$ 14,884.44	
E26	TELEPHONE	\$ 1,326	\$ 1,037	\$ 732	\$ 228	76%	\$ (72)	\$ 274	91%	\$ (26)	\$ 300.00	\$ 456.00	
E27	SECURITY SYSTEM	\$ 231	\$ 396	\$ 396	\$ 330	83%	\$ (70)	\$ 396	99%	\$ (4)	\$ 400.00		remove monitored security system. Purchase cameras
	Telecommunications	\$ 1,326	\$ 1,037	\$ 732	\$ 558	80%	\$ (142)	\$ 670	96%	\$ (30)	\$ 700.00	\$ 456.00	
E28	CASH SHORT / OVER	\$ 31	\$ 2	\$ 1	\$ 21		\$ 21	\$ 25		\$ 25		\$ -	
E29	GST PAID	\$ 2,072	\$ 2,139	\$ 2,160	\$ 1,367	64%	\$ (783)	\$ 1,800	84%	\$ (350)	\$ 2,150.00	\$ 2,903.36	
	TOTAL ADMINISTRATIVE EXPENSES	\$ 2,103	\$ 2,141	\$ 2,161	\$ 1,388	65%	\$ (762)	\$ 1,825	85%		\$ 2,150.00	\$ 2,903.36	
	Janitorial and Maintenance	\$ 13,622	\$ 13,770	\$ 12,362	\$ 7,999	63%	\$ (4,701)	\$ 9,598		\$ (3,102)	\$ 12,700.00	\$ 1,500.00	purchasing our own supplies now that the janitor is a staff member rather than being under contract, removing 700\$ mat services
E30									76%				
E31	Insurance	\$ 2,295	\$ 2,378	\$ 2,608	\$ 2,672	100%	\$ (5)	\$ 2,677	100%	\$ -	\$ 2,677.00	\$ 2,749.28	2.7% CPI
E32	GAS	\$ 1,373	\$ 2,182	\$ 1,775	\$ 1,857	53%	\$ (1,643)	\$ 2,229	64%	\$ (1,271)	\$ 3,500.00	\$ 3,595.00	2.7% CPI
E33	ELECTRIC	\$ 4,284	\$ 5,791	\$ 4,564	\$ 4,452	89%	\$ (548)	\$ 5,342	107%	\$ 342	\$ 5,000.00	\$ 6,000.00	based on 2021 rising costs
E34	WATER AND SEWER	\$ 904	\$ 838	\$ 823	\$ 585	62%	\$ (365)	\$ 702	74%	\$ (248)	\$ 950.00	\$ 975.65	2.7% CPI
E35	CARBON LEVY	\$ 287	\$ 365	\$ 402	\$ 424	71%	\$ (176)	\$ 509	85%	\$ (91)	\$ 600.00	\$ 725.00	based on 2021 rising costs
	Utilities	\$ 6,848	\$ 9,176	\$ 7,563	\$ 7,318	73%	\$ (2,732)	\$ 8,781	87%	\$ (1,269)	\$ 10,050.00	\$ 15,544.93	
	TOTAL BUILDING EXPENSE	\$ 22,765	\$ 25,323	\$ 22,534	\$ 17,989	71%	\$ (7,438)	\$ 21,057	83%	\$ (4,370)	\$ 25,427.00	\$ 15,544.93	
E36	FURNITURE AND EQUIPMENT	\$ 3,926	\$ 4,850	\$ 3,177	\$ 1,070	23%	\$ (3,530)	\$ 4,600	100%	\$ -	\$ 4,600.00	\$ 4,724.20	2.7 % CPI
	Total Capital	\$ 3,926	\$ 4,850	\$ 3,177	\$ 1,070	23%	\$ (3,530)	\$ 4,600	100%	\$ -	\$ 4,600.00	\$ 4,724.20	
E37	Bad Debt	\$ -	\$ -		\$ -		\$ -			\$ -	\$ -	\$ -	
E38	Legal	\$ -	\$ 10,014	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	\$ -	
	TOTAL EXPENSE	\$ 359,031	\$ 340,408	\$ 323,126	\$ 231,169	71%	\$ (93,714)	\$ 286,706	88%	\$ (38,177)	\$ 324,883.00	\$ 342,391.96	
	NET INCOME												



## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: November 8, 2022 Regular Council Meeting Minutes  
ORIGINATING DEPARTMENT: Legislative Services

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### BACKGROUND/PROPOSAL:

The Minutes of the November 8, 2022 Regular Council Meeting are being presented to Council for their review and approval.

### DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Council can adopt the Minutes as presented or amended.

### ALIGNMENT WITH STRATEGIC PLAN

4. Healthy Active Living

### RECOMMENDATION

That Council move to adopt the November 8, 2022 Regular Council Meeting Minutes as presented.



**Minutes of the Town of Didsbury  
November 8, 2022 Regular Council Meeting  
Held in Council Chambers at 1606 14 Street**

Council Members Present    Mayor Rhonda Hunter  
                                        Deputy Mayor Curt Engel  
                                        Councillor Joyce McCoy  
                                        Councillor Dorothy Moore  
                                        Councillor Bill Windsor  
                                        Councillor Ethan Williams

Council Members Absent    Councillor John Baswick

Administration Present    Chief Administrative Officer, Ethan Gerner  
                                        ACAO/Chief Financial Officer, Amanda Riley  
                                        Director of Community Services, Nicole Aasen  
                                        Director of Engineering & Infrastructure, Craig Fox  
                                        Economic Development Officer, Alexandra Ross  
                                        Development Officer, Lee-Ann Gaudette  
                                        Manager of Legislative Services/Recording Officer, Luana Smith

**1.     CALL TO ORDER**

Mayor Hunter Called the November 8, 2022 Regular Council Meeting to Order at 6:00 p.m.

**2.     ADOPTION OF THE AGENDA**

- Add item 7.5 Council Christmas Party for staff budget

**Res. 525-22**

MOVED by Councillor Windsor

To adopt the November 8, 2022 Regular Council Meeting Agenda as amended.

**Motion Carried**

**3.     DELEGATIONS/PRESENTATIONS**

**3.1    STARS Air Ambulance**

**Res. 526-22**

MOVED by Councillor McCoy

That due to the circumstances of the delegation's delayed arrival time, STARS Air Ambulance be invited to give their presentation when they arrive at the meeting.

**Motion Carried**

**4.     ADOPTION OF MINUTES**

**4.1    October 25, 2022 Regular Council and Organizational Meeting Minutes**

**Res. 527-22**

MOVED by Councillor Williams

To adopt the October 25, 2022 Regular Council and Organizational Meeting Minutes as presented.

**Motion Carried**

**5. PUBLIC HEARINGS**

Mayor Hunter Called the Public Hearing for Bylaw 2022-14 to Order at 6:10 p.m.

**5.1 Bylaw 2022-14 Land Use Bylaw Amendment RC District  
Res. 528-22**

MOVED by Councillor McCoy

That the Public Hearing be adjourned at 6:28 p.m.

**Motion Carried**

**6. BYLAWS & POLICIES**

**6.1 Bylaw 2022-14 Land Use Amendment RC District  
Res. 529-22**

MOVED by Councillor Williams

That Council grant second reading to Bylaw 2022-14 amending the Land Use Bylaw.

**Motion Carried**

**Res. 530-22**

MOVED by Councillor Williams

That Council grant third and final reading to Bylaw 2022-14 amending the Land Use Bylaw.

**Motion Carried**

**6.2 Bylaw 2022-15 Creekside Area Structure Plan  
Res. 531-22**

MOVED by Deputy Mayor Engel

That Council grant First Reading to Bylaw 2022-15 Creekside Area Structure Plan.

**Motion Carried**

**6.2.1 Bylaw 2022-16 Amendment to the MDP – Creekside  
Res. 532-22**

MOVED by Deputy Mayor Engel

That Council grant First Reading to Bylaw 2022-16 to amend Bylaw 2012-09 Municipal Development Plan.

**Motion Carried**

**Res. 533-22**

MOVED by Deputy Mayor Engel

That Council set a Public Hearing for December 13, 2022 at 6:00 p.m. in Council Chambers for the consideration of Bylaws 2022-15 and 2022-16.

**Motion Carried**

**6.3 Bylaw 2022-17 Responsible Pet Ownership (1st Reading)  
Res. 534-22**

MOVED by Councillor Moore

That Council grant first reading to Responsible Pet Ownership Bylaw 2022-17 and refer it to the Policy and Governance Committee for review.

**Motion Carried**

**6.4 Bylaw 2022-18 Corporate Services Rates and Fees  
Res. 535-22**

MOVED by Councillor Moore

That Council grant first reading to Corporate Services Rates and Fees Bylaw 2022-18 and refer it to the Strategic Planning Committee for review.

**Motion Carried**

## **7. BUSINESS**

### **7.1 Exterior Doors in Council Chambers**

#### **Res. 536-22**

MOVED by Councillor Windsor

To approve the replacement of the Council Chambers door with a door with a window.

**Motion Carried**

#### **Res. 537-22**

MOVED by Councillor McCoy

That the maximum cost of the Council Chambers door replacement not exceed \$2500.

**Motion Carried**

#### **Res. 538-22**

MOVED by Councillor Windsor

To approve the removal of the southeast exterior door and stairs at a maximum cost of \$1500 for the project.

**Motion Carried**

#### **Res. 539-22**

MOVED by Councillor Windsor

To approve the installation of siding over the door located in the southeast corner of the Town Office building.

**Motion Carried**

### **7.2 Setting of Budget Meeting**

#### **Res. 540-22**

MOVED by Councillor Williams

To set Saturday, December 3, 2022 from 9:00 a.m. to 4:00 p.m. for the 2023 Operating and Capital Budget Meeting.

**Motion Carried**

### **7.3 23rd St. and HWY 582 Intersection Improvements**

#### **Res. 541-22**

MOVED by Deputy Mayor Engel

To approve the 23 Street and HWY 582 Intersection Improvement with an estimated total cost of \$1,500,000, to be funded from Alberta Transportation for \$750,000 and up to \$750,000 from the CCBF grant, and to amend the 2022 Capital Budget accordingly.

**Motion Carried**

### **7.4 CAEP Board Member Nomination**

#### **Res. 542-22**

MOVED by Councillor Williams

To approve and endorse Councillor McCoy's CAEP nomination to become a Municipal Director on the Central Alberta Economic Partnership Board for the upcoming term commencing December 1, 2022, and, if successful, the endorsement by Council be revisited at the 2022/23 Organizational Meeting.

**Motion Carried**

### **7.5 Council Christmas Party Budget**

#### **Res. 543-22**

MOVED by Councillor McCoy

To go into Closed Meeting at 7:27 p.m.

**Motion Carried**

**Res. 544-22**

MOVED by Councillor Williams

To return to Open Meeting at 7:32 p.m.

**Motion Carried**

*Councillor McCoy requested a recorded vote.*

**Res. 545-22**

MOVED by Councillor Moore

To approve the Council Christmas Party budget increase up to \$2500 to a maximum of \$10,000, and that the \$2500 be funded from the Council operating budget.

Mayor Hunter	For
Deputy Mayor Engel	For
Councillor McCoy	Opposed
Councillor Moore	For
Councillor Windsor	For
Councillor Williams	Opposed

**Motion Carried**

**DELEGATIONS/PRESENTATIONS**

**STARS Air Ambulance**

**Res. 546-22**

MOVED by Councillor Williams

To thank Glenda Farnden, Senior Municipal Relations Liaison at STARS Air Ambulance and accept her presentation as information.

**Motion Carried**

**Res. 547-22**

Moved by Councillor Windsor

To include the funding request from STARS Air Ambulance during the 2023 budget discussions.

**Motion Carried**

**8. REPORTS**

**8.1 CAO Report**

**Res. 548-22**

MOVED by Councillor McCoy

To accept the CAO Report for November 8, 2022 as information.

**Motion Carried**

**Res. 549-22**

MOVED by Councillor Windsor

That Administration develop a map for Council of the Rosebud Valley Campground identifying the amenities including the inner circle.

**Motion Carried**

**8.2 COUNCIL Reports**

**Res. 550-22**

MOVED by Deputy Mayor Engel

To accept the Council Reports for November 8, 2022 as information.

**Motion Carried**

9. **CORRESPONDENCE & INFORMATION**

- Honourable Prasad Panda, Minister of Transportation
- Rebecca Schulz, Minister of Municipal Affairs

**Res. 551-22**

MOVED by Councillor Williams

To accept the Correspondence as information.

**Motion Carried**

10. **COUNCIL MEETING HIGHLIGHTS**

- Stars Air Ambulance Presentation
- Thorough and informative CAO report
- Land Use Bylaw Amendment that allows more flexibility
- Creekside Area Structure Plan / Development
- 23<sup>rd</sup> Street and Hwy. 582 Intersection Improvements
- Exterior Door replacement in Council Chambers
- Council Christmas Party for Staff
- Responsible Pet Ownership Bylaw

11. **QUESTION PERIOD**

No questions

12. **CLOSED MEETING**

**Res. 552-22**

MOVED by Councillor Williams

To go into Closed Meeting at 8:34 p.m. to discuss the following items:

- 12.1 Legal Advice as per sec. 24 and 27 of the FOIP Act
- 12.2 Old High School Land as per sec. 16 and 25 of the FOIP Act
- 12.3 ICC Update as per sec. 21 of the FOIP Act
- 12.4 Personnel Update as per sec. 19 of the FOIP Act

**Motion Carried**

13. **RECONVENE**

**Res. 553-22**

MOVED by Councillor Moore

To return to Open Meeting at 9:19 p.m.

**Motion Carried**

**Res. 554-22**

MOVED by Councillor Moore

That the Mayor send a letter on behalf of Council to Mountain View County formally requesting their contribution towards the costs of the 23<sup>rd</sup> Street and Highway 582 intersection upgrade that will be completed in 2023.

**Motion Carried**

**Res. 555-22**

MOVED by Councillor Moore

That Mayor Hunter, on behalf of Council send a letter to Mountain View County, requesting financial contribution towards an Emergency Generator for the Didsbury Fire Department.

**Motion Carried**



**Res. 556-22**

MOVED by Councillor Windsor

That the CAO reporting system continue as discussed.

**Motion Carried**

**14. ADJOURNMENT**

**Res. 557-22**

MOVED by Councillor Williams

To adjourn the Regular Council Meeting of November 8, 2022 at 9:23 p.m.

**Motion Carried**

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Mayor - Rhonda Hunter

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Chief Administrative Officer- Ethan Gerner



## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

COUNCIL MEETING DATE	November 22, 2022
SUBJECT	Council Reports
ORIGINATING DEPARTMENT	Legislative Services

---

### BACKGROUND/PROPOSAL:

Council Members will give a verbal and/or written report on any business or committee activity in which they have participated.

### ALIGNMENT WITH STRATEGIC PLAN

An Informed & Engaged Community

### RECOMMENDATION

That Council move to accept the Council Reports for November 22, 2022 as information.



## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

COUNCIL MEETING DATE	November 22, 2022
SUBJECT	Chief Administrative Officer (CAO) Report
ORIGINATING DEPARTMENT	Legislative Services

---

### BACKGROUND/PROPOSAL:

Please find attached the CAO Report for November 8, 2022.

### ALIGNMENT WITH STRATEGIC PLAN

An Informed & Engaged Community

### RECOMMENDATION

That Council move to accept the CAO Report for November 22, 2022 as information.



## CAO Report – November 22, 2022

### 1. Development and/or Building Permits for October 2022 (Planning & Development)

#### *Development Officer (Permitted Use) Decisions:*

PERMIT #	ADDRESS	TYPE	DECISION DATE
DP 22-059	1805 – 14 Street	Accessory Building, Shed	Oct. 19, 2022
DP 22-060	1918 – 20 Street	Signage – Portable	Oct 21, 2022

#### *Municipal Planning Commission (Discretionary Use) Decisions:*

PERMIT #	ADDRESS	TYPE	APPEAL PERIOD ENDS	DECISION DATE
DP 22-053	2001 – 7 Ave.	Accessory Structure – Solar Collector Freestanding	Nov 16, 2022	Oct. 26, 2022

### 2. Community Services 3<sup>rd</sup> Quarter Report (Community Services)

#### **AQUATICS**

The Didsbury Aquatic Centre continued to see significant use throughout the summer months, with summer swim lessons, Summer Fun rentals and other programs being very well-attended. September brought the return of school board swim lessons and our facility will host students from Didsbury, Carstairs and Cremona throughout the 2022/23 school year. We held our annual maintenance shutdown for the first two weeks of September and during that period mechanical repairs, painting, slide tower repairs and deep cleaning were accomplished. Our 50+ AquaFit program that runs Mondays, Wednesday and Fridays, taught by David Atchison, is achieving record numbers, with attendance reaching above 50 people on some days.

#### **ARENA**

Administration has been working with Fortis over the past several months regarding an upgrade that is required for the west transformer that serves the Didsbury Memorial Complex. This transformer supplies power to the arena, curling rink, ice plant and MPR. Due to the nature of some of the services attached to the transformer, specifically the ice plant, it is peaking above its capacity during certain times of the year and requires an upgrade. The costs of this upgrade are covered by Fortis in full, however the Town of Didsbury will see increased wire and consumption charges due the increased power supply once the upgrade is complete (early 2023). Fortis estimates an increase of \$5800/year, or \$483/month, which will be shared amongst the facilities served by this transformer.

In August 2022, the Didsbury Arena was host to three hockey camps – the Mountain View Colts camp, an all-girls hockey camp, and to Edge Hockey School, a camp operated by former NHL player Jason Jaffray. The Edge Hockey camp was a full-facility rental for the Town, with use of both arena surfaces, the MPR and the pool during this week-long camp. The arena was booming throughout this three-week period and it was very exciting to welcome hundreds of players to our facility from around the province. We look forward to hosting these camps again in 2023!

## **COMMUNITIES IN BLOOM**

The Town of Didsbury re-entered into the provincial Communities in Bloom program in 2022, after a several year hiatus. A Didsbury Communities in Bloom (CiB) committee was established this spring, with interest from many local gardening and landscaping enthusiasts. On July 29, two provincial CiB judges visited Didsbury for our tour and were welcomed by staff, CiB committee members and Didsbee! A full-day tour of the community was conducted with stops at the Museum, Complex, Memorial Park, campground and other areas of interest. The judges were very interested in a number of initiatives within our community and the CiB group will be presenting the feedback received to Council in January.

## **MOUNTAIN VIEW FAMILY RESOURCE NETWORK**

In September 2022, the Town of Didsbury was notified that our current three-year contract with the Province for the Mountain View Family Resource Network (MVFRN) was to be extended for an additional one-year period. This extension has resulted in a full reworking and submission of a program plan, budget and outcome expectations, which was due October 31, 2022. This is exciting news for the families that we serve across Mountain View County, and we are looking to fine tune our services based on the needs that have presented themselves over the last two and a half years of MVFRN operation.

## **ROSEBUD VALLEY CAMPGROUND**

The summer camping season at the Rosebud Valley Campground was another success in 2022, achieving \$62,460 by the end of September in camping fees, exceeding the \$60,000 budgeted revenues for 2022. This campground continues to be a destination for visitors to our community, with many repeat customers each year. In late September, Council approved a trial of winter camping from October 2022 to March 2023. Administration will be monitoring this trial and provide feedback and recommendations to Council in Spring 2023.

At the November 8, 2022 Regular Council Meeting, Council made a motion requesting Administration provide a map of the Rosebud Valley Campground. Please see attached map.

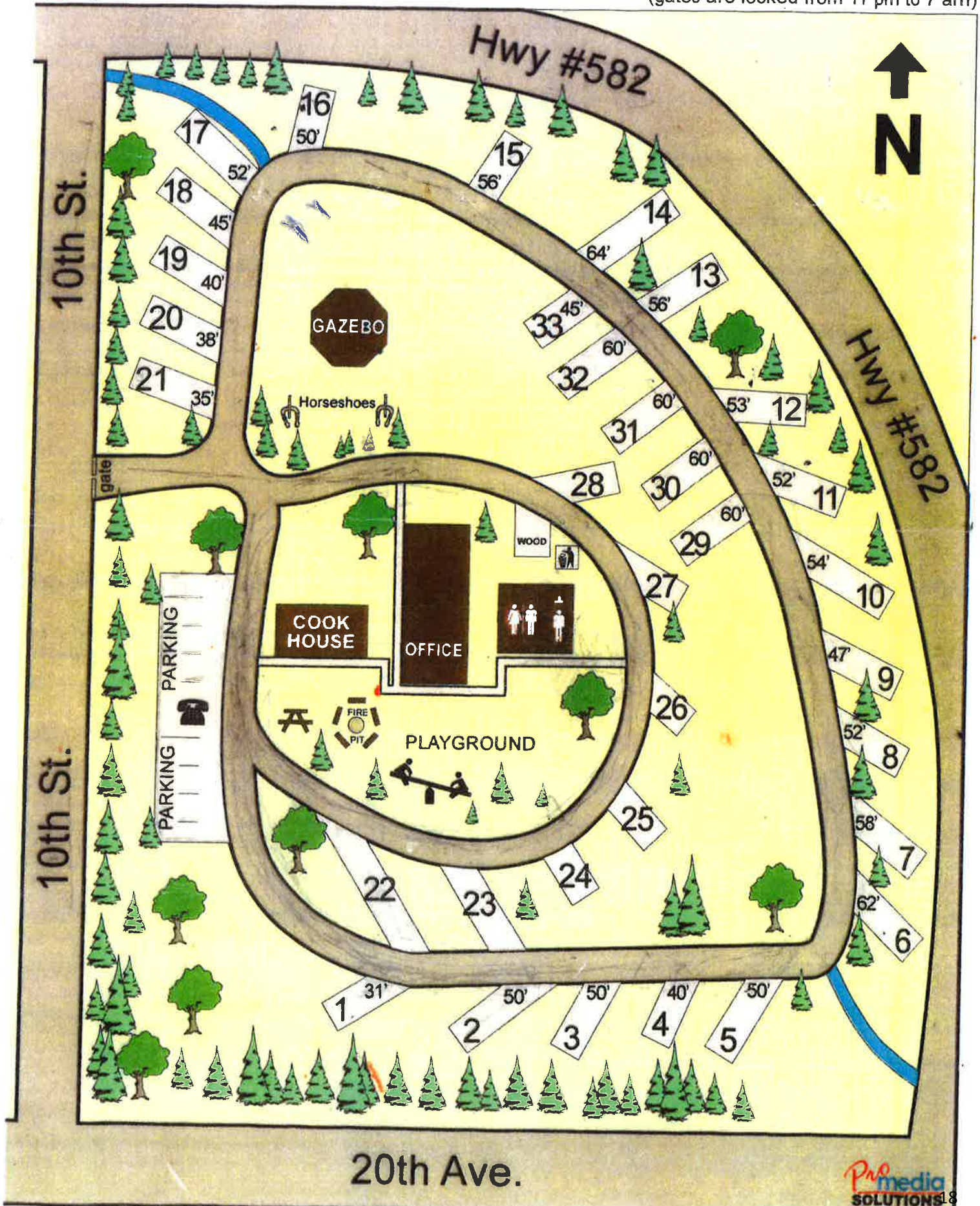




# Rosebud Valley Campground

Didsbury, Alberta PH: (403) 335-8578

(gates are locked from 11 pm to 7 am)







## REGULAR COUNCIL MEETING Request for Decision (RFD)

**Vision:** *The Place to Grow.*

**Mission:** *Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: Bylaw 2022-19 Utility Charges  
ORIGINATING DEPARTMENT: Corporate Services

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### **BACKGROUND/PROPOSAL:**

Annually, to coincide with the budget process, Administration recommends a review and update of the Utility Charges Bylaw. Ideally, this bylaw will receive three readings prior to year end so that the changes coincide with the fiscal year.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES**

The Utility departments are self-supported; therefore, an increase/decrease in budgetary costs equates to a corresponding increase/decrease in utility charges. At this stage, the budget has not yet been presented or approved, but the bylaw is coming for first reading to provide a first look at expected rate changes and for other considerations.

Fixed charges will now be assessed based on meter size in a building, as Administration has collected the required information for the users of the system. Upon approval of the bylaw, fixed charges will no longer be assessed based on types of customers (residential, commercial, institutional).

Another consideration for Council is adding a fee of \$2 per bill per month for printed and mailed utility bills. Currently, the cost of printing and postage is being split across all users, whether they have their bill printed and mailed to them or emailed to them. Administration feels that \$2 is an appropriate charge which will not be a burden on those who still want a paper bill, while covering postage and printing costs. It may also convince others, who don't have a preference, to switch to emailed bills. As well, the cost of printing and mailing bills would then be charged to only those using that service.

The change of service charge is proposed to remain at \$35 per change. In 2022, Council passed a motion for the summer months to reduce the service charge associated with adding a green bin to \$15 to accommodate customers seeking compost disposal solutions. There were 21 customers that were charged the lower rate of \$15. During this period, a rebate was also provided for customers purchasing a compost bin from a local retailer. Three customers took advantage of this \$50 rebate.

Preliminary calculations have been prepared based on an initial budget which was not yet been tabled. At this time, the water rates effective April 1, 2023 are not established. The fees paid to the waste commission for the Town's membership have also not yet been incorporated. Therefore, changes to the fees may occur depending on the changes to the budget.

The water rates set are based on estimated consumption used and billed. If actual are lower or higher than budgeted, revenues may not be as strong as anticipated and/or costs may be higher resulting in a net loss to the department. To reduce this risk, Council may consider increasing the portion of the fixed cost per month.

Administration is recommending Council grant first reading of Bylaw 2022-19 and refer to the Strategic Planning Committee for further review.

### **ALIGNMENT WITH STRATEGIC PLAN**

#### **3. Infrastructure & Asset Management**

### **RECOMMENDATION**

That Council grant first reading to Utility Charges Bylaw 2022-19, and refer it to the Strategic Planning Committee for review and recommendation.

TOWN OF DIDSBURY  
Utility Charges Bylaw  
Bylaw No. 2022-19

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**A BYLAW IN THE TOWN OF DIDSBURY FOR REGULATING AND PROVIDING FOR THE TERMS, CONDITIONS, RATES AND FEES FOR THE SUPPLY AND USE OF WATER, WASTEWATER and SOLID WASTE SERVICES.**

**WHEREAS**, pursuant to section 3 of the *Municipal Government Act*, being the Revised Statutes of Alberta 2000, Chapter M-26, as amended, the purposes of a municipality are to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality; and

**WHEREAS**, pursuant to section 7(g) of the *Municipal Government Act* a Council of a municipality may pass bylaws for municipal purposes respecting public utilities; and

**WHEREAS**, it is deemed just and proper to levy a water service rate on all Persons occupying property connected with the water system of the Town to assist with the costs of constructing and maintaining the system including the cost of treatment and distribution of water; and

**WHEREAS**, the Town of Didsbury is a member of Mountain View Regional Water Services Commission, a municipally owned corporation which operates the Anthony Henday Regional water system and delivers water to the Town; and

**WHEREAS**, it is deemed just and proper to levy a wastewater service rate on all Persons occupying property connected with the wastewater system of the Town to assist with the costs of constructing and maintaining the system including the cost of treatment and distribution of wastewater; and

**WHEREAS**, it is necessary to protect both the systems and the environment; and

**WHEREAS**, the Town of Didsbury is a member of Mountain View Regional Waste Management Commission, a municipally owned corporation, which operates a regional landfill and receives solid waste from the Town;

**NOW, THEREFORE**, the municipal Council of the Town of Didsbury, in the Province of Alberta, duly assembled, enacts as follows:

**1. Short Title**

This Bylaw shall be known as the “Utilities Charges Bylaw”

**2. Definitions**

**Customer** means any person, business and any other municipal corporation, the Government of Alberta or the Government of Canada, who utilizes municipal utility services or any lessee or Occupant, or any person who requests utility services or has applied for an Account or is otherwise responsible for paying such Account for utility services.

**Dwelling Unit** means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate toilet facilities intended as a permanent residence.

**Eligible Residence** means a residential building, which contains four or less dwelling units.

**Fixed** means a flat monthly charge, which does not fluctuate month to month.

**Variable** mean charges that are based on water consumption for the billing period.

**3. Paramount Rules**

3.1 If the provisions in any other bylaw conflict with the rules in this Bylaw, this Bylaw will prevail.



#### **4. General Provisions**

- 4.1 Utility departments in the Town of Didsbury are self-supported, therefore are not subsidized by property taxes.
- 4.2 For rate accuracy and justification, each utility service (water, wastewater and solid waste), is its own product line and is budgeted for and accounted for separately.
- 4.3 All customers receiving utility services shall pay the utility charges set out in Schedule "A".
- 4.4 Water and Wastewater Infrastructure Fees are fixed and will cover debt coverage and future capital investment.
- 4.5 Water Consumption Charges are variable and will cover the cost of water from the Mountain View Regional Water Services Commission.
- 4.6 Water and Wastewater Distribution Charges are variable and will cover the cost of operations and maintenance associated with the system.
- 4.7 Solid Waste Service Fees cover all costs associated with the solid waste utility.

#### **5. Water and Wastewater Utility Charges:**

- 5.1 A water and wastewater Infrastructure Fee will be determined annually based on the customer's connected water meter size **as set out in Schedule "A" of this Bylaw.** ~~once the required data is available to implement. Until such time, a water and wastewater Infrastructure Fee will be determined annually as follows:~~
  - ~~5.1.1 For residential use, infrastructure fees are charged to each dwelling unit, regardless of whether a unit is individually metered.~~
  - ~~5.1.2 For commercial or industrial use, infrastructure fees are charged per metered account.~~
  - ~~5.1.3 For properties deemed to be institutional in nature, infrastructure fees are charged per metered account.~~
- 5.2 In the case of non-use of service(s), each customer shall continue to pay an infrastructure fee as set out in Schedule "A" of this Bylaw.
- 5.3 Consumption and distribution rates will be determined annually in accordance with the annual collective water consumption.
- 5.4 Where the calculation of a utility charge is based on the consumption of water, the quantity used shall be determined from the current and previous water meter readings as recorded by the Town, or if an actual water meter reading is not available, by an estimated consumption based on the previous average consumption of the service.
- 5.5 Where a serviced property is not located in the Town of Didsbury, a security deposit equal to an estimated three months of service must be collected prior to services being provided due to the inability to transfer unpaid accounts to the tax roll.
- 5.6 Where a serviced property is not located in the Town of Didsbury, a surcharge of 35% on all charges will be applied.
- 5.7 If any part of a utility bill remains unpaid after the due date specified on the utility bill, there shall be added thereto a penalty in the amount as set out in Schedule "A" of this bylaw compounded monthly on the charges of the bill.
- 5.8 If payment is not received a) on residential property forty-five (45) days or b) on commercial property thirty (30) days after the due date specified on the utility bill, the water service may be turned off and not turned on until such time as the utility account including arrears and a reconnection fee as specified in Schedule "A" of this bylaw is paid in full.
- 5.9 No reduction in charges shall be made for any interruption in water or wastewater services during a billing period.

- 5.10 Where service to a customer is to be discontinued, a final billing shall be calculated on a pro-rated basis from the date of the last billing to the date of discontinuance.
- 5.11 The Town shall levy utility charges for all customers on a monthly basis.
- 5.12 Any customer to whom utility services have been shut off, shall, upon having paid any utility fees owing, and upon requesting the Town to restore utility services, pay to the Town a non-refundable disconnection fee and reconnection fee as set out in Schedule “A” of this Bylaw.
- 5.13 Any debit or credit adjustments to a customer’s account for utility services will be applied up to a maximum of one year.
- 5.14 The charge for Water and Wastewater Services will apply even where there is no water and/or wastewater being consumed except in the case in which the water meter has not been installed.

**6. Utility Services to Tenants**

- 6.1 Utility bills shall only be issued to the owners of the property. The owner may request a duplicate copy to be sent to the tenants. Information or account changes regarding the utility account shall be communicated solely with the owner of the property.

**7. Solid Waste Service Fees:**

- 7.1 The property owner or occupant of a premises receiving Solid Waste Services from the Town is charged a fee as set out in Schedule “A” of this bylaw.
- 7.2 A Solid Waste Service Fee for Residential Garbage (black bin), Residential Recycling (blue bin) and Residential Compost (green bin) collection shall be determined annually.
- 7.3 The service fee shall be charged to each eligible residence receiving the solid waste utility service.
- 7.4 Additional fees for each added black bin, blue bin and green bin will be determined annually. Each additional collection container shall be charged a fee as set out in Schedule “A” of this bylaw.
  - 7.4.1 Thirty (30) days’ notice is required when additional collection containers are added or removed.
- 7.5 The charge for Solid Waste Services will apply even where there is no Solid Waste set out for collection, except in the case in which occupancy has not been granted.
- 7.6 An administrative fee for any change of service will be charged as set out in Schedule “A” of this bylaw.

**8. Transitional**

- 8.1 All versions Utility Charges Bylaw 2022-02 are hereby repealed.
- 8.2 That this Bylaw shall take effect on January 1, 2023.

Read a first time this    day of    2022

Read a second time this this    day of    2022

Read a third and final time this 2 this    day of    2022

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Mayor – Rhonda Hunter

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Chief Administrative Officer – Ethan Gorner

**SCHEDULE "A"**  
(GST exempt, unless otherwise stated)

**Residential Solid Waste Service Charges**

	Current 2022 Rate	Proposed 2023	
Solid Waste Service Fee	\$ 19.00	20.90	per month
Additional Black Bin Service (garbage)	\$ 7.00	7.00	per month
Additional Blue Bin Service (recycling)	\$ 4.00	4.60	per month
Additional Green Bin Service (compost)	\$ 3.00	3.15	per month
Replacement Bin (plus GST)	\$ 80.00	80.00	each
Change of Service Fee (plus GST)	\$ 35.00	35.00	per change

**Water Service Charges**

Bulk Water Charge – Local on Account	\$ 7.00	6.00	per m <sup>3</sup>
Bulk Water Charge – Non-Local on Account and Coin Purchase	n/a	8.10	per m <sup>3</sup>
Infrastructure Fee – Residential	\$ 17.52	n/a	per month
Infrastructure Fee – Commercial/Industrial	\$ 17.52	n/a	per month
Infrastructure Fee – Institutional	\$ 270.00	n/a	per month
Infrastructure Fee – connections with meters 1" and less	n/a	16.86	per month
Infrastructure Fee – connections with meters from 1 ¼" to 2"	n/a	67.45	per month
Infrastructure Fee – connections with meters 3" to 4"	n/a	151.75	per month
Water Consumption Rate	\$ 2.62	3.08	per m <sup>3</sup>
Water Distribution Rate	\$ 1.20	1.44	per m <sup>3</sup>
Water meter testing deposit	\$ 200.00	200.00	Each
Water disconnect/re-connect fee	\$ 100.00	100.00	Each
Water Meter Sales – all sizes (plus GST)			Cost plus 10%

**Wastewater Service Charges**

Infrastructure Fee – Residential	\$ 8.50	n/a	per month
Infrastructure Fee – Commercial/Industrial	\$ 8.50	n/a	per month
Infrastructure Fee – Institutional	\$ 130.00	n/a	per month
Infrastructure Fee – connections with meters 1" and under	n/a	8.31	per month
Infrastructure Fee – connections with meters from 1 ¼" to 2"	n/a	33.24	per month
Infrastructure Fee – connections with meters 3" and over	n/a	74.78	per month
Wastewater Distribution Rate	\$ 1.20	1.47	per m <sup>3</sup>
Wastewater Distribution Rate – users without water service	\$ 20.41	23.62	per month

**Miscellaneous Charges (charged to each account)**

Utility Penalties on overdue balances	1.5%		per month
Printed Utility Bill (no charge for emailed bill)	\$ n/a	2.00	per month
Non-Resident Account Deposit	\$ 200.00		each
Non-Resident surcharge			35%



## REGULAR COUNCIL MEETING Request for Decision (RFD)

**Vision:** *The Place to Grow.*

**Mission:** *Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: Bylaw 2022-18 Corporate Services Rates and Fees  
ORIGINATING DEPARTMENT: Corporate Services

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### **BACKGROUND/PROPOSAL:**

Council gave first reading to Corporate Services Rates and Fees Bylaw 2022-18 at the November 8, 2022 Regular Council Meeting and referred it to the Strategic Planning Committee for review.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES**

The Strategic Planning Committee met on November 16, 2022 and are recommending Corporate Services Rates and Fees Bylaw receive second reading.

The committee discussed the credit card surcharge and agreed that a surcharge of 1.5% be charged on all credit card payments. This is a change from in the past in which an administrative fee was charged on credit card payments for taxes only. The committee requested additional information be brought back about the proposed RCMP fees.

Please find attached Bylaw 2022-18 which includes rates and fees charged for Financial Services, Legislative Services and Protective Services which are set out in Schedule "A".

### **ALIGNMENT WITH STRATEGIC PLAN**

#### **2. An Informed & Engaged Community**

### **RECOMMENDATION**

That Council grant second reading to Corporate Services Rates and Fees Bylaw 2022-18 and refer it back to the Strategic Planning Committee for further review.

**TOWN OF DIDSBURY**  
**Corporate Services Rates and Fees Bylaw**  
**Bylaw No. 2022-18**

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**BEING A BYLAW OF THE TOWN OF DIDSBURY, IN THE PROVINCE OF ALBERTA, RESPECTING RATES AND FEES TO BE CHARGED FOR VARIOUS GOODS AND SERVICES PROVIDED BY THE TOWN OF DIDSBURY.**

**WHEREAS**, pursuant to section 3 of the *Municipal Government Act*, being the Revised Statutes of Alberta 2000, Chapter M-26, as amended, the purposes of a municipality are to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality; and

**WHEREAS**, pursuant to section 7(f) of the *Municipal Government Act* a Council of a municipality may pass bylaws for municipal purposes respecting services provided by or on behalf of the municipality; and

**WHEREAS**, Section 7 and 8 of the *Municipal Government Act*, Chapter M-26, 2000 and amendments thereof authorizes the Council to repeal or amend any bylaws; and

**WHEREAS**, section 6 of the *Municipal Government Act* Revised Statutes of Alberta 2000 and amendments thereto gives a Municipality natural person powers, which imply the power to charge for goods and services provided, and

**WHEREAS**, Goods and Services Tax (GST) is included or exempt where it is not stated;

**NOW, THEREFORE**, the municipal Council of the Town of Didsbury, in the Province of Alberta, duly assembled, enacts as follows:

1. This Bylaw shall be known as the “Corporate Services Rates and Fees Bylaw”.
2. That the rates specified in the Schedule attached be charged for the goods and services as specified.
3. This bylaw comes into full force and effect upon third reading of the bylaw.
4. The schedules attached to this Bylaw form part of this Bylaw.

**5. Paramount Rules**

5.1 If the provisions in any other bylaw conflict with the rules in this Bylaw, this Bylaw will prevail.

**6. Transitional**

6.1 Upon passing of this Bylaw, Schedule “A” and Schedule “D” of Bylaw 2019-15 are hereby repealed.

Read a first time this 8 day of November 2022

Read a second time this    day of    2022

Read a third and final time this    day of

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Mayor – Rhonda Hunter

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Chief Administrative Officer – Ethan Gorner

## SCHEDULE "A"

<b>Administrative Fees</b>	
<b>Description</b>	<b>Rate/Fee</b>
Accounts Receivable Penalties (on outstanding balance)	1.5% per month
Returned Item Fee (payments)	\$30 each
Photo Copy of statutory and general information documents	\$.25 per page +GST
Surcharge on credit card payments	1.5%
Administration fee on Payments made by Credit Card	2.75%
<b>Taxation (GST exempt)</b>	
Tax Certificates	\$35
<b>Property Assessment Appeals</b>	
Residential property 3 or fewer dwellings	\$50
Residential property 4 or more dwellings	\$200
Non-residential property	\$250
<b>Freedom of Information and Protection of Privacy Act (FOIP) Requests</b>	
Initial fee for one-time general information requests	\$25
Continuing requests (processed more than once at pre-determined intervals)	\$50
Additional charges not listed above	As per the FOIP Act
Personal Information requested by applicant – fewer than 40 pages	No charge
Personal Information requested by applicant – exceeds 40 pages	As per the FOIP Act
<b>Fire Services and Response Fees (includes all personnel involved)</b>	
Fire Services fees	As per current Alberta Transportation rates
Expendable/Consumable supplies used in response	Town cost plus 10%
<b>RCMP/Policing Fees</b>	
Police Information Checks	\$40
Police Information Checks – Volunteer	n/c
Fingerprints	\$50
<b>Equipment Rental Rates</b>	
All equipment rentals will be charged at the current rates set out by the Alberta Roadbuilders & Heavy Construction Association (ARHCA – arhca.ab.ca)	



## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: Direct Control Development Permit DP 22-061 (1755545 Alberta Ltd.)  
ORIGINATING DEPARTMENT: Planning & Development

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### BACKGROUND/PROPOSAL:

Administration has received an application in a Direct Control District for two (2) Accessory Buildings – Tarp Buildings located at 3001 – 23 Street. The property is currently zoned DC-01: Direct Control District – Industrial.

### DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

The applicant will be constructing two (2) Accessory Buildings – Tarp Buildings as outlined in the Site Sketch. These Accessory Buildings will be located on the East side of the property beside the Existing Tarp Buildings #4 and #5 as shown in the attached **Schedule C**.

The buildings will be engineered fabric structures to be used for cold storage and piping fabrication and assembly. No foundation is required as the Tarp Buildings will be anchored by concrete blocks.

The size of the buildings are:

Building #1: 44 feet (13.41 metres) x 102 feet (30.48 metres) with a height of 26 feet (7.92 metres)

Building #2: 30 feet (9.14 metres) x 50 feet (15.2 metres) with a height of 24 feet (7.31 metres)

The property is quite large and does have the ability to accommodate the addition of these two (2) Accessory Buildings.

Notice of the proposed development was circulated to adjacent landowners as a courtesy. Administration did not receive any responses to the circulation.

Administration is recommending Council approves DP 22-061 for two (2) Accessory Buildings – Tarp Buildings as outlined in the Site Sketch subject to the following conditions 1 through 6:

### **Location on Lot & Nature of Development**

1. That the nature of the development conforms to the approved site plan, building plans, and the principles set forth in the application;
2. That the applicant/developer contact Alberta One Call to locate any utility lines prior to construction;

### **Safety Code Permits**

3. That the developer obtains a Building Permit and any other applicable safety codes permits (i.e. electrical, plumbing, gas) in accordance with the Safety Codes Act. Note: The Accessory Buildings shall not be occupied until a final inspection has been completed and a Permit Services Report has been issued;



## REGULAR COUNCIL MEETING Request for Decision (RFD)

**Vision:** *The Place to Grow.*

**Mission:** *Creating the Place to Grow.*

### Site Cleanliness/Safety

4. That refuse and garbage during construction shall be kept in appropriate containers and/or properly screened and placed in an approved enclosure until removed for disposal. The applicant/developer is responsible for all construction waste and garbage, site cleanliness, site safety, and is financially responsible for the clean-up of the same;

### General Requirements

5. That the Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/ or Land Use Bylaw;

6. That, if the development authorized by this development permit is not completed as per the requirements of the Land Use Bylaw, such permit approval ceases and the permit is deemed void, expired, and without effect, unless an extension to this period has been previously granted.

### ALIGNMENT WITH STRATEGIC PLAN

#### 2. An Informed & Engaged Community

### RECOMMENDATION

That Council approves DP 22-061 for two (2) Accessory Buildings – Tarp Buildings as outlined in the Site Sketch and the conditions.

OR

A motion at Council's discretion.



**Property Location 3001 – 23 Street  
Portion NW ¼ 19-31-1-5**



# Schedule B Application



## Development Permit - Application

Planning and Development Services, PO Box 790, Didsbury, AB T0M 0W0

Phone 403.335.3391 Fax 403.335.9794

This form is to be completed in full **by the registered owner(s) of the land or by an authorized person** acting on behalf of the registered owner(s).

### For Office Use Only

File Number: DP 22-061  
Date Received: Nov 4, 2022  
Deemed Complete Date: Nov 4, 2022  
Fees: [REDACTED]

<b>1. Name of Registered Landowner(s):</b> <u>1755545 AB LTD</u>	<b>Address:</b> <u>Box 1526</u> <u>Didsbury AB T0M 0W0</u>
	<b>PO Box:</b> _____
	<b>Phone:</b> _____
	<b>Email:</b> _____
<b>2. Name of Applicant/Authorized person acting on behalf of the registered landowner(s):</b> <u>Chris Overwater</u>	<b>Address:</b> <u>[REDACTED]</u>
	<b>PO Box:</b> _____
	<b>Phone:</b> _____
	<b>Email:</b> _____
<b>3. Location</b>	
<b>Address of Property:</b> <u>3001 23rd Street</u> <u>Portion of NW 1/4</u>	
<u>19-31-1 w5</u>	
<b>Legal Description:</b> Lot _____ Block _____ Plan <u>See attached</u>	
<b>4. Type of Development</b>	
<input type="checkbox"/> Residential	
<input type="checkbox"/> Dwelling, Single Detached	
<input type="checkbox"/> Dwelling, Semi-Detached (side by side)	
<input type="checkbox"/> Dwelling, Duplex (up or down)	
<input type="checkbox"/> Dwelling, Multi-Unit	
<input type="checkbox"/> Dwelling, Manufactured	
<input type="checkbox"/> Garage/Shed	
<input type="checkbox"/> Deck	
<input type="checkbox"/> Other: _____	
<input type="checkbox"/> Commercial	
<input type="checkbox"/> Residential/Commercial	
<input checked="" type="checkbox"/> Industrial	
<input type="checkbox"/> Institutional	
<input checked="" type="checkbox"/> Direct Control	
<input type="checkbox"/> Change of Use	
<input type="checkbox"/> Demolition	

DEVELOPMENT PERMIT APPLICATION

Permit #: DP 22-061

PLANNING AND DEVELOPMENT SERVICES

Page 1 of 4

## Development Permit – Application

### 6. Type of Work

New (size in m<sup>2</sup> / ft<sup>2</sup> 6100 ft<sup>2</sup> in 2 parts)  
 Renovation (size in m<sup>2</sup> / ft<sup>2</sup> \_\_\_\_\_)  
 Addition (size in m<sup>2</sup> / ft<sup>2</sup> \_\_\_\_\_)

### Setbacks

Front +100 meters m/ft  
 Rear + 36 m m/ft  
 Right + 40 m m/ft  
 Left + 40 meters m/ft

### 7. Construction Details

Land Use District (Zoning) Industrial-Direct Control  
 Estimated Commencement Nov 7/2022  
 Height of Building (m/ft) 26 ft  
 Proposed development has commenced?  
 Yes ☒ No ☐

Number of off street parking stalls: \_\_\_\_\_  
 Estimated Completion: Dec 15, 2022  
 Cost of Construction: \$170,000<sup>00</sup>  
 Is the property a Municipal Historic Resource?  
 Yes ☐ No ☒

### 8. Description of Work

Please describe in **detail** what is being constructed or the intended use that is being applied for.

Installation of 2- Enclosed fabric structures to be used  
for cold storage and piping fabrication and assembly

14x102 x 26 ft

30x50 x 24 ft

No foundation required. Anchored by concrete blocks

### AUTHORIZATION

(Please ensure that all names and signatures of those listed on the Certificate of Title are included below)

I/We, 175545 AB LTD.

being the registered owner(s) of: NW 1/4 Sec 19-31-1 W5M Portion thereof  
 do hereby authorize Chris Gurnea

to act as Applicant(s) on my/our behalf regarding the Development Permit application of the above mentioned lands.

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for the development approval.

Signature of Owner(s): \_\_\_\_\_

Date: November 4/2022

Signature of Owner(s): \_\_\_\_\_

Date: \_\_\_\_\_

DEVELOPMENT PERMIT APPLICATION

Permit #: DP 22-061

PLANNING AND DEVELOPMENT SERVICES

Page 2 of 4

## Development Permit – Application

### RIGHT OF ENTRY

I/We being the registered owner(s) or person(s) in possession of herein land and building(s) thereon, hereby consent to an authorized person designated by the Town of Didsbury entering upon the said property for the purpose of inspection during the processing of this application.

Signature of Applicant: \_\_\_\_\_

Date: November 4/2022

### SIGNATURES

I have been informed of the Town's bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all of the requirement of the Land Use Bylaw. I hereby declare that the development identified in this application will be conducted in accordance with the plans submitted.

Applicant Name: \_\_\_\_\_

1755575 AB LTD

Signature: \_\_\_\_\_

Date: November 4/2022

*This personal information is being collected under the authority of the Municipal Government Act and will be used in the processing of this application. It is protected by the privacy provisions of the Freedom of Information and Privacy Act. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about collecting or use of this personal information, please contact the Town of Didsbury FOIP Coordinator at 403-335-3391.*

**IMPOTANT NOTICE:** This application does not permit the commencement of construction on the site until a decision is made regarding the proposed development by the Development Authority. A Building Permit may also be required for any development on the site.

### **FOR OFFICE USE ONLY**

Application Fee: \_\_\_\_\_ Receipt No. 2022 008380 Method of Payment: Visa

### **NOTICE OF DECISION**

Approved: ☐ MPC ☐ DO ☐ SDAB

Refused: ☐ MPC ☐ DO ☐ SDAB

☐ Subject to Conditions (see below)

☐ Reasons for Refusal (see below)

Decision Date: \_\_\_\_\_

Date Advertised: \_\_\_\_\_

**DEVELOPMENT PERMIT APPLICATION**

Permit #: DP 22-061

**PLANNING AND DEVELOPMENT SERVICES**

Page 3 of 4

## Development Permit – Application

### Site Plan

ACCESSORY BUILDING (DETACHED GARAGE)

OR

PLOT LOCATION OF ACCESSORY BUILDING ON A COPY OF A REAL PROPERTY REPORT

(indicate the size of detached garage, location of man door, windows, distance from primary building, deck, side and rear yard setback measurements)

STREET

FRONT YARD

Accessory Buildings Shall Not Be Located in Front Yards

PRINCIPAL BUILDING  
(house)

REAR YARD

*See attached RPR with  
markup*

DISTANCE  
FROM SIDE  
PROPERTY  
LINE TO  
WALL OF  
ACCESSORY  
BUILDING



DISTANCE  
FROM SIDE  
PROPERTY  
LINE TO  
WALL OF  
ACCESSORY  
BUILDING



DISTANCE FROM REAR PROPERTY LINE TO WALL OF ACCESSORY BUILDING

LANE

DEVELOPMENT PERMIT APPLICATION

Permit #: DP 22-061

PLANNING AND DEVELOPMENT SERVICES

Page 4 of 4



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Page 1 of 4

To: 1755545 Alberta Ltd.  
3001 - 23rd Street  
DIDSBURY, Alberta

Re: Portion of NW 1/4 Sec. 19-31-1-W5M (See Attached Title)

Date of Survey: 26 March, 2019

Date of Title Search: 07 February, 2019

Title No.: 191 028 443 +2  
(copy attached hereto)

## CERTIFICATION:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly within those standards and as of the date and of this report, I am of the opinion that:

1. the plan illustrates the boundaries of the property, the improvements as defined in part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property.

## PURPOSE

This Report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights of way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at High River, Alberta  
02 April, 2019

File No. 19-104

Ref: 16-215

This document is not valid unless it bears an original signature (in blue ink)  
and a (survey company) permit stamp (in red ink).

  
Stephen R. Hyatt, A.L.S.



**SexSmith Surveys Ltd.**

Box 5122, High River, Alberta, T1V 1M3

©Copyright, 2018

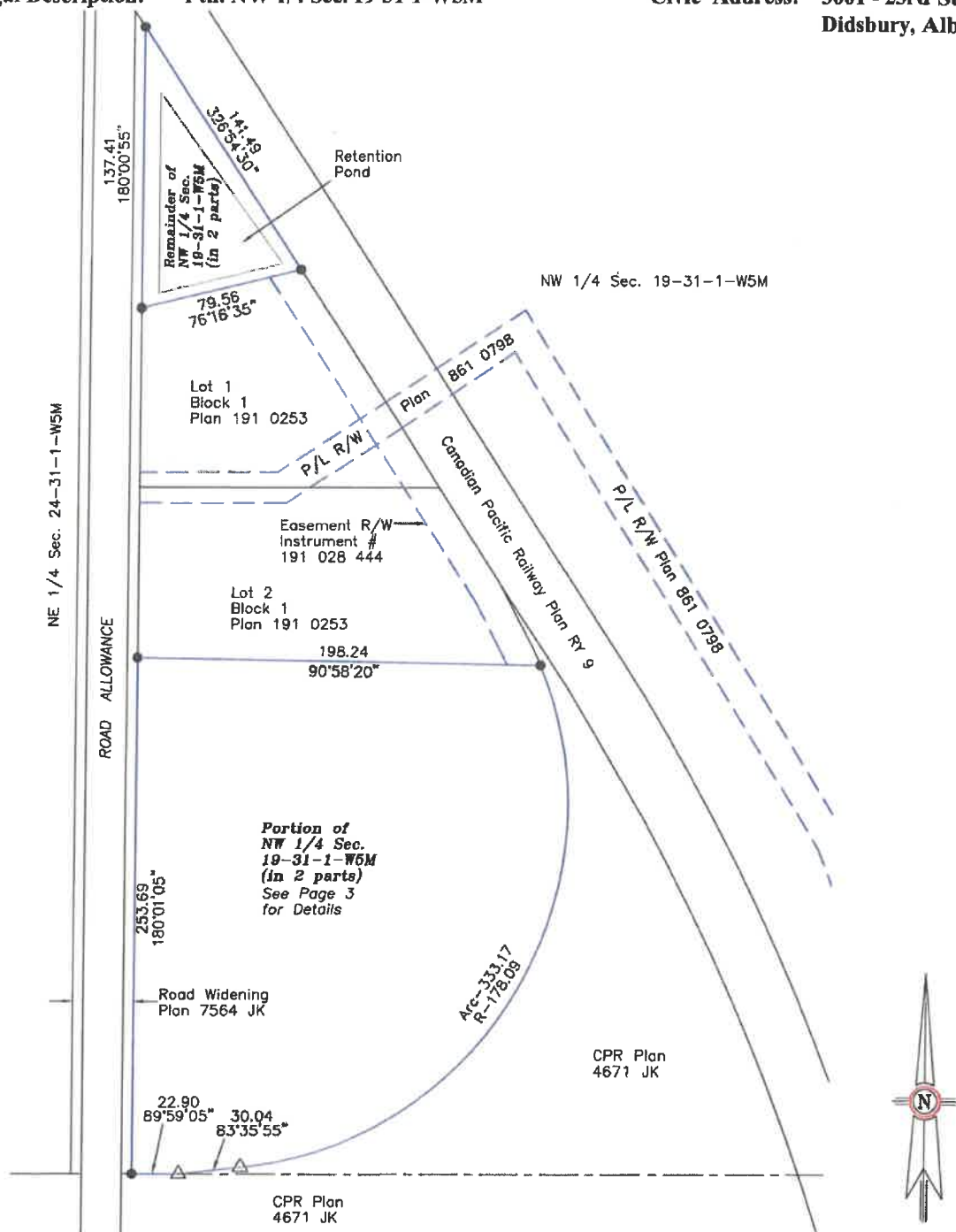


# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 2 of a Real Property Report and is ineffective if it is detached from page 1, 3 or 4. Page 2 of 4

Legal Description: Ptn. NW 1/4 Sec. 19-31-1-W5M

Civic Address: 3001 - 23rd Street  
Didsbury, Alberta



## LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
3. Statutory Iron Posts are shown thus... ●
4. Calculated points are shown thus... △
5. (e) denotes encroachment
6. Eaves are dimensioned to the line of the fascia
7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Scale : 1:3000 Drawn: GFF  
File No. : 19-104

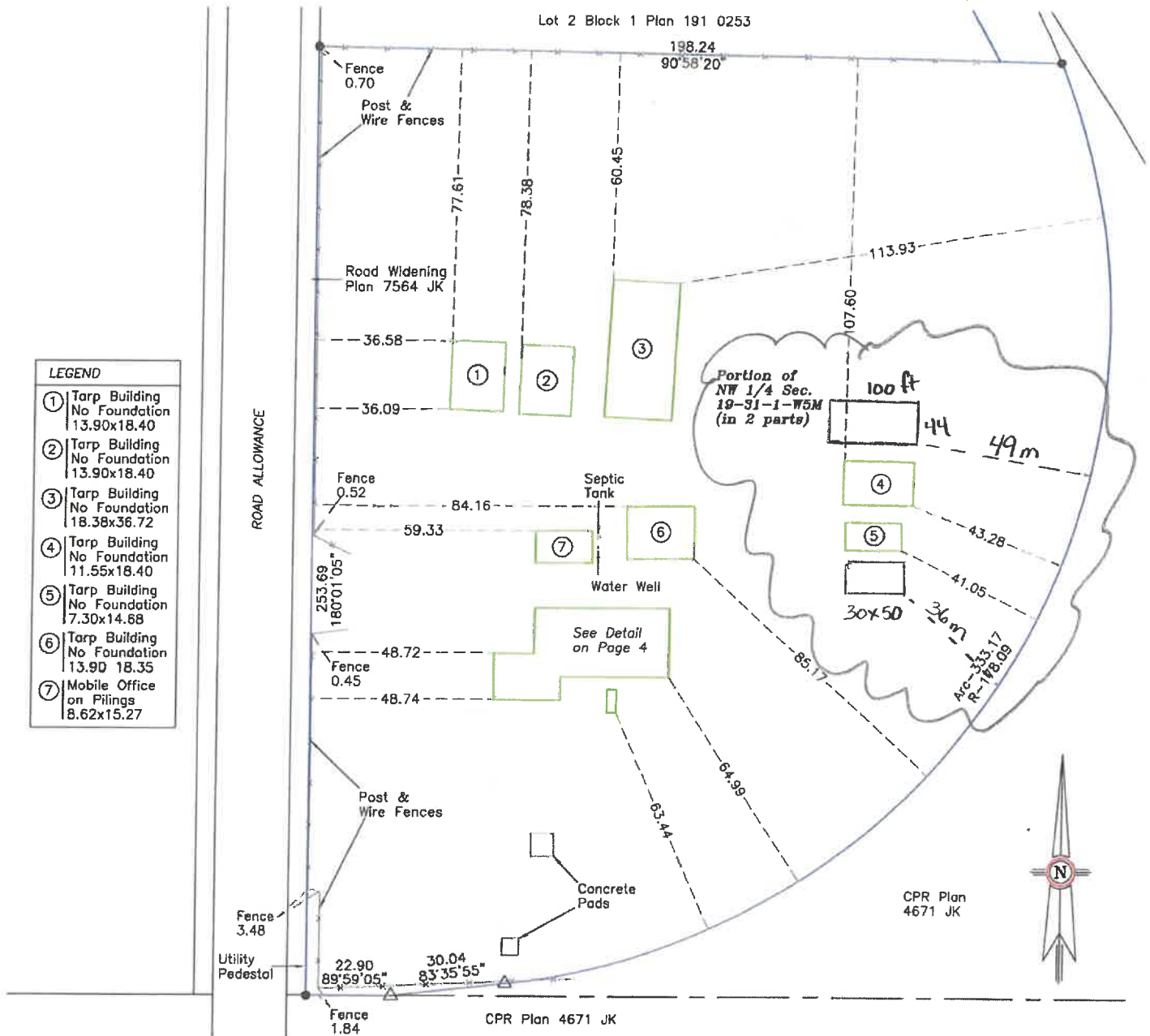
**SexSmith**  
Surveys Ltd.  
Box 5122, High River, Alberta, T1V 1M3  
©Copyright, 2019

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 3 of a Real Property Report and is ineffective if it is detached from page 1, 2 or 4. Page 3 of 4

Legal Description: Ptn. NW 1/4 Sec. 19-31-1-W5M

Civic Address: 3001 - 23rd Street  
Didsbury, Alberta



## ENCUMBRANCES:

**Registration No. Particulars**

See Attached Title for Encumbrances

## LEGEND:

1. Unless otherwise noted, measurements are made to the extent of the exterior walls
2. Distances are shown in metres and decimals thereof
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4. Calculated points are shown thus... △
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Scale : 1:1500 Drawn: GFF  
File No. : 19-104



**SexSmith  
Surveys Ltd.**

Box 5122, High River, Alberta, T1V 1M3

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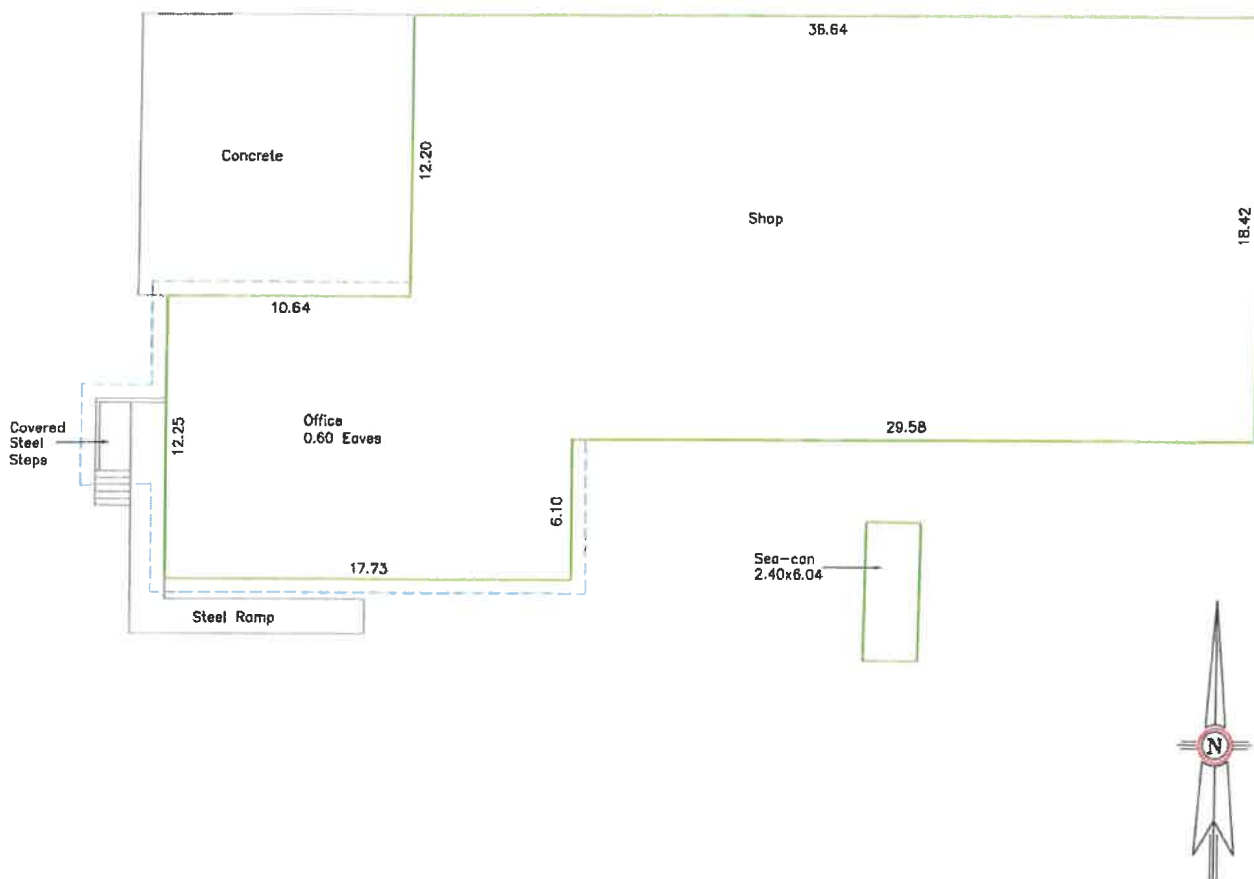


# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 4 of a Real Property Report and is ineffective if it is detached from page 1, 2 or 3. Page 4 of 4

Legal Description: Ptn. NW 1/4 Sec. 19-31-1-W5M

Civic Address: 3001 - 23rd Street  
Didsbury, Alberta



## ENCUMBRANCES:

Registration No. Particulars  
See Attached Title for Encumbrances

## LEGEND:

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7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Scale : 1:300 Drawn: GFF  
File No. : 19-104



SexSmith  
Surveys Ltd.

Box 5122, High River, Alberta, T1V 1M3

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CERTIFIED COPY OF  
CERTIFICATE OF TITLE

B

LINC                      SHORT LEGAL  
0038 220 505            5;1;31;19;NW

TITLE NUMBER: 191 028 443 +2  
SUBDIVISION PLAN  
DATE: 07/02/2019

## AT THE TIME OF THIS CERTIFICATION

1755545 ALBERTA LTD.  
OF COMP 54, SITE 7, RR 2  
DIDSBURY  
ALBERTA T0M 0W0

IS THE OWNER OF AN ESTATE IN FEE SIMPLE  
OF AND IN

MERIDIAN 5    RANGE 1    TOWNSHIP 31  
SECTION 19  
QUARTER NORTH WEST  
THAT PORTION WHICH LIES WEST OF RAILWAY PLAN RY9  
AND NORTH OF ROAD PLAN 4671JK  
CONTAINING 7.71 HECTARES (19.06 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	7564JK	0.295	0.73	
SUBDIVISION	1910253	2.60	6.42	

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-  
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
131 266 662	18/10/2013	MORTGAGE MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA. 200, 6700 MACLEOD TR SE CALGARY ALBERTA T2H0L3 ORIGINAL PRINCIPAL AMOUNT: \$1,800,000
131 266 663	18/10/2013	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA. 200, 6700 MACLEOD TR SE CALGARY ALBERTA T2H0L3 AGENT - FRED W DENT
141 341 185	15/12/2014	CAVEAT RE : AGREEMENT CHARGING LAND . ETC. CAVEATOR - FORTISALBERTA INC. ATTN: LAND DEPT. 320 17 AVE SW CALGARY ALBERTA T2S2V1

( CONTINUED )

TO: SEXSMITH, MICHAEL L.

FROM: ALTA Production

01:34MST

Page 3/9

PAGE 2

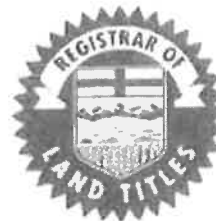
CERTIFIED COPY OF  
CERTIFICATE OF TITLE

SHORT LEGAL 5;1;31;19;NW  
NAME 1755545 ALBERTA LTD.  
NUMBER 191 028 443 +2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		AGENT - GARRY SIMPSON
151 040 400	09/02/2015	AMENDING AGREEMENT AMOUNT: \$2,000,000 AFFECTS INSTRUMENT: 131266662
151 063 730	05/03/2015	POSTPONEMENT OF CAVE 141341185 TO AMEA 151040400
191 028 444	07/02/2019	EASEMENT AS TO PORTION OR PLAN:PORTION OVER AND FOR BENEFIT OF: SEE INSTRUMENT
191 028 445	07/02/2019	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF DIDSBURY. 1606-14 STREET, BOX 790 DIDSBURY ALBERTA T0M0W0

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF  
THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 07 DAY OF FEBRUARY ,2019



\*SUPPLEMENTARY INFORMATION\*

MUNICIPALITY: TOWN OF DIDSBURY  
REFERENCE NUMBER:  
131 266 661  
TOTAL INSTRUMENTS: 007



## LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0038 220 505	5;1;31;19;NW	191 028 443 +2

### LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 31  
SECTION 19  
QUARTER NORTH WEST  
THAT PORTION WHICH LIES WEST OF RAILWAY PLAN RY9  
AND NORTH OF ROAD PLAN 4671JK  
CONTAINING 7.71 HECTARES (19.06 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	7564JK	0.295	0.73	
SUBDIVISION	1910253	2.60	6.42	

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF DIDSBURY

REFERENCE NUMBER: 131 266 661

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

---

191 028 443 07/02/2019 SUBDIVISION PLAN

### OWNERS

1755545 ALBERTA LTD.  
OF COMP 54, SITE 7, RR 2  
DIDSBURY  
ALBERTA TOM OW0

---

### ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

---

131 266 662 18/10/2013 MORTGAGE

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 191 028 443 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.  
200, 6700 MACLEOD TR SE  
CALGARY  
ALBERTA T2H0L3  
ORIGINAL PRINCIPAL AMOUNT: \$1,800,000

131 266 663 18/10/2013 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.  
200, 6700 MACLEOD TR SE  
CALGARY  
ALBERTA T2H0L3  
AGENT - FRED W DENT

141 341 185 15/12/2014 CAVEAT  
RE : AGREEMENT CHARGING LAND , ETC.  
CAVEATOR - FORTISALBERTA INC.  
ATTN: LAND DEPT.  
320 17 AVE SW  
CALGARY  
ALBERTA T2S2V1  
AGENT - GARRY SIMPSON

151 040 400 09/02/2015 AMENDING AGREEMENT  
AMOUNT: \$2,000,000  
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OVER AND FOR BENEFIT OF: SEE INSTRUMENT

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RE : DEFERRED RESERVE  
CAVEATOR - THE TOWN OF DIDSBURY.  
1606-14 STREET, BOX 790  
DIDSBURY  
ALBERTA T0M0W0

TOTAL INSTRUMENTS: 007

PENDING REGISTRATION QUEUE

DRR RECEIVED  
NUMBER DATE (D/M/Y) CORPORATE LLP TRADENAME LAND ID

( CONTINUED )

PENDING REGISTRATION QUEUE

PAGE 3

# 191 028 443 +2

DRR RECEIVED  
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

LAND ID

D00ANVQ 20/09/2022 ALTALAW LLP

403-343-0812

CUSTOMER FILE NUMBER:

57179NLRSO

001

EASEMENT

0038 220 505

002

DISCHARGE

0038 220 505

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 4 DAY OF  
NOVEMBER, 2022 AT 10:24 A.M.

ORDER NUMBER: 45791039

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE  
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.



## LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0038 220 505       5;1;31;19;NW                      191 028 443 +2

### LEGAL DESCRIPTION

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ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF DIDSBURY

REFERENCE NUMBER: 131 266 661

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REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----

191 028 443      07/02/2019      SUBDIVISION PLAN

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1755545 ALBERTA LTD.  
OF COMP 54, SITE 7, RR 2  
DIDSBURY  
ALBERTA TOM OW0

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----

131 266 662      18/10/2013 MORTGAGE

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 191 028 443 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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ALBERTA T2H0L3  
ORIGINAL PRINCIPAL AMOUNT: \$1,800,000

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CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.  
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CALGARY  
ALBERTA T2H0L3  
AGENT - FRED W DENT

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RE : AGREEMENT CHARGING LAND , ETC.  
CAVEATOR - FORTISALBERTA INC.  
ATTN: LAND DEPT.  
320 17 AVE SW  
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ALBERTA T2S2V1  
AGENT - GARRY SIMPSON

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RE : DEFERRED RESERVE  
CAVEATOR - THE TOWN OF DIDSBURY.  
1606-14 STREET, BOX 790  
DIDSBURY  
ALBERTA T0M0W0

TOTAL INSTRUMENTS: 007

PENDING REGISTRATION QUEUE

DRR RECEIVED  
NUMBER DATE (D/M/Y) CORPORATE LLP TRADENAME LAND ID

( CONTINUED )



PENDING REGISTRATION QUEUE

PAGE 3

# 191 028 443 +2

DRR RECEIVED  
NUMBER DATE (D/M/Y)

CORPORATE LLP TRADENAME

LAND ID

D00ANVQ 20/09/2022 ALTALAW LLP  
403-343-0812  
CUSTOMER FILE NUMBER:  
57179NLRSO

001 EASEMENT  
002 DISCHARGE

0038 220 505  
0038 220 505

TOTAL PENDING REGISTRATIONS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
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ORDER NUMBER: 45791039

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THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

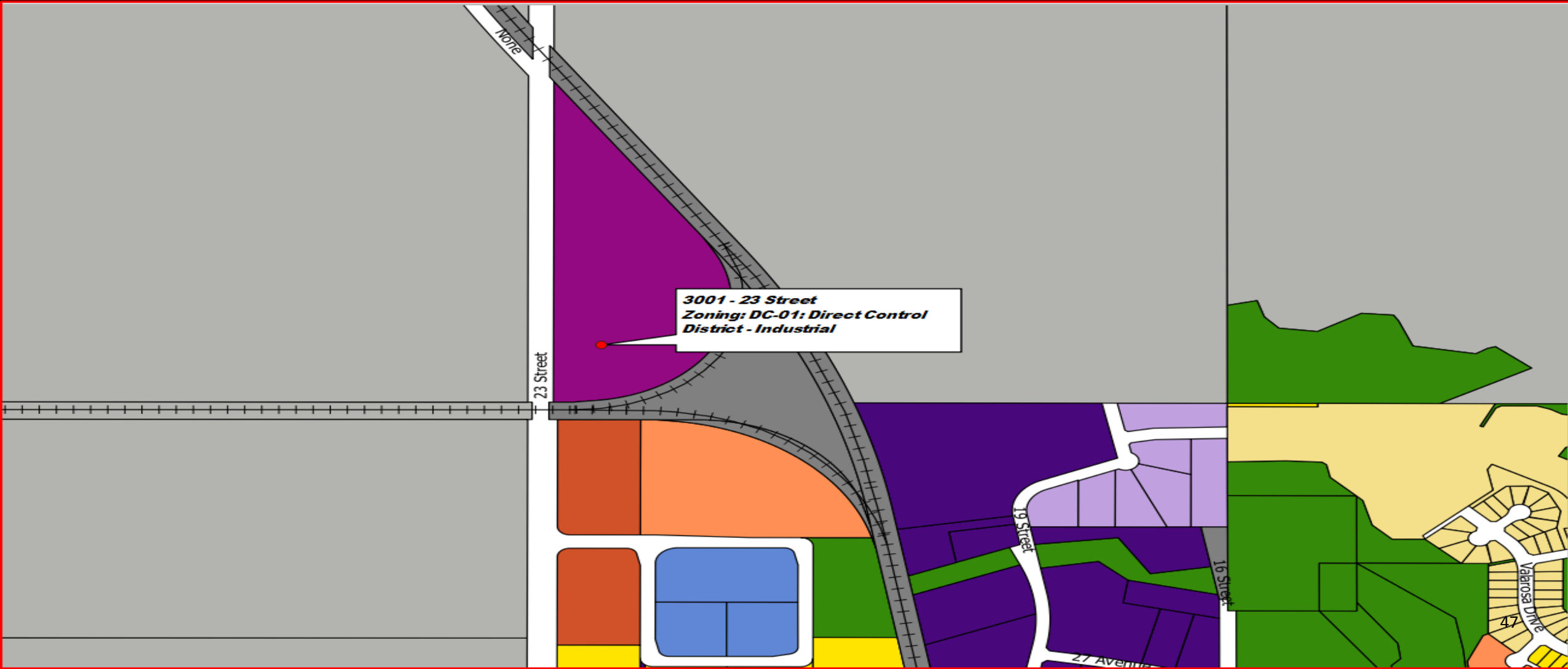
IF MORE INFORMATION IS REQUIRED ON A PENDING REGISTRATION WHERE  
THE CONTACT INFORMATION DISPLAYS N/A PLEASE EMAIL LTO@GOV.AB.CA.





Proposed Development  
Accessory Buildings – Tarp Buildings  
3001 – 23 Street

Schedule D – Location





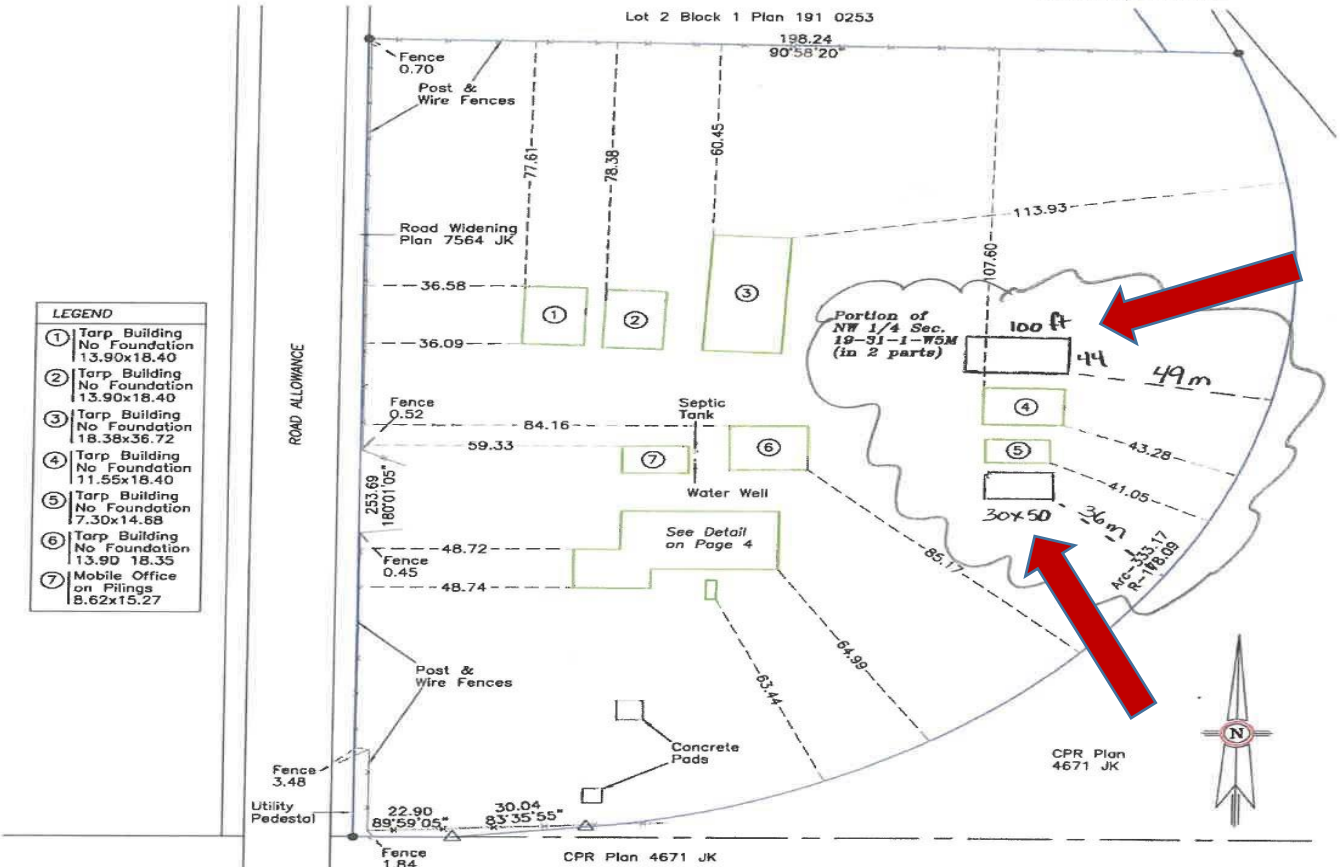
Proposed Development  
Accessory Buildings –  
Tarp Buildings  
3001 – 23 Street

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT - PLAN

This plan is page 3 of a Real Property Report and is ineffective if it is detached from page 1, 2 or 4. Page 3 of 4

Legal Description: Ptn. NW 1/4 Sec. 19-31-1-W5M

Civic Address: 3001 - 23rd Street  
Didsbury, Alberta



ENCUMBRANCES:  
Registration No. Particulars  
See Attached Title for Encumbrances

- LEGEND:
1. Unless otherwise noted, measurements are made to the extent of the exterior walls
  2. Distances are shown in metres and decimals thereof
  3. Statutory Iron Posts are shown thus... ●
  4. Calculated points are shown thus... △
  5. (e) denotes encroachment
  6. Eaves are dimensioned to the line of the fascia
  7. Unless otherwise noted, fences are shown within 0.20m of Property Lines



Scale : 1:1500 Drawn: GFF  
File No. : 19-104  
**SexSmith  
Surveys Ltd.**  
Box 5122, High River, Alberta, T1V 1M3  
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Proposed Development  
Accessory Buildings – Tarp Buildings  
3001 – 23 Street

Schedule D – Location







Proposed Development  
Accessory Buildings – Tarp Buildings  
3001 – 23 Street (Facing East from 23 Street)  
Arrows Showing Proposed Location of Buildings





## REGULAR COUNCIL MEETING Request for Decision (RFD)

**Vision:** *The Place to Grow.*

**Mission:** *Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: Direct Control Development Permit DP 22-062 Care Facility (Animal)  
ORIGINATING DEPARTMENT: Planning & Development

---

### **BACKGROUND/PROPOSAL:**

Administration has received an application for a **Care Facility (Animal) – Dog Daycare** located at Unit #1, 2825 – 19 Street. The property is zoned DC-IND: Direct Control District – Industrial. Uses allowed in this District shall be at the discretion of Council.

Care Facility (Animal) is defined as:

**CARE FACILITY (ANIMAL)** – means a Development used for the accommodation, boarding, breeding, impoundment, training, and medical treatment of livestock animals which also includes household domestic animals. Typical uses include veterinary clinics and 24-hour veterinary services.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES**

The applicant is looking to operate a Dog Daycare. The purpose of the Dog Daycare is to provide dog owners in Central Alberta with a safe & trustworthy place to bring their dogs for daycare, grooming, training, rehabilitation, and professional photography.

The proposed Dog Daycare will be operated by professionals with more than 15 years of experience handling & rehabilitating dogs on a full time basis. The applicants currently own and operate a boarding & training facility located in Strathmore, Alberta.

The Applicant will be renovating the interior of the building to include a 30 ft. x 22 ft. indoor heated space for daycare use, a 10 ft. x 12 ft. office and a 22 ft. x 20 ft. photo studio. The outside area will have a 10 ft. x 20 ft. fenced dog run with a future expansion of a 20 ft. x 35 ft. fenced dog run.

### **Land Use Bylaw 2019-04- Section 3-60 “Parking Stall Requirements”**

***Office/Care Facility (Clinic)/Animal Services 2.5 stalls per 100 meters<sup>2</sup> (1076.39 feet<sup>2</sup>) gross floor area***

Under the Land Use Bylaw, 2.5 parking stalls are required for every 1076.39 sq. ft. of gross floor area. The approximate floor area of this development is 1200 sq. ft. Therefore, the required number of parking stalls for this space would be just over 2.5 stalls. The applicant is able to meet the parking requirements and will be able to provide parking at the front of the building. However, parking will not be an issue as the stalls would only be required for drop off and pick up times throughout the day. Hours of operation will be 6:00 a.m. to 6:00 p.m. Monday to Friday.

Notice of this proposed development was circulated to adjacent landowners for the opportunity to comment; Administration did not receive any responses to the circulation.

Administration is recommending Council approves DP 22-062 for Care Facility (Animal) – Dog Daycare as outlined in the Site Sketch subject to the following conditions 1 through 5:



## REGULAR COUNCIL MEETING Request for Decision (RFD)

**Vision:** *The Place to Grow.*

**Mission:** *Creating the Place to Grow.*

### Location on Lot & Nature of Development

1. That the nature of the development conforms to the approved site plan, building plans, and the principles set forth in the application.

### Safety Code Permits

2. That the developer obtains a Building Permit and any other applicable safety codes permits (i.e. electrical, plumbing, gas) in accordance with the Safety Codes Act. Note: the Care Facility shall not be occupied until a final inspection has been completed and a Permit Services Report has been issued.

### Site Cleanliness/Safety

3. That refuse and garbage during construction shall be kept in appropriate containers and/or properly screened and placed in an approved enclosure until removed for disposal. The applicant/developer is responsible for all construction waste and garbage, site cleanliness, site safety and is financially responsible for the clean-up of the same.

### General Requirements

4. That the Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/ or Land Use Bylaw;

5. That, if the development authorized by this Development Permit is not completed as per the requirements of the Land Use Bylaw, such permit approval ceases and the permit is deemed void, expired and without effect, unless an extension to this period has been previously granted.

### ALIGNMENT WITH STRATEGIC PLAN

#### 1. Economic Prosperity

### RECOMMENDATION

That Council approves DP 22-062 for a Care Facility (Animal) – Dog Daycare as outlined in the Site Sketch and conditions as listed.

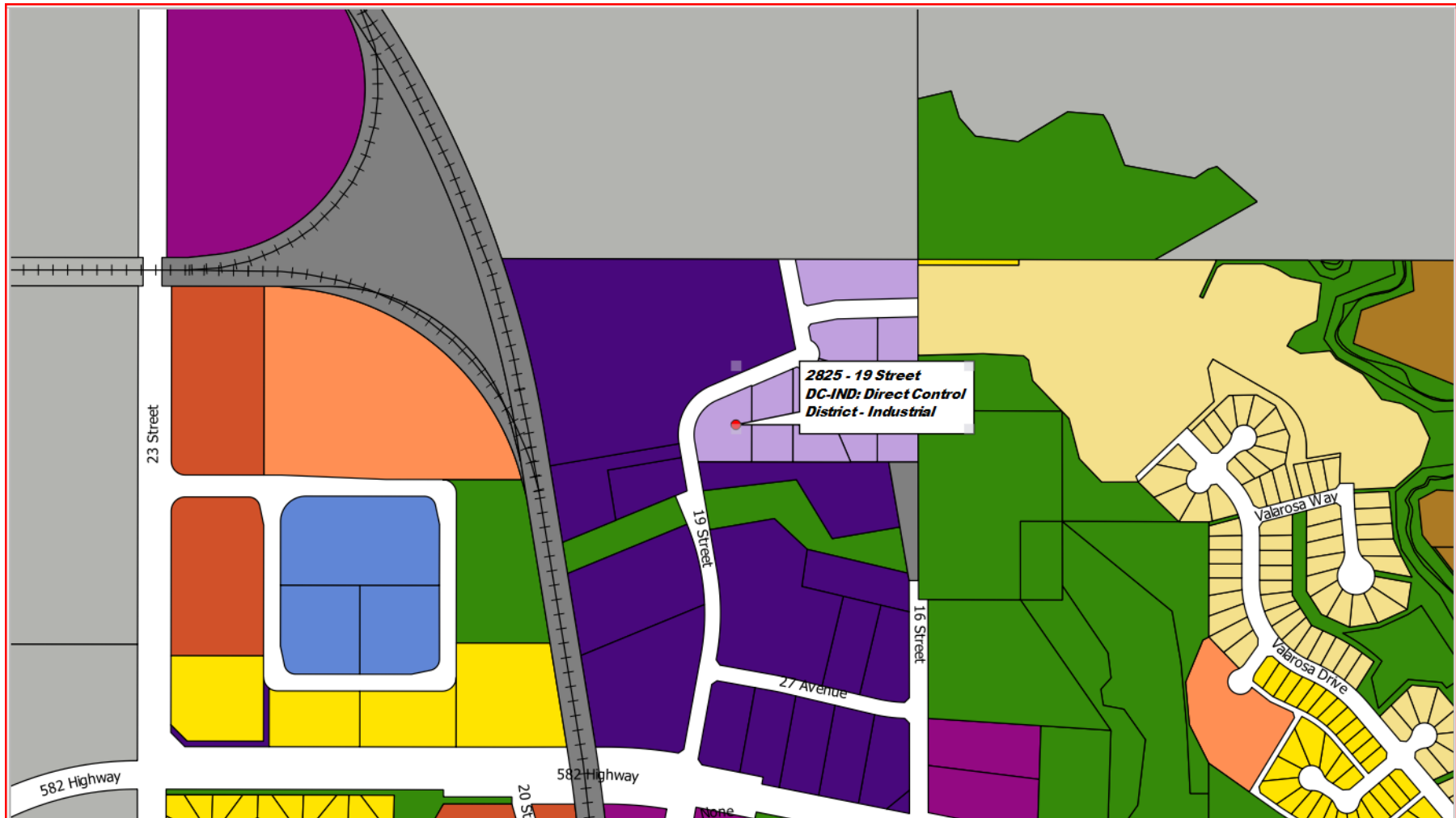
Or

A Motion at Council's Discretion



## Schedule A Location Map

### Proposed Development Care Facility (Animal) Unit #1, 2825- 19 Street



# Schedule B: Application



## Development Permit - Application

Planning and Development Services, PO Box 790, Didsbury, AB T0M 0W0

Phone 403.335.3391 Fax 403.335.9794

This form is to be completed in full by the registered owner(s) of the land or by an authorized person acting on behalf of the registered owner(s).

### For Office Use Only

File Number: DP 22-062  
Date Received: Nov 9, 2022  
Deemed Complete Date: Nov 9, 2022  
Fees: [REDACTED]

#### 1. Name of Registered Landowner(s):

James Carpenter  
2208769 AB Ltd.  
Didsbury, AB

#### Address:

PO Box:

Phone:

Email:

#### 2. Name of Applicant/Authorized person acting on behalf of the registered landowner(s):

Kim Mantai

#### Address:

PO Box:

Phone:

Email:

#### 3. Location

Address of Property:

Unit #1

2825 - 19 St Didsbury

Legal Description: Lot XX 1 Block XX 5 Plan 071 4629

#### 4. Type of Development

☐

Residential

- ☐ Dwelling, Single Detached
- ☐ Dwelling, Semi-Detached (side by side)
- ☐ Dwelling, Duplex (up or down)
- ☐ Dwelling, Multi-Unit

☐

Dwelling, Manufactured

☐

Garage/Shed

☐

- Deck

☐

Other: \_\_\_\_\_

☐

Commercial

☐

Residential/Commercial

☐

Industrial

☐

Institutional

☒

Direct Control

Care Facility (Animal)

☐

Change of Use

☐

Demolition

DEVELOPMENT PERMIT APPLICATION

Permit #: DP 22062

PLANNING AND DEVELOPMENT SERVICES

Page 1 of 4

## Development Permit – Application

<b>6. Type of Work</b> New (size in m <sup>2</sup> / ft <sup>2</sup> <u>n/a</u> ) Renovation (size in m <sup>2</sup> / ft <sup>2</sup> <u>n/a</u> ) Addition (size in m <sup>2</sup> / ft <sup>2</sup> <u>n/a</u> )		<b>Setbacks</b> Front <u>n/a</u> m/ft Rear <u>n/a</u> m/ft Right <u>n/a</u> m/ft Left <u>n/a</u> m/ft
<b>7. Construction Details</b> Land Use District (Zoning) <u>Direct Control</u> Estimated Commencement <u>December</u> Height of Building (m/ft) <u>n/a</u> Proposed development has commenced? Yes <input type="checkbox"/> No <input type="checkbox"/>		Number of off street parking stalls: <u>3+</u> Estimated Completion: <u>n/a</u> Cost of Construction: _____ Is the property a Municipal Historic Resource? Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>8. Description of Work</b> Please describe in <u>detail</u> what is being constructed or the intended use that is being applied for.  <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"><u>In partnership with my son Daniel Mantai we would operate a dog day care as well as a photo studio in the building. There will be a fenced area outside for a play yard.</u></div> _____ _____ _____ _____		
<b>AUTHORIZATION</b> (Please ensure that <u>all</u> names and signatures of those listed on the Certificate of Title are included below)		
I/We, <u>2208769 AB Ltd.</u> being the registered owner(s) of: <u>2825 - 19<sup>th</sup> Street, Didsbury, AB</u> do hereby authorize <u>Kim Mantai</u> to act as Applicant(s) on my/our behalf regarding the Development Permit application of the above mentioned lands. The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for the development approval.		
JC Signature of Owner(s): Date: _____	<div style="background-color: black; width: 300px; height: 100px; margin: 0 auto;"></div> Signature of Owner(s): Date: <u>Nov 8/22</u>	

## Development Permit – Application

### RIGHT OF ENTRY

3c I/We being the registered owner(s) or person(s) in possession of herein land and building(s) thereon, hereby consent to an authorized person designated by the Town of Didsbury entering upon the said property for the purpose of inspection during the processing of this application.

Signature of Applicant: \_\_\_\_\_

Date: Nov 8/22

### SIGNATURES

I have been informed of the Town's bylaws, policies and regulations regarding this application. I understand that this permit application may be refused if the proposed development does not conform to all of the requirement of the Land Use Bylaw. I hereby declare that the development identified in this application will be conducted in accordance with the plans submitted.

me Applicant Name: Kim Mantai

Signature \_\_\_\_\_

Date: Nov. 7, 2022

*This personal information is being collected under the authority of the Municipal Government Act and will be used in the processing of this application. It is protected by the privacy provisions of the Freedom of Information and Privacy Act. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about collecting or use of this personal information, please contact the Town of Didsbury FOIP Coordinator at 403-335-3391.*

**IMPOTANT NOTICE:** This application does not permit the commencement of construction on the site until a decision is made regarding the proposed development by the Development Authority. A Building Permit may also be required for any development on the site.

### FOR OFFICE USE ONLY

Application Fee \_\_\_\_\_ Receipt No. 202200 Method of Payment: Debit  
8471

### NOTICE OF DECISION

Approved: ☐ MPC ☐ DO ☐ SDAB Council DC  
Refused: ☐ MPC ☐ DO ☐ SDAB

- ☐ Subject to Conditions (see below)  
☐ Reasons for Refusal (see below)

Decision Date: \_\_\_\_\_

Date Advertised: \_\_\_\_\_

# SITE SECURITY PLAN

All fencing to be six foot high with razor wire.

19th STREET

Lot 1  
Block 5  
Plan 071 4629  
Unit #5B  
2825 - 19th Street  
Didsbury, Alberta

Lot 2 Block 1 Plan 071 4629

Lot 9, Block 4 Plan 021 1377

Unit # 1 - 2825-19th Street

# **Executive Summary**

**Dogtown is a multi-service canine centre, offering a unique array of services, capitalizing on multiple income opportunities and expanding the target market province wide.**

**Dogtown is operated by professionals with more than 15 years of experience handling and rehabilitating dogs full time in our current family-owned and operated boarding/ training facility. Kim & Dan Mantai own Eagle Lake Boarding Kennel & Rehabilitation Centre near Strathmore, Alberta.**

**Dogtown's purpose is to provide dog owners of Cental Alberta with a safe and trustworthy place to bring their dogs for daycare, grooming, training, rehabilitation and professional photography.**

# Overview of Services

## Daycare

With capacity to handle 10-15 dogs per day, the daycare is structured to provide each dog with a full day's worth of supervised exercise, socialization, and outside playtime, balanced with rest and down-time in the large indoor space. The daycare will provide Dogtown with consistent income from loyal clients within the local region, and funnel-in grooming, training, rehab, and photography opportunities. Dogs will be separated by size and levels of sociability, and there will be several different areas where they can socialize with other dogs that bark up the same tree.

## Grooming

Dogtown will hire a groomer and provide them a top-notch grooming area where they will have everything they need to groom Dogtown's clients, as well as any clients they bring in.

## Puppy training

The routine and calm-assertive leadership during supervised socialization the dogs experience at Dogtown is an ideal setting for puppies to learn routine, rules, and respect. Along with what the dog learns at Dogtown, consultations will be done with the owners to ensure they know what to do at home to ensure long-lasting success.

## Behaviour training

Clients begin with a one on one assessment with their dog, where a plan of action is put into place suited for each dog's particular needs regarding behaviour modification training. The positive environment at Dogtown, combined with the calm-assertive leadership displayed by the staff, is an ideal environment for shy and nervous dogs to learn to come out of their shell and play with other dogs. Dogs often misbehave because they have excess energy and don't get enough exercise on a regular basis, as well as not having their natural instincts satisfied. The recreational activities at Dogtown provide perfect outlets for training clients and can provide owners with the solution to what has been missing in their dog's life.

## Photography

Dan Mantai is a Photojournalism graduate from The Southern Alberta Institute of Technology who has worked as a freelance portrait and landscape photographer for the past 8 years. A full-service photography studio will be incorporated into Dogtown and can provide clients with professional studio photos of their dogs, while also being able to serve human clients looking for professional photography services.

### **Side note – Aqua Therapy**

Dan will be completing a course in canine rehabilitation therapy, and will be able to create and implement therapy plans to increase my canine clients' mobility and minimize any pain they may be experiencing as a result of an injury or chronic condition. Dogtown will work with the client through the treatment plan, making adjustments as necessary to ensure that progress is being made in each session. Having an Aqua Therapy pool will be a major benefit of Dogtown's rehabilitation services, as swimming is the best form of exercise for dogs recovering from injury, surgery, or trying to lose weight. The buoyancy of water helps support body weight, taking the pressure off joints. This makes swimming and other water-based activities good choices for dogs who have suffered knee injuries, and provides them with adequate exercise and helps maintain cardiovascular fitness at a time when injuries might otherwise keep them on the sidelines.





# LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0032 711 509           0714629;5;1           181 074 778

LEGAL DESCRIPTION  
PLAN 0714629  
BLOCK 5  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.405 HECTARES (1 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;1;31;19;SW

MUNICIPALITY: TOWN OF DIDSBURY

REFERENCE NUMBER: 131 222 514

-----				
REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
-----				
181 074 778	13/04/2018	TRANSFER OF LAND	\$765,000	CASH & MORTGAGE

## OWNERS

2208769 ALBERTA LTD.  
OF BOX 777  
DIDSBURY  
ALBERTA T0M 0W0  
(DATA UPDATED BY: CHANGE OF NAME 191217507)

## ----- ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
-----		
071 469 153	19/09/2007	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF DIDSBURY. BOX 790 DIDSBURY ALBERTA TOMOWO GRANTEE - ATCO GAS AND PIPELINES LTD. 5439 47TH STREET RED DEER

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 181 074 778

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----

ALBERTA T4N1S1  
GRANTEE - TELUS COMMUNICATIONS INC.  
411-1 STREET S.E.,  
CALGARY  
ALBERTA T2G4Y5  
GRANTEE - SHAW COMMUNICATIONS INC.  
630-3RD AVE SW  
CALGARY  
ALBERTA T2P4L4  
GRANTEE - FORTISALBERTA INC.  
700, 801 - 7 AVE SW  
CALGARY  
ALBERTA T2P3P7  
AS TO PORTION OR PLAN:0714630

181 074 779    13/04/2018 MORTGAGE  
MORTGAGEE - ATB FINANCIAL.  
8008-104 ST  
EDMONTON  
ALBERTA T6E4E2  
ORIGINAL PRINCIPAL AMOUNT: \$765,000

181 074 780    13/04/2018 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - ATB FINANCIAL.  
8008-104 ST  
EDMONTON  
ALBERTA T6E4E2  
AGENT - DANIEL C HARDER

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 9 DAY OF  
NOVEMBER, 2022 AT 01:56 P.M.

ORDER NUMBER: 45826996

CUSTOMER FILE NUMBER:



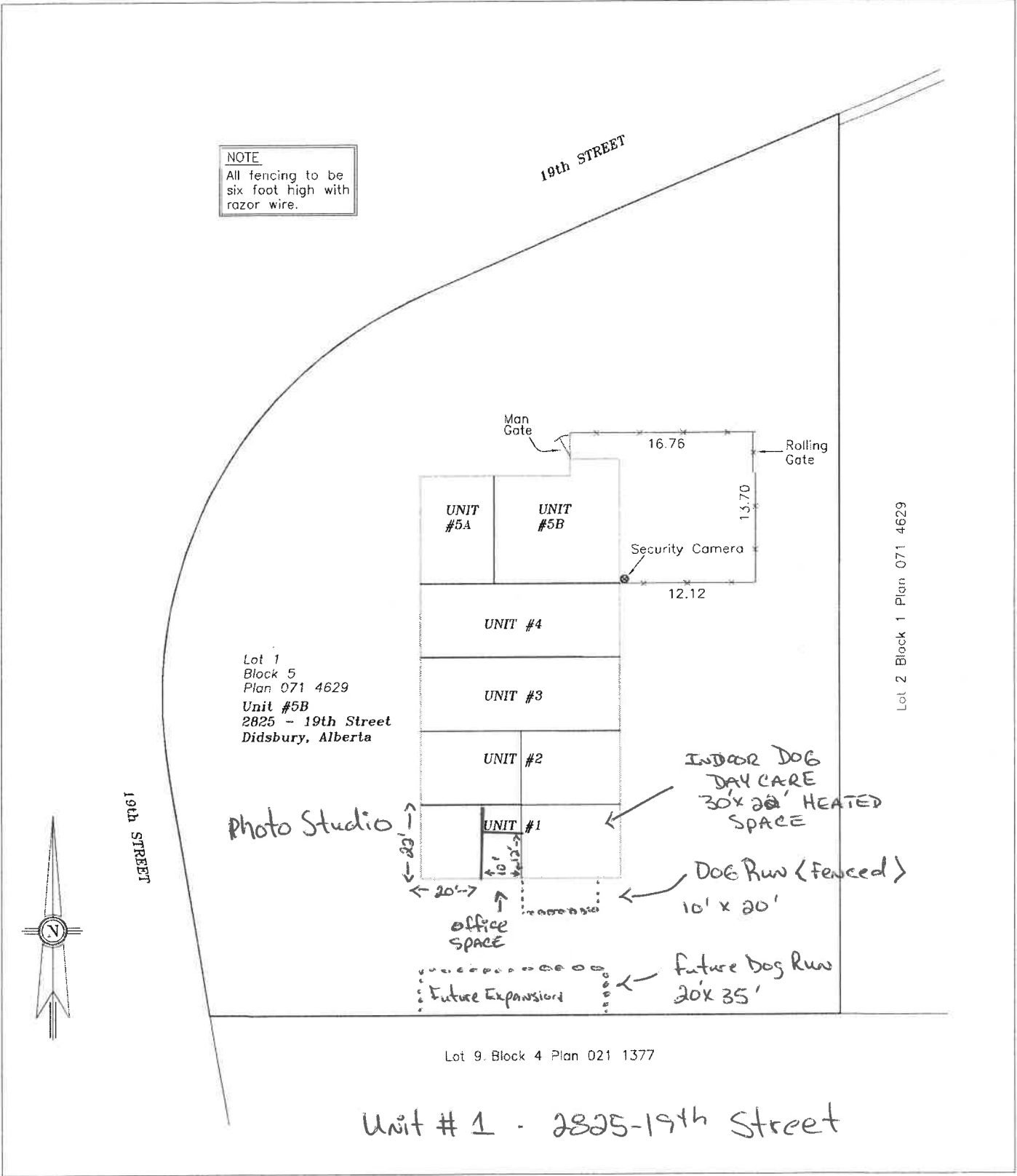
\*END OF CERTIFICATE\*

( CONTINUED )

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SITE SECURITY PLAN





Proposed Development  
Care Facility (Animal)  
Unit #1, 2825- 19 Street







Proposed Development  
Care Facility (Animal)  
Unit #1, 2825- 19 Street





Proposed Development  
Care Facility (Animal)  
Unit #1, 2825- 19 Street





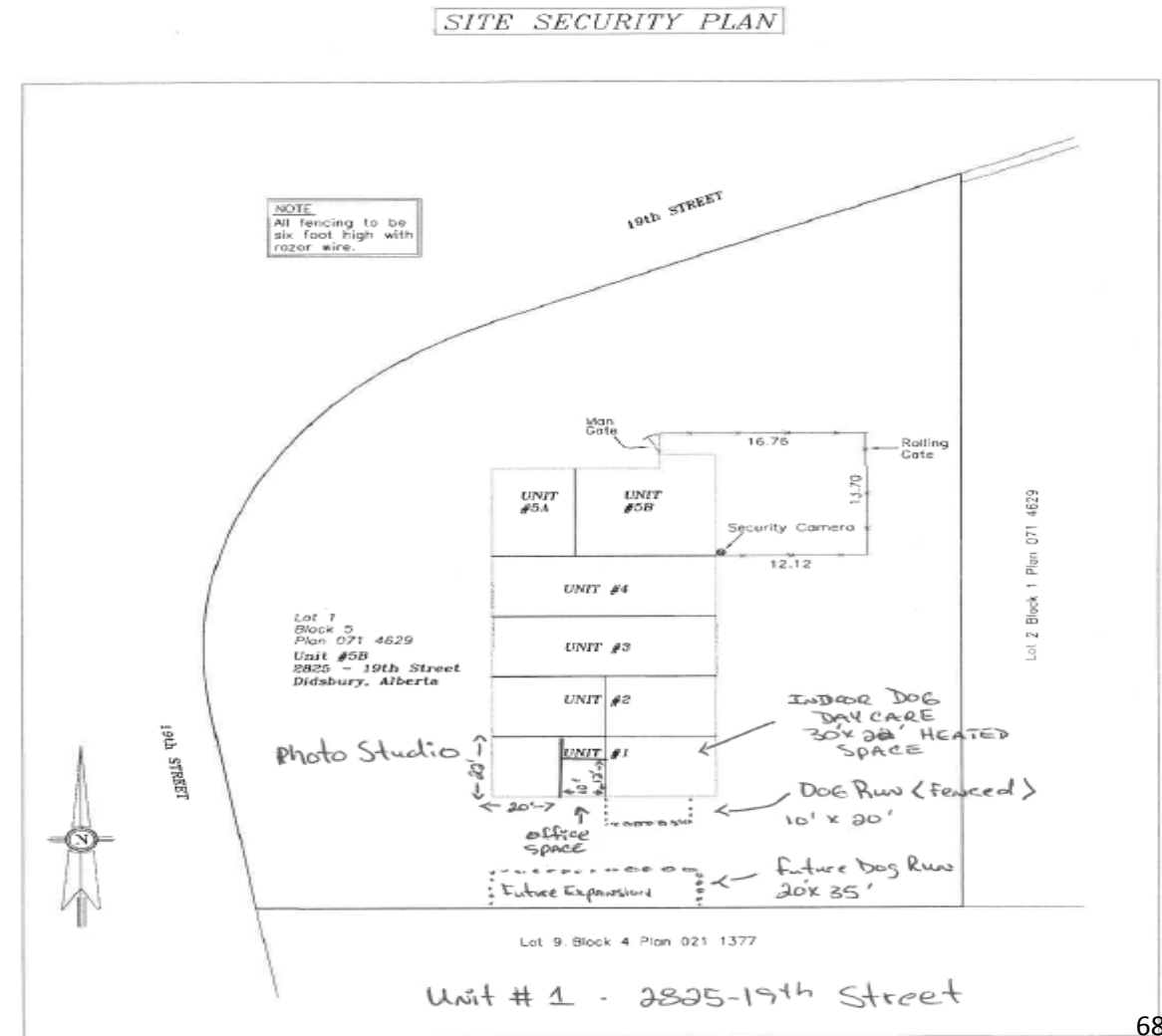
## Proposed Development Care Facility (Animal) Unit #1, 2825- 19 Street

Schedule D – Location

### Interior Renovations:

30 ft. x 22 ft. indoor heated space for Daycare Use  
10 ft. x 12 ft. Office  
22 ft. x 20 ft. Photo Studio

The outside area will have a 10 ft. x 20 ft. fenced dog run  
with a future expansion of a 20 ft. x 35 ft. fenced dog run







## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: Old Didsbury High School land  
ORIGINATING DEPARTMENT: Legislative Services

---

### BACKGROUND/PROPOSAL:

The Town of Didsbury purchased the lands commonly known as the old Didsbury High School site in 2008. The lands are made up of two parcels: Plan 0514037, Block 18, Lot 1 – approximately 3.4692 acres and Plan 51161, Block 15, Lot 8 – approximately 0.1492 acres. The lands are zoned Institutional.

Administration has fostered discussion in potential uses of this land and there has been recent interest in it with some unique development proposals.

Therefore, Administration is recommending that these lands be listed for sale.

### DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

In addition to the price it is recommended that Council consider the value of a proposed development to the town as being a significant deciding point.

It is also recommended that the successful developer be required to develop and complete development in a timely manner.

### ALIGNMENT WITH STRATEGIC PLAN

#### 1. Economic Prosperity

### RECOMMENDATION

That the lands commonly known as the old Didsbury High School site be listed for sale, with a requirement for timely development, in consideration of the value of the development proposal and the purchase amount, to be decided upon by Council.



## REGULAR COUNCIL MEETING Request for Decision (RFD)

**Vision:** *The Place to Grow.*

**Mission:** *Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: DEDAC Chair and Vice Chair Appointment  
ORIGINATING DEPARTMENT: Economic Development & Strategic Operations

---

### **BACKGROUND/PROPOSAL:**

Didsbury Economic Development Committee (DEDAC) Chair, Mike Crampton, and Vice Chair, Shelly Daly, completed their terms on DEDAC in October and decided to not continue on the committee. DEDAC is making a recommendation to Council for appointments of a new Chair and Vice Chair.

### **DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES**

At their November 14, 2022 meeting, DEDAC decided to make a recommendation to Council for a new Chair and Vice Chair.

- Meaghan Neis is a long standing member of DEDAC and has contributed to the committee through discussions, ideas, and project work. Therefore, the committee felt that she would be an excellent fit as Chair.
- Although he is a new DEDAC member, Phil Boucher has been part of DEDAC since its inception while working for the Town of Didsbury in Economic Development and Planning. Due to his vast knowledge of the committee and municipal government, the committee felt he would be a great fit as the DEDAC Vice Chair.

### **ALIGNMENT WITH STRATEGIC PLAN**

#### **1. Economic Prosperity**

### **RECOMMENDATION**

That Council appoints Meaghan Neis as the Chair and Phil Boucher as the Vice Chair of the Didsbury Economic Development Advisory Committee.



## REGULAR COUNCIL MEETING Request for Decision (RFD)

*Vision: The Place to Grow.*

*Mission: Creating the Place to Grow.*

MEETING DATE: November 22, 2022  
SUBJECT: Correspondence and Information  
ORIGINATING DEPARTMENT: Legislative Services

---

### BACKGROUND/PROPOSAL:

Correspondence received from other agencies and departments of the Town, which may be of importance and interest, is being provided for Council's review and information.

### DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES

Please find attached:

- Mountain View County – 2022-2023 Committee Appointments
- Alberta Municipal Affairs - Deputy Minister Brandy Cox

### ALIGNMENT WITH STRATEGIC PLAN

2. An Informed & Engaged Community

### RECOMMENDATION

That Council accept the correspondence items presented as information.



October 31, 2022

Via Email: [egorner@didsbury.ca](mailto:egorner@didsbury.ca)

Town of Didsbury  
Box 790  
Didsbury, AB T0M 0W0

RE: 2022-2023 Mountain View County Appointments

Mountain View County Council, at its Organizational Meeting held on October 26, 2022 appointed the following representatives to the following committees until the October 2023 Organizational meeting.

**Inter-municipal Collaboration Committee**

Reeve	Angela Aalbers	403-507-1057	<a href="mailto:aaalbers@mvcountry.com">aaalbers@mvcountry.com</a>
Councillor	Alan Miller	403-556-0551	<a href="mailto:amiller@mvcountry.com">amiller@mvcountry.com</a>
Councillor	Gord Krebs	403-586-0272	<a href="mailto:gkrebs@mvcountry.com">gkrebs@mvcountry.com</a>

**Municipal Area Partnership**

Reeve	Angela Aalbers	403-507-1057	<a href="mailto:aaalbers@mvcountry.com">aaalbers@mvcountry.com</a>
Councillor	Gord Krebs	403-586-0272	<a href="mailto:gkrebs@mvcountry.com">gkrebs@mvcountry.com</a>
Councillor	Jennifer Lutz	403-556-6002	<a href="mailto:jlutz@mvcountry.com">jlutz@mvcountry.com</a>

Please forward any information pertaining to this matter to the appointed representatives.

If you have any questions concerning the above, I would be happy to discuss them with you.

Sincerely,

Christofer Atchison, Director  
Legislative, Community and Agricultural Services

/cd

**Deputy Minister**

18th Floor, Commerce Place  
10155 – 102 Street  
Edmonton, Alberta T5J 4L4  
Canada  
Telephone 780-427-4826  
Fax 780-422-9561

AR109615

November 3, 2022

Ethan Gorner  
Chief Administrative Officer  
Town of Didsbury  
PO Box 790  
Didsbury AB T0M 0W0

Dear Ethan Gorner:

I thank you and the Town of Didsbury council for taking time during the Alberta Municipalities Fall 2022 Convention to meet with the former Minister of Municipal Affairs and me to discuss the town's concerns about Intermunicipal Collaboration Frameworks (ICFs), and your suggestions for possible improvements to the *Municipal Government Act (MGA)*.

The ministry appreciated the opportunity to hear the town's concerns and build on our relationship during the meeting. As discussed, Municipal Affairs intends to undertake a review of the ICF provisions of the *MGA*, and will consider your proposed *MGA* changes as part of that review.

Please do not hesitate to contact my office if you require any additional information regarding the topics discussed during the convention, or if you have any other questions or concerns.

Sincerely,

  
Brandy Cox  
Deputy Minister