



MountainViews

Issue 3 – May 2010

The Land Use Bylaw needs your input

It's been almost two years since we first opened up the Land Use Bylaw for review, and the public consultation has been extensive.

Starting in June of 2008, a steering committee composed of all seven members of Council and eight members of the public has held numerous committee meetings and open houses, providing several opportunities for input into the process.

In August 2009, the draft Land Use Bylaw was released to the public. As residents began to review the final document, we received numerous requests for further public consultation. As a result, Council decided to hold two additional roundtable sessions over the winter to get even more input. These two sessions were attended by a total of over 200 people, an outstanding response from the people of Mountain View County.

Since then some of you may have received a phone call from the professional polling company Ipsos Reid asking you about our Land Use Bylaw. The feedback that we gathered from this survey of a random sampling of ratepayers has helped us refine the final draft document that is available for us to review today.

On May 26, the Land Use Bylaw is scheduled to go before Council for first reading. This doesn't mean the bylaw is approved, but instead invites further discussion of it by Council and you. This discussion will take place in two Council public hearings, scheduled for Wednesday, June 16 and Saturday, June 19. This will be the final opportunity for public input before the bylaw is voted on by Council and either approved or defeated, so be sure to attend one or both, and we encourage you to make your feelings heard.

Prior to attending, you can access a copy of the Land Use Bylaw at www.mountainviewcounty.com, or you can stop by the County office or any of the libraries within the County boundaries to view your copy.

If you wish to make a presentation to Council at one of the two scheduled public hearing times, then you will need to follow the process outlined in the sidebar on page 2.

If you cannot attend the public hearings, or are not comfortable speaking in this type of public event, then you are encouraged to send your written comments to Nathan Petherick at Mountain View County in advance.



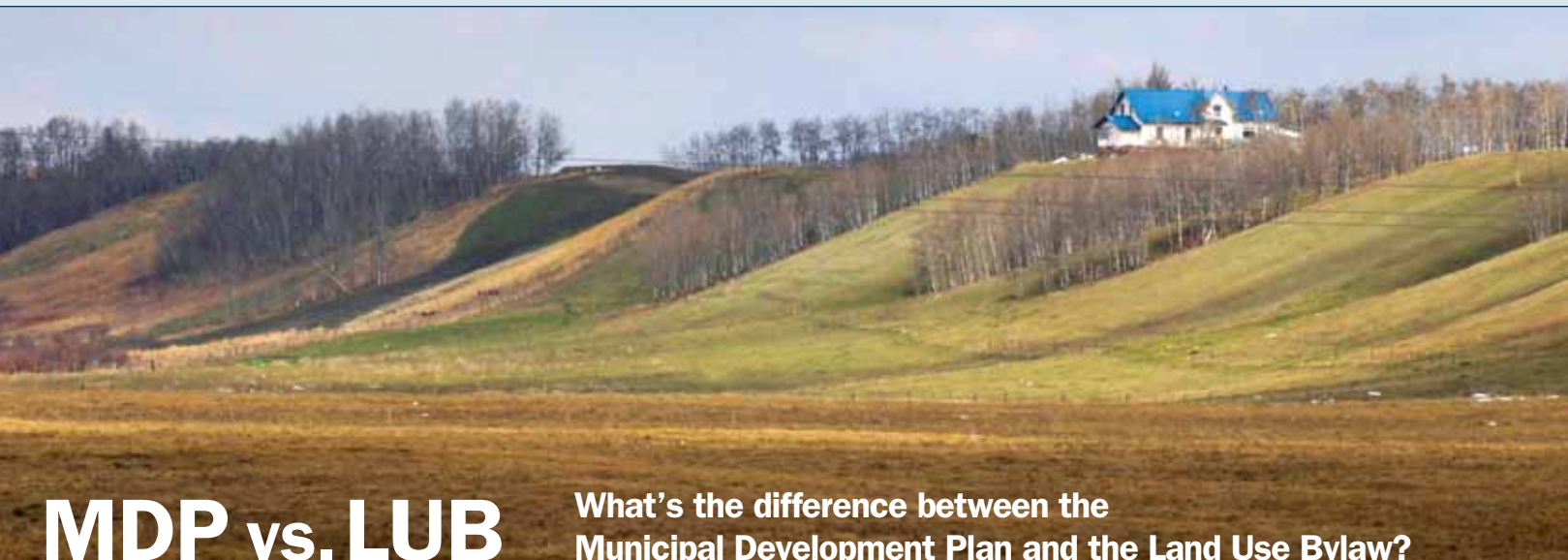
Once all submissions from members of the public have been heard, the Public Hearing will be closed and Council will only debate either the draft of the bylaw presented, or issues brought forward in the public hearing. At this point Council will be asked to give second reading of the bylaw, with the opportunity to incorporate amendments into the bylaw. Council may either defeat the bylaw at second reading, or if approved, it moves on to third reading for final approval or defeat.

We need your input to build a Land Use Bylaw that works for everyone.

Reeve Al Kemmere

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MDP vs. LUB

What's the difference between the Municipal Development Plan and the Land Use Bylaw?

PRESENTERS: What you need to know

- Individuals who wish to present in-person during one of the two Public Hearings on the *Land Use Bylaw* will be asked to add their signature to a sign-up sheet upon entering Council Chambers.
- Individuals will be given a single opportunity to present to Council. Multiple submissions will not be permitted. Groups wishing to address Council will be permitted one representative only to present to Council on their behalf
- All presentations will be limited to five minutes, in order to ensure all those who wish to submit will be accommodated.
- If you have paper copies of your submission or background information to present to Council, please bring at least 16 copies of your submission to accommodate all Councillors, administration and media.
- If you send your submission in advance of the public hearing, then Council members will have an opportunity to review it and prepare questions prior to the meeting.

You may submit your comments by Wednesday, noon prior, to Nathan Petherick:

Fax: 403-335-9207
Email: Nathan.petherick@mountainviewcounty.com
Mail: Postal Bag 100
 Didsbury AB., TOM OWO

Last updated in 2007, the *Municipal Development Plan* (MDP) is a document setting out the guidelines for long-term land use, growth and development within Mountain View County. The *Municipal Development Plan* takes a broad look at land use County-wide, and deals mainly with issues affecting:

- What kind of development (such as agricultural, commercial, industrial and country residential) can occur on County lands
- How proposals for future development in the County are to be handled
- How roads and transportation systems are to be provided to County lands and residents
- How services are to be provided to County residents
- The creation of municipal and school reserves on County land.

The *Municipal Development Plan* is a requirement under the province's Municipal Government Act.

The *Land Use Bylaw* (LUB) is a technical document which specifies how each parcel of land in Mountain View County can be developed, and what kind of buildings can be constructed on them.

The *Land Use Bylaw* makes sure that land use and development decisions made for each parcel of land in the County are consistent with guidelines set out in the County's Municipal Development Plan and Area Structure Plans.

The *Land Use Bylaw*:

- Provides a method for a designated land use to be changed (ex. Agriculture to country residential)
- Specifies what kind of development can occur within land use districts
- Provides specific development regulations for various uses, including setbacks from property lines, floor area and height of buildings, number of permitted dwelling units and size and location of signs.

The *Land Use Bylaw* may provide for other matters including subdivision design standards, landscaping, fences, signs, parking, exterior appearance of buildings, and excavation or filling of land.

Every municipality in Alberta is required to adopt a *Land Use Bylaw*, as set out by the Municipal Government Act.

Women Helping Women

Eagle Valley Women's Institute celebrates 75 years of grace

The idea was seeded 140 years ago when a small group of rural women in Finland found support in each other's company. Isolated by harsh geography, these visionaries realized the value of personal connection and the hope to be gleaned through literacy and education.

Their inspiration took root and today the Women's Institute is the largest women's organization in the world with 8000 chapters and a vital presence at the United Nations.

In 2006, the Alberta Women's Institutes (AWI) marked its first century. This year, the Eagle Valley Women's Institute (EVWI) celebrates 75 years. And what a legacy our innovative Albertans have created.

AWI's belief in the power of rural women helping women fueled the development of many provincial initiatives including; the public library system, hospital auxiliaries, the YWCA, breast cancer screening, post secondary scholarships, environmental programs, on farm safety initiatives, women's shelters, support services to the Red Cross and much more.

According to Carole Brown, president of the EVWI (and 30 year member) local issues may have changed but the organization's original concept has stood the test of time since 1935 when the inaugural meeting was held on Valentines Day at the home of Mrs. M. E. Dibble.

"In Alberta (and Eagle Hill), home economists in the provincial agriculture department got us started with programs and competitions that taught members to grow better gardens, can chicken safely, sew skillfully etc. The philosophy was simple. By empowering rural women with confidence and educational opportunities, whole communities would be stronger."

In their early years, Women's Institute members created quilts for raffle or donation to neighbors who'd suffered the misfortune of fire; assembled layettes for new mothers; and hosted community dances, potluck dinners and card socials. World War II galvanized members into knitting for service men; packing ditty bags; contributing to the jam fund; and sending letters and parcels to service personnel from the Eagle Hill area. Near the end of the war, refugee outfits were packed for the needy in war torn Europe and layettes (called hussifs) which included scissors, threads, thimbles, and buttons etc. were assembled and sent to the AWI office for distribution.

Today, though the EVWI membership is much smaller, it is firmly connected to a global network that supports rural infrastructure in developing countries and advocates on key issues that impact the status of women and their families.

"It's all about resourcing women to help themselves," says Brown. "When we send a sewing machine and craft supplies to a woman who can build a local business that supports her family and creates employment in her community, hope flourishes."

Women helping women—grace never gets old.

Sundre Museum Features Footprints Thru Time

In celebration of its 75th anniversary, the Eagle Valley Women's Institute will be hosting Footprints Thru Time, a historical panel display that visually chronicles 100 years of the Women's Institutes in Alberta.

The display will be featured at the Sundre Museum throughout the month of June.

The public is also invited to a 75th Anniversary tea which will be held at the Sundre Museum on June 12th.

To learn more about the Women's Institute in Canada and Alberta, visit www.fwic.ca (Federated Women's Institutes of Canada)

2010 Mountain View County Tax Rates

In 2010, more than half of Mountain View County ratepayers will see a decrease in their residential tax bill. The average for all ratepayers will be a zero per cent tax increase.

“At the beginning of the budget process, we told administration we wanted a zero percent increase on residential and ag tax bills,” said Reeve Al Kemmere. “That is the direction we gave and that is what they came back with.”

Agricultural taxpayers will see a zero per cent increase in taxes this year, with over three-quarters of non-residential ratepayers expected to see their 2010 tax bills drop as well.

According to Reeve Kemmere, the County’s effort to establish their reserves have helped to weather the recent economic downturn and keep the taxes paid flat for most residents in 2010. “We said we would run a straight line budget if the economy

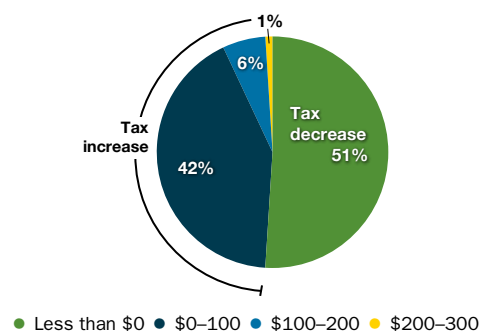
dropped off, and thanks to these rainy day funds, we’ve been able to accomplish that.”

Although residential tax rates have increased slightly, the average assessment value has decreased to offset the tax rate increase. A lower-than-anticipated decrease in linear assessment also helped offset an increased requisition by the provincial government for the Alberta School Foundation Fund (education tax) in 2010.

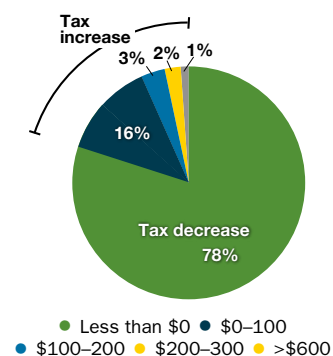
“The linear decrease wasn’t as much as we had anticipated, which will make the added \$100,000 in education tax rate easier to absorb,” Kemmere added.

TAX RATES	2007	2008	2009	2010	% Change 09 vs '10
Residential					
Municipal	3.35	2.68	2.32	2.35	1.3
A.S.F.F.	3.40	2.45	2.07	2.14	3.4
Mountain View Seniors' Housing	0.13	0.10	0.08	0.08	0.0
Mountain View Waste Management	0.09	0.06	0.04	0.04	0.0
EMS Services	0.12	0.09	0.04	0.00	(100.0)
Total Residential	7.09	5.38	4.55	4.61	1.3
Farmland					
Municipal	5.99	7.03	7.50	7.47	(0.4)
A.S.F.F.	3.40	2.45	2.07	2.14	3.4
Mountain View Seniors' Housing	0.13	0.10	0.08	0.08	0.0
Mountain View Waste Management	0.09	0.06	0.04	0.04	0.0
EMS Services	0.12	0.09	0.04	0.00	(100.0)
Total Farmland	9.73	9.73	9.73	9.73	0.0
Commercial/Industrial					
Municipal	8.93	9.00	9.66	9.71	0.5
A.S.F.F.	4.76	4.25	3.68	3.67	(0.3)
Mountain View Seniors' Housing	0.13	0.10	0.08	0.08	0.0
Mountain View Waste Management	0.09	0.06	0.04	0.04	0.0
EMS Services	0.12	0.09	0.04	0.00	(100.0)
Total Commercial/Industrial	14.03	13.50	13.50	13.50	0.0
Machinery & Equipment					
Municipal	8.93	9.00	9.66	9.71	0.5
Mountain View Seniors' Housing	0.13	0.10	0.08	0.08	0.0
Mountain View Waste Management	0.09	0.06	0.04	0.04	0.0
EMS Services	0.12	0.09	0.04	0.00	(100.0)
Total Machinery & Equipment	9.27	9.25	9.82	9.83	0.1
Linear	14.03	13.50	13.50	13.50	0.0

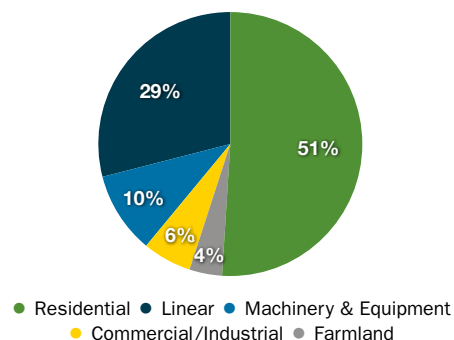
RESIDENTIAL TAX IMPACTS



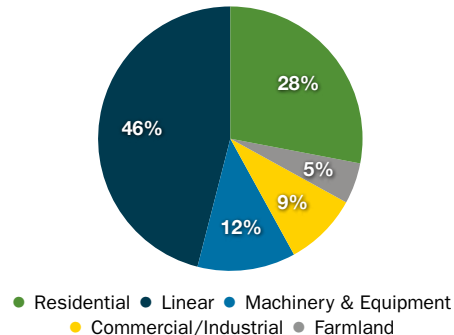
NON-RESIDENTIAL TAX IMPACTS



ASSESSMENT BREAKDOWN BY CATEGORY



TAX REVENUE BY ASSESSMENT CATEGORY



Agriculture in Action

Maintaining good water well health

Using shock chlorination to control bacteria

Shock chlorination is used to control iron and sulfate-reducing bacteria and to eliminate fecal coliform bacteria in a water system. To be effective, shock chlorination must disinfect the following:

- The entire well depth.
- The formation around the bottom of the well.
- The pressure system.
- Some water treatment equipment.
- The distribution system.

To accomplish this, a large volume of water is siphoned down the well to displace all the water in the well and some of the water in the formation around the well.

Shock chlorination procedure for drilled wells:

Step 1 Store sufficient water to meet farm and family needs for 8 to 48 hours.

Step 2 Pump the recommended amount of water into a clean storage. A clean galvanized stock tank or pickup truck box lined with a 4mil think lined plastic sheet is suitable. The recommended amount of water to use is twice the volume of water present in the well casing. To measure how much water is in the casing, subtract the non-pumping water level from the total depth of the well.

Step 3 Calculate the amount of chlorine that is required. Mix the chlorine with the previously measured water to obtain a 100 ppm chlorine solution.

Step 4 Siphon this solution into the well.

Step 5 Open each hydrant and faucet in the distribution system (including all appliances that use water such as dishwasher, washing machine, furnace humidifier) until the water coming out has a chlorine odor.

This will ensure all the plumbing fixtures are chlorinated. Allow the hot water tank to fill completely. Consult your water treatment equipment supplier to find out if any part of your water treatment system should be bypassed, to prevent damage.

Step 6 Leave the chlorine solution in the well and distribution system for 8-48 hours. The longer the contact time, the better the results.

Step 7 Open an outside tap and allow the water to run until the chlorine odor is greatly reduced. Make sure to direct the water away from sensitive plants or landscaping.

Step 8 Flush the chlorine solution from the hot water heater and household distribution system. The small amount of chlorine in the distribution system will not harm the septic tank.

Step 9 Backwash and regenerate any water treatment equipment.

If you have an old well that has not been routinely chlorinated, consider hiring a drilling contractor to thoroughly clean the well prior to chlorinating. Any floating debris should be removed from the well and the casing should be scrubbed or hosed to disturb the sludge buildup.

Watch for upcoming workshops at the Mountain View County Office on water wells or shock chlorination of water wells in the Mountain View Gazette.

This method of shock chlorination has been taken from Water Wells That Last for Generations, a publication from Alberta Agriculture, Food and Rural Development. For more information on water wells this book can be ordered through Alberta Agriculture, Food and Rural Development.

MANAGING YOUR GRASS, WATER AND HERD

Ladies Livestock Lessons to take place June 15-16, 2010

The Ladies Livestock Lessons is two full days of learning with an evening to socialize and connect with other ranching women. Taking place this year at the Salvation Army Camp at Pine Lake, Alberta, each day consists of both indoor seminars and outdoor hands-on-learning providing specific information for ranching operations in a fun and knowledgeable environment!

Classroom Sessions include: Livestock Genetics, Manure Management, Livestock Handling, Beef Herd Health & setting sustainable stocking rates.

Field Sessions include: Riparian & Range Health, Xeriscape Gardening, Weed Identification, Equine Hoof Care, Electric Fencing, Livestock Solar Watering Systems, Stock Dogs

Don't miss the evening speaker from Operation Grassland, and the film fest of stewardship stories from Cows and Fish.

Registration is \$105 (price includes G.S.T.) and includes meals and coffee breaks for both days, educational materials and accommodation on June 15. The deadline for registration is June 6, 2010, so register early as space is limited!!

Dormitory accommodation is available; please bring your own bedding and towels. RV Camping is also available on a first-come first-serve basis.

For more information or to register contact Katie Roxburgh at Red Deer County:
Phone: 403-342-8658
Email: KRoxburgh@reddeercounty.ab.ca

For more information, please visit www.mountainviewcounty.com

What's New at Netook?

It's been described as the largest single plan for development in the County's history. As of March 3rd, when Council passed third reading of the Netook Crossing North Concept Plan (a 565 acre development west of QEII and north of Highway 27) a significant stage moved off the drawing board and into the dirt so to speak.

Come Fall 2010, subject to subdivision approval, construction will start on the Netook Crossing North Business Park; 140 acres along the two highways incorporating 38 commercial and industrial lots.

At full build-out, the Netook Crossing North Business Park will feature a variety of highway commercial and light industrial developments which are anticipated to create local employment and trigger economic development in the County's non residential assessment base. Initial lots have been sold to Olds Cooperative Ltd., Olds RV Inc., Canada West Self Storage, and Richardson Brothers (Olds).

PROVENTURE INCOME FUND BUYS 100 ACRES FROM OPUS BUILDING CANADA INC.

Late March 2010, Proventure Income Fund (TSXV:PUT.UN) purchased 100 acres of the Business Park from OPUS Building Canada Inc. OPUS originally purchased the land from Proventure five years ago, but a decision by the Calgary based developer to re-focus on urban projects prompted the sale back to Proventure.

The purchase is a good fit for Proventure which owns another nearby quarter section further west and leases properties to Cervus Equipment Cooperation; an agribusiness that operates John Deere, Bobcat and JCB dealerships across the prairies. Red Deer resident Peter Lacey is CEO of both Proventure and Cervus Equipment. Consolidation of Proventure's holdings in Netook Crossing is expected to enhance development progress and efficiency.

Inquiries about property in the North Business Park have increased significantly since January 2010 reflecting early signs of economic recovery in the province. 50% of lots in the North Business Park are sold.

UPGRADE TO HIGHWAY 2 AND 27 INTERCHANGE

For folks who navigate the QEII and Highway 27 interchange, there's some good news bundled into approval of the Netook Crossing North Concept Plan with an upgrade to the interchange by Alberta Infrastructure.

"This has long been a safety concern for County and Town residents and visitors," says Doug Plamping, Chief Administrative Officer Mountain View County. "As growth in the area accelerates, the current design of the interchange is simply not sufficient to handle traffic safely and efficiently."

Grading along the Highways leading to the interchange will soon be underway in preparation for the upgrades which will be occurring within the next two years.



RESIDENTIAL DEVELOPMENT

What about the residential portion of the Netook Crossing North Concept Plan? It's coming, but the green light is contingent on availability of full water and sewer servicing to the subdivision which will accommodate 1300 residents. This phase is expected to proceed once Phase I (the North Business Park) is complete.

Plans for the residential subdivision (Netook Estates) are based on an open space concept that blends the best of country living with the convenience of urban infrastructure. Residents will enjoy large lots, wetlands preservation and a conceptual walking trail that will connect Netook Estates to the Town of Olds.

The County and the Town are following parameters specified in their Memorandum of Agreement to address access to Olds municipal services (including recreation facilities, fire, library parks, water and wastewater etc.) and payment and/or revenue sharing of same.

The Inter-municipal Development Plan signed as a formal agreement between the County and the Town of Olds (adopted as a municipal bylaw) provides the framework for development standards in fringe and referral areas to ensure optimal, non competitive land and resource use for both partners. While Netook Crossing is outside of the Town of Olds fringe area, the County has, and will continue to work in collaboration with the Town on all aspects of the development.

For more information about the Netook Crossing project as a whole; The Netook North Concept Plan; and/or the Netook Crossing North Business Park, please see www.netookcrossing.com

Do You Know Where Your Dog is?

By Amanda Stuhl, County Patrol

Many people who move to Mountain View County from cities or towns believe living in the country means their dog or dogs can run free. However, letting your dog run will cost you a lot more in the country than in town if you are caught.

Under the County's Dog Control Bylaw every owner or keeper of a dog must ensure their pet does not run at-large off their property. Simply put, your dog cannot leave your property unless you are with and in control of the dog either verbally (your dog will listen to you and come when called) or via leash.

If your dog is caught and sent to the pound, it is taken to the Alberta Animal Services facility in Red Deer. When you go to pick up your dog, there is a large impound fee, plus a minimum fine of \$75. For each time your dog is caught, the fine doubles to a maximum of \$5000.

However, this is the least of your worries if your dog wanders onto farm land and harasses livestock. Cows with a newborn calf are very protective and will chase down any intruders, including your dog. If a cow slips and breaks a leg or is injured while chasing your dog, the farmer can sue you for compensation. Also, if your dog is harassing or worrying livestock, under the Stray Animals Act of Alberta, the farmer has every right to shoot your dog and there is no requirement for them to tell you what happened.

If your dog strays to the adjacent farm or acreage and attacks another dog or any livestock, you could face fines

ranging from \$250 to \$5000, or a Court Judge could order your dog to be seized and put to sleep. The owner of the animal(s) your dog injured could also come looking for compensation for those animals and any vet bills resulting from the attack. A dog that runs into traffic or chases cars and causes an accident can leave you on the hook for any damage caused to the vehicles, and any injuries suffered by the people involved in the accident.

If you are affected by a dog running at-large, find out where the dog came from and speak to the owner first. If the dog still keeps wandering onto your property after you have spoken to the owner, call Mountain View County Patrol at 403-335-3311. We will need you to fill in a complaint form and once received, we can issue either a written warning or a fine based on how you would like to proceed. However, we will only issue one warning: After that fines will be issued for every complaint received.

If you don't know where the dog comes from, you may attempt to confine it and give County Patrol a call. We will ask you a few questions (such as your name, rural address and legal land location, phone number and the type/size of dog) and we will have an officer from Alberta Animal Services come pick up the dog and attempt to find the owner.

If you would like a copy of the Mountain View County Dog Control Bylaw, it may be found at www.mountainviewcounty.com/bylaws or phone our office at 403-335-3311 and we can arrange to provide you with a copy free of charge.

TAKE THE OPPORTUNITY TO ADD VALUE TO YOUR CALVES...AGE VERIFY

Attend a free workshop to learn how, the easy way!

May 18 – 6:30 p.m.
Sundre, Location TBA


Leave with your calves age verified! (It is now mandatory in Alberta to Age Verify your calves born after January 1st, 2009)

What you need to bring: Canadian Cattle Identification Agency tag numbers and either your calving start date, or individual birth dates.






Age Verified Before? Please bring your username and password.

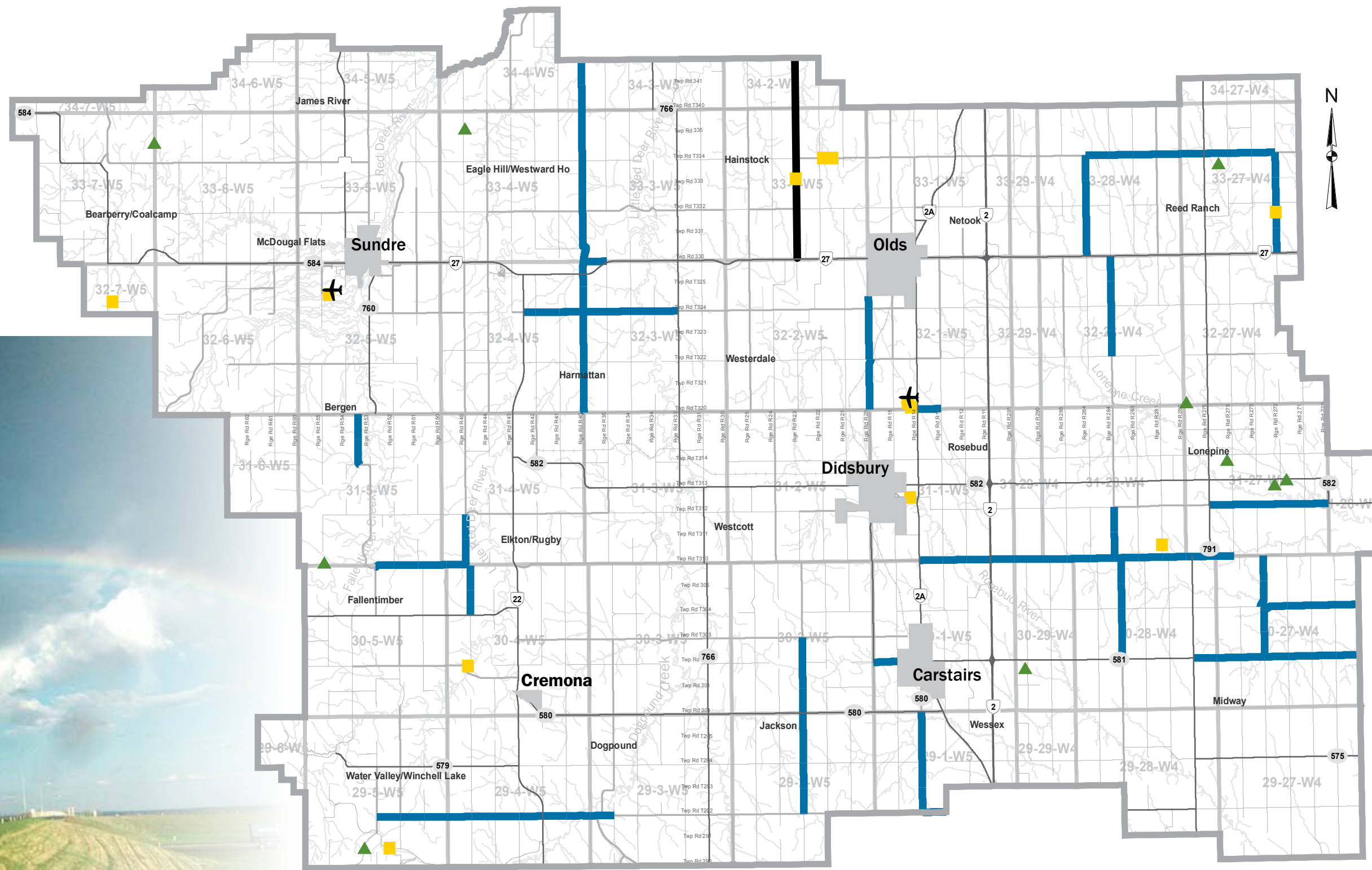
Register now! Call your CCIA field representative, Shayna Dodds at 403-988-1719.

2010 Mountain View County Operations Map



LEGEND

-  Airport Project
-  Gravel Pit Reclamation
-  Operational Services 2010 projects
-  Chipseal 2010
-  Paving 2010





Call Before You Burn!

Does everyone know your controlled burn isn't a wildfire ready to explode? While you may have everything under control, neighbours and passers-by may not be so sure.

First, visit our website or albertafirebans.ca to see if a fire ban is currently in effect.

If not, be sure to call local fire dispatch toll-free at 1-888-999-3822 prior to igniting your controlled burn, and provide local fire dispatch with the following details before you start your burn:

- Your name - Location of the fire (provide a rural address)
- Your contact phone number - Time the fire will commence
- A prominent local landmark near the burn location.

DO YOU HAVE A FIRE PERMIT?

As of April 1 of each year, all individuals are required to obtain fire permits from their fire wardens for any burning within the Mountain View County Fire Protection Area, which includes the area:

- South of Hwy. 27- West of Hwy. 22 to the west County boundary
- North of Hwy 27/ SH 584- West of SH 766 to the west County boundary

Fire permits are available from designated fire wardens throughout the fire protection area.

2010 MOUNTAIN VIEW COUNTY FIRE WARDENS

Juergen Sadlowski	Bergen Area	403-638-3571
Lorne Patmore	Water Valley Area	403-637-2209
Leanne Patmore	Water Valley Area	403-637-2209
Harvey Reid	Cremona Area	403-637-2461
Bob Towns	Eagle Hill Area	403-556-2113
Ron Campbell	Mountain View County Staff	403-335-3311
Jeff Holmes	Mountain View County Staff	403-335-3311

VIEWPOINT

A number of ratepayers and the general public use our website: www.mountainviewcounty.com to access information on Mountain View County. Do you find the website to be a useful tool for accessing information on Mountain View County?

Yes No If no, please explain:

Fax your response to 403-335-9207; mail it to Mountain View County, Postal Bag 100, Didsbury, Alberta, T0M 0W0; or go online to www.mvcab.ca/views, and fill out our survey. A summary of responses will be printed in the next edition of Mountain Views!

COUNTY COUNCILLOR CONTACTS:

Division 1

Gwen Day
gwen.day@mountainviewcounty.com
Phone: 403-337-3527
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Division 2

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Division 4

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Phone: 403-335-8099

Division 5

Gerald Ingeveld
gerald.ingeveld@mountainviewcounty.com
Phone: 403-638-2356
Cellular: 403-559-8938

Division 6

Liz Negropontes
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Phone: 403-556-8084

Division 7

Al Kemmere
al.kemmere@mountainviewcounty.com
Phone: 403-507-3345

MARCH VIEWPOINT RESULTS

Throughout March and April, Council Open Houses will be taking place in all seven County divisions. Do you think Councillor Open Houses are an effective way of communicating with the public?

