

AGENDA

SPECIAL MEETING OF THE VILLAGE OF LONGVIEW
In the Province of Alberta, held on Monday, May 2, 2022
At Longview Council Chambers at 5:30 p.m.

1.0 CALL TO ORDER

2.0 AGENDA

3.0 DELEGATION

4.0 ACTION ITEM LIST

5.0 BUSINESS

- 5.1 Bylaw 445-22 2022 Tax Bylaw – 3 readings
- 5.2 Bylaw 446-22 Inter-Municipal Development Plan – 3 readings
- 5.3 Bylaw 447-22 Municipal Development Plan Bylaw – 1st reading
- 5.4 Resignation Subdivision Appeal Board
- 5.5 Draft Bylaw 403-22 Animal Control – if time allows

6.0 CLOSE MEETING

FOIP 18(1)(c) proposed or pending acquisition or disposition of property by or for a public body

FOIP 18(1)(d) labour relations or employee negotiations

FOIP 18(1)(e) enforcement, litigation or possible litigation

Section 197(2) of the Municipal Government Act specifies that a council may close all or part of a meeting to the public if a matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of FOIPP. No bylaw or resolution can be passed at an in-camera meeting except a resolution to revert to the council meeting in public or to recess.

7.0 ADJOURNMENT

NO	ACTION DESCRIPTION	OWNER	DATE ASSIGNED	DATE DUE	STATUS
1	Parking in Lane		21-Sep		Send letters to Businesses to move bins onto own property.
2	Contact Eden Valley CAO Hopeton	Dale			Hopeton is still trying to arrange meeting dates.
3	Annexation lagoon quarter	Dale	15-Feb		Sent letter of intent April 28
4	Contact Jeff Foothills - utility Rate	Dale	15-Mar		Send email rates for 4th Quarter 2021 and 1st Qtr 2022
5	Put World Ocean day June 8 on sign	Dale	19-Apr		preped ready to post
6	No Parking signs at Hall	Dale	02-May		portable signs will be stored at the hall until new signs can be installed.
7	Create Bylaw Ticket	Dale	02-May		Use Prov
8	Sign & Send Rec Board Bylaw to Foothills	Dale	17-May		Sent to Ryan May 26
9	Post Seniors Week on sign - June 6-12	Dale	17-May		preped ready to post
10	Contact Road Closure land owners proceed to sell	Dale	17-May		received email from lawyers, talked with Village lawyers. Proceeding with the sale of two lots.
11	Start recruitment advertising	Dale	17-May		Posted on website and sent to AB Muni, Western Wheel
12					
13					
14					
15					
16					
17					
18					

VILLAGE OF LONGVIEW

BYLAW 455 – 2022 PROPERTY TAX BYLAW

BEING A BYLAW OF THE VILLAGE OF LONGVIEW IN THE PROVINCE OF ALBERTA TO AUTHORIZE THE RATES OF TAXES FOR THE YEAR 2021

WHEREAS the Village of Longview has prepared and adopted detailed estimates of the municipal revenue and expenditures as required: and need to be amended applied rates,

AND WHEREAS the estimated municipal expenditures and transfers set out in the Budget for the Village of Longview for the calendar year 2022 total of **One Million, one hundred and twenty thousand and six hundred and three dollars (\$1,120,603)**; and

AND WHEREAS the external requisitions are;

Alberta School Foundation Fund (ASFF)	Tax Levy
Residential and Farmland	\$ 102,663
Non-Residential	\$ 40,951
Machinery & Equipment	\$ -
Christ the Redeemer Separate School Division	
Residential and Farmland	\$ 3,503
Designated Industrial Property	\$ 323
Westwind Communities	\$ 6,326
Foothills Regional Emergency Services Commission	\$ 2,450
RCMP Policing cost	\$ 12,828
Total Requisitions	\$ 169,044

AND WHEREAS taxes to fund other expenditures and transfers are:

General Municipal \$337,466

AND WHEREAS the Council of the Village of Longview is required each year to levy on the assessed value of all property tax rates sufficient to meet the estimated expenditures and the requisitions; a total of \$506,511 is to be collected to meet these obligations.

AND WHEREAS the Council is authorized to classify assessed property and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M26, Revised Statutes of Alberta, 2000, and the amendments thereto;

AND WHEREAS the assessed value of all taxable property in the Village of Longview as shown on the assessment roll is;

Residential and farmland \$44,324,860
Non-Residential \$12,985,720

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Village of Longview, in the Province of Alberta, duly assembled, enacts as follows;

VILLAGE OF LONGVIEW

BYLAW 455 – 2022 PROPERTY TAX BYLAW

That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Village of Longview:

	<u>Tax Levy</u>	<u>Assessment</u>	<u>Tax Rate</u> Mill
Alberta School Foundation Fund (ASFF)			
Residential and Farmland	\$ 102,663	\$ 43,002,826	2.385000
Non-Residential	\$ 40,951	\$ 11,996,360	3.480000
Machinery & Equipment	\$ -	\$ 989,360	0.000000
Christ the Redeemer Separate School Division			
Residential and Farmland	\$ 3,503	\$ 1,322,034	2.400000
Designated Industrial Property	\$ 323	\$ 4,219,780	0.076570
Westwind Communities	\$ 6,326	\$ 56,321,220	0.112320
Foothills Regional Emergency Services Commission	\$ 2,450	\$ 56,321,220	0.043500
RCMP Policing cost	\$ 12,828	\$ 56,321,220	0.227765
General Municipal			
Residential and Farmland	\$ 232,852	\$ 44,324,860	5.265000
Non-Residential	\$ 104,614	\$ 12,985,720	8.060000
	<u>\$ 506,510</u>		
Residential Tax rate per 1000 in assessment	8.03358	8.04858	Separate
Non Residential Tax rate per 1000 in assessment	11.92358	12.00015	DIP Indust

THIS BYLAW comes into full force and effect upon third and final reading.

READ a first and second time this 6th day of June, 2022 A.D.

UPON MOTION DULY MADE AND UNANIMOUSLY CARRIED, Council of the Village of Longview will proceed to 3rd Reading

UPON MOTION DULY MADE AND CARRIED, READ a third time this 6th day of June, 2022

MAYOR

CHIEF ADMINISTRATIVE OFFICER



**VILLAGE OF LONGVIEW
REQUEST FOR COUNCIL DECISION**

Date:	June 6, 2022	Agenda Item #: 5.2
Title:	Bylaw 446-22 - Intermunicipal Development Plan 2020	
Submitted by:	Dale Harrison, CAO	

Recommendation:	MOVED by _____ that the do all three Reading of the Bylaw 446-22	
Alternatives:	2. Defeat above motion. 3. That discussion be tabled _____ (for further information or future date).	

Background:	In 2020 the municipality was required to have three statutory planning documents, The Municipal Development Plan (MDP), the Intermunicipal Development Plan (IDP), and the Intermunicipal Collaborative Framework (ICF). The Village already had the MDP and the IDP in place but Administration can not find a copy of approval of these historical documents, so are requesting Council official approve the IDP from 2020 formally. This was a deficiency noted the Municipal Affairs MAP Inspection. The Statutory Plan must be passed by Bylaw.
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Implications: <i>Policy, Statutory Plans, Legislative:</i>	
<i>Financial:</i>	N/A

Attachments:	Is the documentation severed by FOIP: NO
1.	none

Foothills County No. 31 Village of Longview

Intermunicipal Development Plan



PUBLISHING INFORMATION

TITLE: FOOTHILLS COUNTY / VILLAGE OF LONGVIEW
INTERMUNICIPAL DEVELOPMENT PLAN

STATUS:

PRINTING DATE:
ADOPTED BY VILLAGE OF LONGVIEW COUNCIL
_____, 2022

ADOPTED BY FOOTHILLS COUNTY COUNCIL
____15, 2020- BYLAW 60/2020

ADDITIONAL COPIES:
FOOTHILLS COUNTY NO. 31
PLANNING DEPARTMENT
BOX 5605
HIGH RIVER, AB T1V 1M7
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**VILLAGE OF LONGVIEW / Foothills County
INTERMUNICIPAL DEVELOPMENT PLAN**

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**VILLAGE OF LONGVIEW / FOOTHILLS COUNTY
INTERMUNICIPAL DEVELOPMENT PLAN**

PART I STATUTORY PLAN POLICIES

1.0 INTRODUCTION

1.1 PREAMBLE

The Municipal Government Act provides the legislative framework for the preparation and adoption of Intermunicipal Development Plans. Such Plans may address future land use, development, and other matters of intermunicipal concern affecting lands within the Plan boundaries as agreed to by the participating municipalities. In addition, each Intermunicipal Development Plan must include procedures for the resolution of intermunicipal conflicts and provisions for the administration, amendment and repeal of the Plan.

The Provincial Land Use Policies support the preparation and adoption of Intermunicipal Development Plans. Section 3.0 of those Policies, which encourages municipalities to expand intermunicipal planning efforts to address common planning issues is quoted in PART II - BACKGROUND to this Plan.

Both municipalities agreed that a negotiated Intermunicipal Development Plan is the preferred means of addressing intermunicipal issues within the Plan area and that it represents the best opportunity for a continuing cooperative working relationship between the two municipalities.

1.2 GEOGRAPHICAL CONTEXT

The Village of Longview & Foothills County Intermunicipal Development Plan encompasses lands on both sides of the boundary separating the two municipalities (see Map #1),

Major natural features within the Plan area include the Highwood River Systems & Longview Hill. The rest of the plan area consists of the flat to gently rolling prairie that is typical of the upper plains of Southern Alberta.

The primary transportation routes through the Plan area include the north / south Highway 22, Secondary Highway 541 and Coal Trail

This Intermunicipal Development Plan covers a transitional area that contains a range of development types commonly found within the two municipalities. Within Foothills County, the Land is used primarily for agriculture. Within the Village of Longview, agricultural land is gradually being converted to Urban use.

1.3 PLAN AREA

The Intermunicipal Development Plan boundary includes those lands inside the Village of Longview corporate limits which are contiguous to the shared boundary with Foothills County and the following lands within Foothills County (all west of the Fifth Meridian):

Section	Township	Range
16	18	2
17	18	2
20	18	2
21	18	2

The Plan area encompasses approximately four (4) sections or 10.36 square kilometers.

1.4 GOALS OF THE INTERMUNICIPAL DEVELOPMENT PLAN

- 1.4.1 To prepare an Intermunicipal Plan that will establish a policy framework for guiding future land use decisions within the plan boundary area which will take into consideration issues such as incompatible uses and lot sizes.
- 1.4.2 To establish procedures to be used to resolve intermunicipal conflicts, plan administration, plan amendments or repeal.
- 1.4.3 To provide a referral procedure for development, subdivision, and statutory document amendments. within the plan area, on an equitable basis and a mechanism to resolve disagreements or disputes.
- 1.4.4 To establish principles whereby both municipalities may consistently apply planning policies and land use bylaws within their respective jurisdiction.
- 1.4.5 To protect future servicing and transportation corridors.
- 1.4.6 To establish policies respecting existing uses and possible future urban development.
- 1.4.7 To address the relationship of the plan to any future annexation requirements of the Village of Longview and Foothills County.
- 1.4.8 To address any significant Planning Issues that may be identified through the public participation process.

2.0 THE PLAN

2.1 AGRICULTURAL

2.1.1 CONTEXT

Agricultural land is contained within the boundaries of the Intermunicipal Development Plan. Agricultural land should be protected from premature development and from inappropriate development which may negatively affect agricultural operations.

The agricultural policies contained in this Plan are consistent with the Provincial Land Use Policies, which support the protection of agricultural lands from premature conversion to other uses. Section 6.1 of those Policies is quoted in PART II - BACKGROUND to this Plan.

Within the Village of Longview agricultural lands which have been annexed to the Village to provide for long-term urban growth. Such lands within this Intermunicipal Development Plan will eventually be converted to urban uses, which are predominantly residential, mixed residential, and commercial uses are planned for the Village.

Within Foothills County are extensive areas of agricultural land which the County intends to conserve for a broad range of agricultural uses. Provision is also made within the Foothills County for intensive or specialized agricultural uses and for small-scale agricultural pursuits requiring separate parcels of land that are smaller in area than a full quarter section. For the purposes of this Intermunicipal Development Plan the definition of higher capability agricultural land as contained in Foothills County Municipal Development Plan and Land Use Bylaw will be used to evaluate agricultural land within Foothills County.

2.1.2 AGRICULTURAL POLICIES

The following policies apply to agricultural policy areas within those portions of the Intermunicipal Development Plan located within Foothills County.

1. Premature development of existing agricultural lands within Foothills County should be avoided and such land should continue to be used for agricultural purposes.
2. Non-intensive agricultural uses may continue to be approved at the discretion of the County in accordance with the agricultural districts of Foothills County's Land Use Bylaw.
3. Any new intensive agricultural operations should be discouraged and will only be considered after appropriate intermunicipal referral and consultation.
4. The following shall continue to be permitted at the discretion of the County in accordance with the agricultural districts of Foothills County Land Use Bylaw and Municipal Development Plan policies:
 - a. Subdivision of the first parcel out of unsubdivided quarter section; and
 - b. subdivision of a single agricultural parcel from a parent parcel of 21 acres or more which existed in title as of 1988 September 27; or
 - c. on parent parcels of 80 acres or more subdivision of no less than 40 acres for agricultural purposes only as an exemption to Foothills County Land Use Bylaw.
5. Notwithstanding the general intention of these Agricultural Policies, applications for other land uses will be considered in agricultural policy areas subject to meeting the evaluation criteria established in the following sections of this Plan:
 - a. Country Residential Development Policies (refer to Section 2.2.2); and

- b. Rural Commercial, Industrial and Institutional Development Policies (refer to Section 2.4.2).

2.1.3 AGRICULTURAL / FUTURE URBAN DEVELOPMENT POLICIES

The following policies apply to agricultural/future urban development policy areas within those portions of the Intermunicipal Development Plan located within the Village of Longview.

1. Premature development of existing agricultural land within the Village of Longview should be avoided and such land should continue to be used for agricultural purposes until urbanization occurs.
2. Non-intensive agricultural uses may continue to be approved at the discretion of the Village in accordance with the Village's Land Use Bylaw,
3. Existing intensive agricultural uses may continue at the discretion of the Village of Longview. Any proposals for additional intensive agricultural operations should only be considered subject to appropriate intermunicipal referral and consultation.
4. Notwithstanding the general intention of these Agricultural / Future Urban Development Policies, applications for other land uses will be considered in agricultural / future urban development policy areas subject to meeting the evaluation criteria established in the following sections of this Plan:
 - a. Urban Residential development Policies (refer to Section 2.2.3); and
 - b. Urban Commercial, Industrial and Institutional Development Policies (refer to Section 2.4.3).

2.2 RESIDENTIAL DEVELOPMENT

2.2.1 CONTEXT

In Foothills County, country residential development generally occurs in a relatively dispersed farm, where single detached dwellings are built on large, privately serviced lots. Foothills County provides for a more intensive form of rural residential development on communal services, but none exists in the Plan area.

In the Village of Longview, urban residential development occurs in a more compact form, where a variety of dwelling types are built on smaller lots that are serviced by the municipality.

The residential policies contained in this Intermunicipal Development Plan are intended to:

1. accommodate the forms of residential development within the Intermunicipal Development Plan boundaries which have been agreed to for both respective municipalities; and

2. protect long term land use and growth options for both municipalities.

2.2.2 COUNTRY RESIDENTIAL DEVELOPMENT POLICIES

1. Areas of country residential development are recognized within Foothills County (See Map #2). These areas may further develop for country residential use according to the country residential policies of Foothills County and this Intermunicipal Development Plan.

Country residential areas within the Intermunicipal Development Plan may ultimately be incorporated into urban development. Subdivision applications within designated areas of existing country residential development should address this potential.

Urban Overlay Subdivision Design Principles

Each country residential plan of subdivision should take into consideration:

- a. conformity to country residential subdivision standards within Foothills County and the potential for future subdivision and redevelopment to urban standards and densities.
 - b. protection and provision for future servicing and transportation right-of-way.
 - c. wherever possible, creation of clustered country residential development.
 - d. wherever possible, provision for direct access to municipal roads without the creation of panhandle lots: and
 - e. where necessary, the possible preparation of a conceptual scheme relating the proposed subdivision to the future subdivision and development of the subject lands, balance lands and adjacent areas to urban standards and densities.
2. Municipal Reserve Principles

Municipal and/or school reserve should only be taken by direct dedication of land or registration on title of deferred reserve caveat. Cash shall only be taken in lieu of reserve after consultation with and agreement by the Village of Longview. There shall be no disposition of reserve land without appropriate intermunicipal referral and consultation as provided for under section 3.1 of this Intermunicipal Development Plan.

Within the urban growth areas, municipal reserve will be deferred. Areas identified for country residential development and where two or more acres can be dedicated as municipal reserve, neither deferred reserve nor cash in lieu of reserve may be taken: such reserve must be taken by direct dedication of land.

3. Environmental Reserve Principles

Lands that qualify as environmental reserve under section 664(1) of the Municipal Government Act should be dedicated at the time of subdivision approval as environmental reserve easement in favor of Foothills County.

4. Country residential development outside of designated country residential policy areas and within the future urban growth areas is discouraged. Nevertheless, land use redesignation applications to permit further country residential development within Foothills County should be evaluated according to the following criteria:

- a. conservation of good agricultural land
- b. impacts of development on future urban growth corridors.
- c. consideration of impacts on adjacent land uses within the Village of Longview, i.e.: applicants may be required to address impacts on lands within the Village.
- d. consideration of impacts on regional and intermunicipal transportation systems, i.e. the traffic impacts that development may have within the Village.
- e. effects of development in environmentally sensitive or hazardous areas.
- f. adequate access to municipal roads, water supply and septic systems.
- g. urban overlay principles, as listed under policy 1 above; and
- h. appropriate intermunicipal referral and consultation as provided for under section 3.1 of this Intermunicipal Development Plan.

5. On lands adjacent to Natural Areas as defined under Section 2.5.4 of this Plan shown on Map #1, each plan of subdivision should:

- a. conform to the subdivision standards of Foothills County and give due consideration to the potential for future dedication of continuous open space system, the focus of which is to be the valley of the Highwood River and Longview Hill.
- b. address any effects of development on Natural Areas; and
- c. include where necessary, a conceptual scheme relating the proposed subdivision to any significant Natural Areas, wildlife habitat or bodies of water.

6. Any subdivision which would create more than eight country residential lots outside of a designated country residential policy area may require the preparation of an area structure or concept plan.

2.2.3 URBAN RESIDENTIAL DEVELOPMENT POLICIES

1. Development of the community shall proceed according to the policies and densities contained in their plans.
2. Urban residential development within the Intermunicipal Development Plan area and under the jurisdiction of the Village of Longview should be circulated according to the following criteria:
 - a. conformity to Village policies affecting residential development;
 - b. the need for an area structure plan, conceptual scheme or community plan;
 - c. consideration of impacts on adjacent land uses within Foothills County (i.e., applicants may be required to address impacts on lands within Foothills County);
 - d. consideration of impacts on regional and intermunicipal transportation systems. (i.e., the traffic impacts that development may have within Foothills County
 - e. consideration of environmental impacts (e.g., water quality, soil stability and natural areas); and
 - f. appropriate intermunicipal referral and consultation as provided for under section 3.1 of the Intermunicipal Development Plan.
3. For those areas having an Agricultural / Future Urban Development land use policy, the Village of Longview may approve an area structure plan, conceptual scheme, or community plan for urban residential purposes. Area structure plans, conceptual schemes and community plans providing for further urban residential development should be evaluated according to the following criteria:
 - a. that the conversion of good agricultural land is handled in the most prudent and efficient manner possible and preferably through a phasing plan;
 - b. efficient and cost-effective development of servicing and transportation systems and facilities;
 - c. impacts of development on existing adjacent land uses within both municipalities;
 - d. impacts caused by incompatible rural and urban uses;
 - e. traffic impacts within both municipalities;
 - f. adequate access through developing areas for residents of both municipalities;

- g. proper protection of natural areas and continuous open space systems;
 - h. effects of development in environmentally sensitive or hazardous areas; and
 - i. appropriate intermunicipal referral and consultation as provided for under section 3.1 of this Intermunicipal Development Plan.
4. On lands adjacent to Natural Areas as defined under Section 2.5.4 of this Plan and shown on Map #1, each plan or subdivision should:
- a. conform to the subdivision standards of the Village of Longview and give due consideration to the potential for future dedication of a continuous open space system, the focus of which is to be the valley of the Highwood River and Longview Hill;
 - b. address any effects of development on Natural Areas; and
 - c. include, where necessary, a conceptual scheme relating the proposed subdivision to any significant Natural Areas, wildlife habitat or bodies or water.

2.3 SPECIAL AREAS

2.3.1 CONTEXT

Within the Plan boundaries, special policy areas have been identified and policies developed to recognize significant existing Land uses which are expected to continue.

2.3.2 SEWAGE TREATMENT FACILITY

1. The Village of Longview sewage treatment facility is located north west of the Village.
2. Development should be discouraged from being in proximity of the sewage treatment facility to allow adequate setback requirements and allow for future expansion. Subdivision and development must not be located within 300 meters of the working area of the treatment facility.

2.3.3 WATER RESERVOIR

1. The Village of Longview Water reservoir is located on private land to the north east of the Village boundaries (See Map #2). The current capacity of the reservoir provides fresh water to the Village and meets the needs for the immediate future. The Village of Longview and the County will cooperate to encourage the protection of the existing water reservoir.
2. Any development adjacent to the water reservoir must be carefully examined to determine the impact on any future expansion or any other detrimental effect development may have on the existing and future water supply.

2.3.4 INTERMUNICIPAL GATEWAYS

1. Within this Intermunicipal Development Plan, Highways 22, Secondary Highway 541 and Coal Trail serve as present and future gateways connecting Foothills County and the Village of Longview. Both municipalities agree to the principle that standards which recognize the importance of the appearance of development (e.g. landscaping, signage, architectural treatment screening of outside storage, etc.) should apply to lands near those intermunicipal gateways.
2. Both municipalities agree to circulate for comment, land use redesignation, subdivision, and development permit applications adjacent to the intermunicipal gateways in accordance with the intermunicipal referral and consultation processes provided for under section 3.1 of this Intermunicipal Development Plan. The circulation area shall be agreed upon by the administrations of both municipalities,

2.3.5 HISTORIC SITES

- 1 The following sites exist in and around the Plan area and have local historic value that may or may not be further developed in the future (See Map #2):
 - a. Royalties (Little Chicago)
Royalties, also known as Little Chicago, is recognized in the Plan as an important historic site of the area. Royalties was the site of the settlement formed around the “Turner Valley Royalties” gas plant erected during the oil boom in 1936. The site is located on the north western slopes of the big hill north of the Plan Area.
 - b. Little Philadelphia
Little Philadelphia is recognized in this Plan as an important historic site of the area.
 - c. British American Plant Site
The B.A Plant Site is recognized in the Plan as an important historic site of the area. This site was the location of the British American gas plant moved on in 1935-36 and is located on the south slope of the Big Hill east of the Village boundary.
 - d. Western Decalta Research Centre
The Western Decalta Research Centre is recognized in this Plan as an important historic site of the area.
2. The Village of Longview and the Foothills County will cooperate to recognize these sites as important historic features.
3. When reviewing applications for land use redesignation, subdivision or development in the vicinity of these historic sites, the Village of Longview and Foothills County will consider the possible impacts that approval of such applications may have on the future of the historic site.

2.4 COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL DEVELOPMENT

2.4.1 CONTEXT

In Foothills County, rural commercial development occurs in two basic forms; rural local commercial and rural highway commercial.

Also included within Foothills County are rural industrial uses, which are identified in Foothills County Land Use Bylaw.

Commercial and industrial development within the Village of Longview occurs in a variety of forms, including retail, office, service commercial, and industrial uses. Urban commercial and industrial development within the Intermunicipal Development Plan will be found within residential neighbourhoods and concentrated nodes such as the downtown area and major entrance ways to the Village, the Village Municipal Development Plan growth strategy has designated areas that are to be developed for commercial and industrial purposes.

Institutional uses include developments of a public character such as governmental, religious, charitable, educational, health and welfare activities having a close affinity to public service. Institutional development may occur in either municipality and, within the Intermunicipal Development Plan area, is to be considered subject to the evaluation criteria contained in this Section.

2.4.2 RURAL COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL POLICIES

1. Land use redesignation applications to permit rural commercial, industrial or institutional development should be evaluated according to the following criteria;
 - a. Impacts of development on future urban growth corridors, as described in Section 3.4 of this Plan;
 - b. impacts on future servicing and transportation corridors and facilities, as described in Sections 2.6 and 2.7 of this Plan;
 - c. impacts on regional and intermunicipal transportation systems as described in Section 2.6 of this Plan (i.e. the traffic impacts that development will have within the Village of Longview);
 - d. impacts on adjacent land uses within the Village of Longview (i.e. applicants will be required to address impacts on lands within the Village of Longview);
 - e. effects of development in environmentally sensitive or hazardous areas;
 - f. adequate access to roads, water supply and septic systems; and
 - g. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.

2. Any subdivision which would create more than five rural commercial, industrial or institutional lots may require the preparation of an area structure plan or concept plan, subject to negotiation between the Village of Longview and Foothills County.

2.4.3 URBAN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL POLICIES

1. Development of the community shall proceed according to the policies and densities contained in the Municipal Development Plan.
2. Commercial, industrial or institutional development within the Intermunicipal Development Plan area and under the jurisdiction of the Village of Longview should be evaluated according to the following criteria;
 - a. conformity to Village policies affecting commercial, industrial and institutional development;
 - b. the need for an area structure plan, conceptual scheme or concept plan;
 - c. impacts on adjacent land uses within Foothills County (i.e. applicants will be required to address impacts on lands within Foothills County);
 - d. impacts on regional and intermunicipal transportation systems, as described in Section 2.6 of the Plan (i.e. the traffic impacts that development will have within the Foothills County); and
 - e. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.

2.5 OPEN SPACE

2.5.1 CONTEXT

Natural Areas are contained within the Intermunicipal Development Plan boundaries. The ecological value and recreational potential of such Natural Areas may be negatively affected by inappropriate development. Certain of these areas, particularly those found within the river valley, contain wildlife habitat and natural amenities of such significance that they warrant eventual protection as part of a continuous open space.

The Intermunicipal Development Plan includes portions of the Highwood River valley to the west & north and the Longview Hill in the northeast. The valley and its surrounding uplands are all contained within the watershed. Both municipalities are committed to the protection of this watershed, which comprises a major water resource for the Province of Alberta.

The open space policies contained in this Plan are consistent with the Provincial Land Use Policies, which support the protection of the natural environment, water resources and historical resources. Sections 5.0, 6.3 and 6.4 of those Policies are quoted in PART II • BACKGROUND to this Plan.

2.5.2 OBJECTIVES

Both municipalities will cooperate to achieve the following open space objectives:

1. To encourage the preservation of the natural and aesthetic quality of the river valley, significant natural habitat, historical resources and scenic views.
2. To facilitate the eventual establishment of continuous open space systems in the river valley and other Natural Areas for the benefit and enjoyment of all Albertans.
3. To promote awareness of the river valley, other Natural Areas and historical resources as they relate to the overall development of both municipalities.

2.5.3 RIVER VALLEY AND NATURAL OPEN SPACE SYSTEMS

1. The valley and surrounding escarpments of the Highwood River as identified on Map #1, contain wildlife habitat and natural amenities of significant ecological value. Both municipalities will cooperate to protect these areas for eventual incorporation into an open space system. The following describes the two major components that will eventually comprise this system.

- a. Highwood River Valley

As the most dominant natural feature within the plan area, the Valley runs from the west to the centre of this plan area, and the east. The valley contains steep banks, several areas of environmental significance and a substantial wildlife population.

- b. Longview Hill

As a dominant natural feature within the Intermunicipal Development Plan the Longview hill sits on the Northeast corner of the Village.

2. Within the valleys of the Highwood River, individual land use and subdivision applications should be evaluated according to impacts on Natural Areas and potential wildlife corridors that may eventually be linked to an open space system.
3. Both municipalities will cooperate, within the scope of municipal jurisdiction in Alberta, to protect water quality in the Rivers.

2.5.4 NATURAL AREAS

1. Natural areas within the Intermunicipal Development Plan boundaries are identified on Map #1. Both municipalities will give due consideration to any impacts that development may have on these Natural Areas.
2. A Natural Area is defined as open space containing unusual or representative biological, physical or historical components, which, although it need not be completely undisturbed, either retains or has re-established a natural character.

3. Where appropriate, certain natural Areas outside of the valleys of the Highwood River and Longview Hill may eventually be linked to a continuous open space system as identified under policy 2.5.3 above,
4. Within Natural Areas, each plan of subdivision should:
 - a. conform to the subdivision standards of both municipalities and take into consideration the potential for future dedication of a continuous open space system.
 - b. address any effects of development in environmentally sensitive or hazardous areas: and
 - c. include, where necessary, a conceptual scheme relating to proposed subdivision to any significant natural areas. wildlife habitat or bodies of water.

2.6 TRANSPORTATION

2.6.1 CONTEXT

The Intermunicipal Development Plan contains several key transportation links that connect Foothills County and the Village of Longview. Proper planning of transportation corridors is essential to ensure that the area develops efficiently and that reasonable access can continually be provided between the two municipalities. A map showing existing transportation systems for the Intermunicipal Development Plan area is shown on Map #1.

2.6.2 EXISTING MAJOR TRANSPORTATION SYSTEM

1. Highway 22

Highway 22 has historically served as the primary link between the Village of Longview, Foothills County and the City of Calgary. It is a Provincial North / South corridor and the main link to British Columbia .

2. Secondary Highway 541

Secondary Highway 541 links Longview and Foothills County to Highway 40 and Kananaskis Country,

3. Coal Trail

The Coal Trail links Longview and Foothills County to Highway 2A and the Town of High River.

2.6.3 INTERMUNICIPAL COORDINATION OF TRANSPORTATION PLANNING

1. In order to provide for efficient development and reasonable access between the two municipalities, the Village of Longview and Foothills County will endeavor to

coordinate the planning and construction of major transportation links within the Intermunicipal Development Plan area.

2. Intermunicipal notification and coordination of transportation improvements shall be undertaken in accordance with the intermunicipal referral and consultation processes provided for under Section 3.1 of this Intermunicipal Development Plan.

2.7 UTILITIES AND SERVICING

2.7.1 CONTEXT

The lands contained within this Intermunicipal Development Plan eventually drain into the Highwood.

Future urban development within the Intermunicipal Development Plan will require the provision of both sanitary and storm sewer servicing. It is generally most efficient and economical to begin construction of sewer infrastructure at lower elevations and to extend sewer lines uphill into highest catchment areas as urban development warrants. Storm sewer lines should be considered as radiating back upstream from the point of discharge, which in this area will be along the Highwood River.

Although a significant period of time will pass before urban development occurs within much of the Intermunicipal Development Plan, it will be important to allow for future extensions of major storm and sanitary sewer trunks. In instances where large developments are proposed, it may be necessary to provide for such extensions through the execution of utility right-of-way easement agreements.

2.7.2 PROJECTED STORM SEWER SYSTEM

All the lands within the Intermunicipal Development Plan are located within the Highwood drainage basin. In rural areas within the Intermunicipal Development Plan, stormwater runoff flows through predominantly natural systems of draws, sloughs, gullies and creeks.

Storm water trunks will be required to carry additional stormwater away from urban areas and eventually into the River. Such trunks will generally follow the natural drainage systems and topography of the area. Existing drainage channels will be used in areas where natural drainage features are to be preserved. Stormwater management facilities such as dry ponds, wet ponds and wetlands may be used to reduce the rate of runoff and improve water quality prior to discharge into the River. Additional studies will be required to determine the number, location and detailed design of such facilities.

2.7.3 PROJECTED SANITARY SEWER SYSTEM

Sanitary sewer catchment areas and projected sanitary sewer trunks are yet to be determined. Proposed sanitary sewer trunks are to be located to reduce potential disturbance of Natural Areas.

3.0 PLAN IMPLEMENTATION

3.1 CIRCULATION AND REFERRAL PROCESSES

3.1.1 CONTEXT

The Village of Longview and Foothills County agree that the mutual referral of planning applications, policy plans, studies and other information is essential to the proper administration of the Intermunicipal Development Plan. Continual communication between the two municipalities is one of the most effective means of averting or minimizing intermunicipal conflict.

3.1.2 REFERRALS FROM FoothILLS COUNTY TO THE VILLAGE OF LONGVIEW

Foothills County will refer the following from within the Intermunicipal Development Plan area to the Village of Longview.

1. all proposed area structure plans, conceptual schemes and concept plans, including proposed amendments to such plans;
- 2, for lands within the referral zone and not subject to an approved area structure plan or conceptual scheme or outline plans, all applications for land use redesignation, subdivision and dedication or disposition of environmental, municipal and / or school reserve, public utility lots or road allowances;
3. all applications for development permits, including renewals, for any of the following:
 - a. intensive agricultural operations;
 - b. natural resource extraction;
 - c. landfills; and
 - d. any development for a discretionary use along the intermunicipal gateways defined in Section 2.3.4 of the Intermunicipal Development Plan (circulation area to be agreed upon by the administrations of both municipalities).

Foothills County should also refer to the Village of Longview any available planning information with respect to lands within the Intermunicipal Development Plan area that might affect the Village of Longview.

3.1.3 REFERS FROM THE VILLAGE OF LONGVIEW TO FoothILLS COUNTY

The Village of Longview will refer the following from within the Intermunicipal Development Plan area to Foothills County:

1. all proposed area structure plans, conceptual scheme and community plans, including proposed amendments to such plans;

2. for lands not subject to an approved area structure plan. conceptual scheme or concept plan, all applications for land use redesignation, subdivision and dedication or disposition of environmental, municipal and / or school reserves, public utility lots or road allowances; and
3. all applications for development permits, including renewals, for any or the following:
 - a. natural resource extraction;
 - b. any development for a discretionary use adjacent to the intermunicipal gateways defined in Section 2.3.4 of the Intermunicipal Development Plan (circulation area to be agreed upon by the administrations of both municipalities).

The Village of Longview should also refer to Foothills County any available planning information with respect to lands within the Intermunicipal Development Plan area that might affect Foothills County.

3.1.4 CIRCULATION TIME PERIODS

Unless otherwise agreed to by the administrations of both municipalities, the responding municipality shall have thirty days to reply to any intermunicipal circulation provided for under Sections 3.1.2 and 3.1.3 of this Intermunicipal Development Plan.

3.1.5 DECLINING TO RESPOND TO REFERRALS

In the event that either municipality does not reply within or request an extension to the maximum response period of thirty days for any intermunicipal circulation, it may be assumed that the responding municipality has no comment or objection to the referred planning document.

3.2 ADMINISTRATION, REPEAL AND AMENDMENT PROCESS

3.2.1 PLAN ADMINISTRATION, IMPLEMENTATION AND REPEAL

1. Administration of the Intermunicipal Development Plan

Each Municipality will administer provisions of the Intermunicipal Development Plan for lands within its municipal jurisdiction using its own staff resources and will determine what decision-making authority should be delegated to the Intermunicipal Committee and to staff. The creation of intermunicipal subdivision and development authorities and Intermunicipal subdivision and development appeal boards is not anticipated.

2. Implementation of the Intermunicipal Development Plan

The Village of Longview and Foothills County agree to a five-year period from the date of final approval of this Intermunicipal Development Plan within which the

policies will be implemented. During the five-year period, the Intermunicipal Development Plan within which the Policies will be implemented. During the five-year period, the Intermunicipal Development Plan may be amended as mutually agreed to by both municipalities.

3. Mandatory Review of the Intermunicipal Development Plan

At the end of five years from the date of final approval, both the Village of Longview and Foothills County agree to a mandatory review of the content of the Intermunicipal Development Plan.

4. Repeal of the Intermunicipal Development Plan

After the expiration of five years from the date of final approval of this Intermunicipal Development Plan, either municipality may serve notice of termination and, one year after the service of such notice of termination, this Intermunicipal Development Plan shall no longer continue to be in force or effect and each Council shall be at liberty to repeal its bylaw adopting this Plan

3.2.2 PLAN AMENDMENT

The Intermunicipal Development Plan may be amended from time to time subject to the agreement of both municipal Councils. The types of amendments that could be anticipated include the following:

1. Changes to Policies (Textual Amendments)

Any changes to the text of the Intermunicipal Development Plan will require an amendment.

2. Boundary Adjustments

Any changes to the boundary of the Intermunicipal Development Plan will require an amendment.

3. Other

Subject to the agreement of both municipalities, this Intermunicipal Development Plan may be amended for any other purpose not listed in this Section.

3.3 INTERMUNICIPAL DISPUTE RESOLUTION

Matters affecting lands within the boundaries of the Intermunicipal Development Plan will be addressed and may be resolved at any of the following five stages:

Stage 1: Administrative Review

Stage 2: Intermunicipal Committee Review

Stage 3: Municipal Councils

Stage 4: Mediation Process

Stage 5: Appeal Process

In this Section, "initiating municipality" means the municipality in which the land that is the subject or a proposal is located. "Proposal" means a land use redesignation application, an area structure plan, an area structure plan amendment or an Intermunicipal Development Plan amendment. "Responding municipality" means the other municipality. Section 3.1 above outlines the circulation and referral processes that would apply for such proposals.

NOTE: Certain time limitations (e.g., the need to respond to a circulation request within thirty days or be deemed to have no comments) and certain legislative requirements (e.g., the need for a municipality to give written notice of its concerns to another municipality prior to second reading of certain bylaws) have to be respected. It is the responsibility of each municipality to ensure that its procedures account for these requirements.

Stage 1: Administrative Review

1. The initiating municipality will ensure that complete information addressing the relevant criteria as outlined in the Intermunicipal Development Plan is provided in support of all site-specific applications or that all statutory plan processes are sufficiently documented.
2. Upon circulation of a proposal, the administration of the responding municipality will undertake a technical evaluation of the proposal and will provide any necessary comments back to the administration of the initiating municipality.
3. Both municipalities will determine whether a proposal can be processed without being referred to the Intermunicipal Committee.
4. If a proposal cannot be processed at the administrative level, either municipality may refer that proposal to the Intermunicipal Committee for review.

NOTE: Each municipality will be responsible for determining the degree of discretion to be delegated to each respective administration in the review of proposals.

Stage 2: Intermunicipal Committee Review

1. In the event that a proposal is referred to the Intermunicipal Committee, a Committee meeting will be scheduled, and the administrations of both municipalities will present their positions on the proposal to the Committee.
2. After consideration of a proposal, the Intermunicipal Committee may:

- a. provide suggestions back to both administrations with respect to revisions to the proposal which should be considered to make it more acceptable to both municipalities;
 - b. if possible, agree on a consensus position of the Intermunicipal Committee, either in support of or in opposition to the proposal, to be presented to both Councils; or
 - c. conclude that no initial agreement can be reached and that a consensus position of the Intermunicipal Committee will not be presented to the respective Councils.
3. If agreed to by both municipalities, a facilitator may be employed to help the Intermunicipal Committee work toward a consensus position.
 4. If a proposal cannot be satisfactorily processed following Intermunicipal Committee review, then that proposal will be referred to both municipal Councils.

Stage 3: Municipal Councils

1. After receiving the recommendations of the Intermunicipal Committee and the respective municipal administrations with respect to a particular proposal, each municipal Council will establish its position on the proposal.
2. If both municipal Councils support a proposal, then the approval and, if agreed to, Intermunicipal Development Plan amendment processes can be completed. If neither Council support the proposal, then no further action will be required.
3. If the two Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
4. In the event that the two municipalities resort to mediation, the initiating municipality will not give approval in the form of second or third readings to appropriate bylaws until mediation has been pursued.

Stage 4: Mediation Process

1. The following will be required before a mediation process can be established:
 - a. agreement by both Councils that mediation is necessary.
 - b. appointment by both Councils of an equal number of Councilors to participate in a mediation process;
 - c. engagement, at equal cost to both municipalities, of an impartial and independent mediator agreed to by both municipalities; and

- d. approval by both municipalities of a mediation schedule, including the times and locations of meetings and a deadline by which the mediation process is to be completed.
2. If agreed to by both municipalities, any members of the Intermunicipal Committee or administrative staff from either municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.
3. All participants in the mediation process will be required to keep the details of the mediation confidential until the conclusion of the mediation.
4. At the conclusion of the mediation, the mediator will submit a mediator's report to both municipalities.
5. If a mediated agreement is reached, then that agreement will be recommended back to both municipal Councils for action. Both Councils will also consider the mediator's report and the respective positions of the municipal administrations with respect to the mediate agreement. Any mediated agreement will not be binding on either municipality and will be subject to the approval of both municipal Councils.
6. If no mediated agreement can be reached or if a mediated agreement is not approved by both Councils. then the appeal process may be initiated.

Stage 5: Appeal Process

1. In the event that the mediation process fails, the initiating municipality may pass a bylaw to implement the proposal (i.e., a land use bylaw amendment, an area structure plan or an area structure plan amendment).
2. If the initialing municipality passes a bylaw to implement the proposal, then the responding municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the Municipal Government Act.

The responding municipality must file a notice of appeal with the Municipal Government Board and give a copy of notice of appeal to the initiating municipality within thirty days of the passage of the disputed bylaw.

3.4 FUTURE URBAN GROWTH AND ANNEXATION

3.4.1 URBAN GROWTH AREA

Both municipalities agree that eventual urban development within the Plan Area should proceed in the most orderly, economical and beneficial manner possible , (See Map #2) In order to provide for efficient urban development of this area, current planning applications for lands within the urban growth area warrant special consideration. In reviewing land use redesignation, subdivision, or development proposals for these lands. Foothills County will consult with the

Village of Longview to address the immediate and long-term impacts that such proposals may have on the logical growth sequence for both municipalities.

3.4 .2 RURAL LANDS BEYOND THE URBAN GROWTH AREA

Rural lands beyond the urban growth areas have been included the Intermunicipal Development Plan as primarily a referral zone in order to address such issues as incompatible uses, buffer zones and transitional areas between urban and rural development. As part of the mandatory review outlined in Section 3.2.1 above, both municipalities will consider urban growth trends and any other factors that may affect the suitability and timing of development for all lands within Intermunicipal Development Plan.

3.4.3 ANNEXATION

The Village of Longview anticipates eventual annexation of the Urban Growth Area. (See Map #2). The timing of annexation will depend, among other considerations, on the rate of growth and willingness of individual landowners to participate in the development of the Village. In addition, the relative merits of phased versus comprehensive annexation will be considered by both municipalities. Any annexation application will be based on further technical analysis and public consultation.

The Foothills County and the Village of Longview will endeavor to reach an intermunicipal agreement on annexation before any application for annexation is submitted to the Municipal Government Board.

PART II BACKGROUND

Land Use Policies

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

November 6, 1996

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Land Use Policies

1.0 INTRODUCTION

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

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

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

1.1 Implementation

Each municipality is expected to incorporate the *Land Use Policies* into its planning documents and planning practices. Section 622(3) of the Municipal Government Act requires that municipal statutory plans, land use bylaws, and planning decisions and actions be consistent with the *Land Use Policies*. Section 680(2)(c) requires a subdivision and development appeal board and the Municipal Government Board¹ to be consistent with the *Land Use Policies* in determining a subdivision appeal. Section 687(3)(a) requires a subdivision and development appeal board to comply with the *Land Use Policies* in determining a development appeal.

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

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

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

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

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

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

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

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

1.2 Interpretation

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

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

2.0 THE PLANNING PROCESS

Goal

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

Policies

1. Municipalities are expected to take steps to inform both interested and potentially affected parties of municipal planning activities and to provide appropriate opportunities and sufficient information to allow meaningful participation in the planning process by residents, landowners, community groups, interest groups, municipal service providers, and other stakeholders.
2. Municipalities are expected to ensure that each proposed plan amendment, reclassification, development application, and subdivision application is processed in a thorough, timely, and diligent manner.
3. When considering a planning application, municipalities are expected to have regard to both site specific and immediate implications and to long term and cumulative benefits and impacts.
4. In carrying out their planning responsibilities, municipalities are expected to respect

the rights of individual citizens and landowners and to consider the impact of any policy or decision within the context of the overall public interest.

3.0 PLANNING COOPERATION

Goal

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

Policies

1. Municipalities are encouraged to expand intermunicipal planning efforts to address common planning issues, especially where valued natural features are of interest to more than one municipality and where the possible effect of development transcends municipal boundaries.
2. In particular, adjoining municipalities are encouraged to cooperate in the planning of future land uses in the vicinity of their adjoining municipal boundaries (fringe areas) respecting the interests of both municipalities and in a manner which does not inhibit or preclude appropriate long term use nor unduly interfere with the continuation of existing uses. Adjoining municipalities are encouraged to jointly prepare and adopt intermunicipal development plans for critical fringe areas; these plans may involve lands which are in both of the adjoining municipalities.
3. Municipalities are also encouraged to pursue joint use agreements, regional service commissions and any other joint cooperative arrangements which can contribute to such intermunicipal land use planning.
4. Where two or more municipalities are affected by the operation of an airport, those municipalities are encouraged to prepare, adopt, and implement an intermunicipal development plan to jointly address airport vicinity planning issues.
5. Where two or more municipalities are located on the shores of the same lake, and development is anticipated, the municipalities are encouraged to prepare, adopt, and implement an intermunicipal development plan to jointly address lake planning issues.
6. Municipalities are encouraged to coordinate their planning activities and development approval processes with provincial resource and land management policies, such as integrated resource plans, and with provincial leasing mechanisms, such as the Alberta Tourism Recreational Lease Process.

7. Municipalities are encouraged to work directly with provincial land and resource management agencies in the development of plans and policies on issues of mutual interest. Decisions and approvals affecting land use and development on, near, or with potential to impact provincial resources⁵ should be coordinated between these levels of government.
8. Municipalities are encouraged to coordinate their planning activities with those of the local school authorities to ensure that school sites are available when required.
9. Municipalities are encouraged to coordinate their planning activities with those of the regional health authorities to facilitate the development of appropriately located new health care facilities.
10. Municipalities are encouraged to coordinate their planning activities with those of First Nation Reserves, Metis Settlements, Irrigation Districts, and appropriate federal departments and agencies where issues are of mutual interest.

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

4.0 LANDUSE PATTERNS

Goal

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

Policies

1. Municipalities are encouraged to establish, on a municipal and on an intermunicipal basis, land use patterns which provide an appropriate mix of agricultural, residential, commercial, industrial, institutional, public and recreational land uses developed in an orderly, efficient, compatible, safe and economical manner in keeping with the general policies of this section and the more specific policies found in sections 5.0 to 8.0.
2. Municipalities are encouraged to establish land use patterns which embody the principles of sustainable development, thereby contributing to a healthy environment, a healthy economy and a high quality of life.⁶
3. Municipalities are encouraged to establish land use patterns which contribute to the provision of a wide range of economic development opportunities, thereby enhancing local employment possibilities and promoting a healthy and stable economy. In carrying out land use planning, municipalities are encouraged to complement and support provincial economic development initiatives.⁷

⁶ The Alberta Vision of Sustainable Development was endorsed by the Alberta Legislature in June 1992. A summary is found in Appendix 1. Municipalities should refer to the publications:

1. Alberta Round Table on Environment and Economy 1991 (#P5-E1).
2. Report of Alberta Round Table on Environment and Economy 1993 (#P5-E2).
3. Ensuring Prosperity, Implementing Sustainable Development 1995 (#592-E-1).

Publications are available from the Environmental Protection Information Centre, 9920 - 108 Street, Edmonton, AB T5K 2M4. Telephone: (403) 422 2079.

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

4. Municipalities are encouraged to establish land use patterns which accommodate natural resource extraction or harvesting and processing, manufacturing and other industrial development while, at the same time, minimizing potential conflict with nearby land uses and any negative environmental impact.
5. Municipalities are encouraged to establish land use patterns which provide the opportunity for a variety of residential environments which feature innovative designs and densities, and which make efficient use of existing facilities, infrastructure and public transportation.
6. Municipalities are encouraged to establish land use patterns commensurate with the level of infrastructure and services which can be provided, regardless of whether the infrastructure and services are provided municipally, communally, individually, or by a utility company. Municipalities are encouraged to coordinate the provision of infrastructure and services with neighbouring municipalities.
7. Municipalities, within legislative limits, are encouraged to establish land use patterns which complement their municipal financial management strategies, thereby contributing to the financial health and viability of the municipality.

5.0 THE NATURAL ENVIRONMENT

Goal

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

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection⁹ significant ravines, valleys, stream

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

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

corridors, lakeshores, wetlands¹⁰ and any other unique landscape area, and to establish land use patterns in the vicinity of these features, having regard to their value to the municipality and to the Province.

2. If subdivision and development is to be approved in the areas identified in accordance with policy #1 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures designed to minimize possible negative impacts.¹¹
3. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas which are prone to flooding, erosion, landslides, subsidence, or wildfire and to establish appropriate land use patterns within and adjacent to these areas.
4. If subdivision and development is to be approved in the areas identified in accordance with policy #3 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the risk to health, to safety, and to loss due to property damage.¹²
5. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas of significant fish, wildlife and plant habitat and to establish appropriate land use patterns designed to minimize the loss of valued habitat within and adjacent to these areas.¹³
6. If subdivision and development is to be approved in the areas identified in accordance with policy #5 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the loss of habitat.

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

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

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

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

6.0 RESOURCE CONSERVATION

6.1 Agriculture

Goal

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

Policies

- 1 Municipalities are encouraged to identify, in consultation with Alberta Agriculture, Food and Rural Development, areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be a primary land use.
- 2 Municipalities are encouraged to limit the fragmentation of agricultural lands and their premature conversion to other uses, especially within the agricultural areas identified in accordance with policy #1.
- 3 Where possible, municipalities are encouraged to direct non-agricultural development to areas where such development will not constrain agricultural activities.
- 4 Municipalities are encouraged to minimize conflicts between intensive agricultural operations and incompatible land uses with reciprocal setback distances¹⁴ and other mitigative measures.

6.2 Non-renewable Resources Goal

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

Policies

1. Municipalities are encouraged to identify, in consultation with the appropriate provincial land management agency and the Alberta Geological Survey, areas where the extraction of surface materials (e.g., sand and gravel) should be a primary land use.
2. Municipalities are encouraged to identify, in consultation with Alberta Energy, areas where the extraction of mineral resources should be a primary land use.¹⁵

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

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

3. Municipalities are encouraged to direct subdivision and development activity so as not to constrain or conflict with non-renewable resource development, particularly with respect to the areas identified in accordance with policies #1 and #2.
4. In addressing resource development municipalities are expected to, within the scope of their jurisdiction, utilize mitigative measures to minimize possible negative impacts on surrounding areas and land uses.

6.3 Water Resources

Goal

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

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, significant water resources within their boundaries.
2. Municipalities are encouraged to determine appropriate land use patterns in the vicinity of the resources identified in accordance with policy # 1, having regard to impacts on an entire watershed as well as local impacts.
3. If subdivision and development is to be approved in the vicinity of the resources identified in accordance with policy #1, municipalities are encouraged to, within the scope of their jurisdiction, incorporate measures which minimize or mitigate any negative impacts on water quality, flow and supply deterioration, soil erosion, and ground water quality and availability. Municipalities are also encouraged to facilitate public access and enjoyment of these water features, and to protect sensitive fisheries habitat and other aquatic resources.

6.4 Historical Resources Goal

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

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

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Community Development, significant historical resources within their boundaries.
2. Within the scope of their jurisdiction, municipalities are encouraged to contribute to the preservation and enhancement the historical resources identified in accordance with policy # 1 so that those resources may be used and enjoyed by present and future generations.¹⁷

7.0 TRANSPORTATION

Goal

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

Policies

1. Municipalities are encouraged to identify, in consultation with Alberta Transportation and Utilities, the location, nature and purpose of key transportation corridors and facilities.¹⁸
2. Municipalities are encouraged to minimize negative interactions between the transportation corridors and facilities identified in accordance with policy #1 and the surrounding areas and land uses through the establishment of compatible land use patterns.
3. If subdivision and development is to be approved in the vicinity of the areas identified in accordance with policy #1, municipalities are encouraged to employ appropriate setback distances and other mitigative measures relating to noise, air pollution, and safety, to limit access, and to enter into highway vicinity agreements with Alberta Transportation and Utilities.

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

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

8.0 RESIDENTIAL DEVELOPMENT

Goal

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

Policies

1. Municipalities are encouraged to identify, in consultation with the local housing industry and local housing associations, the magnitude and scope of the housing need within their communities and to establish land use patterns in response to that need.
2. In establishing land use patterns municipalities are encouraged to accommodate and facilitate a wide range of housing types.
3. In responding to policies #1 and #2, municipalities are encouraged to provide intensification opportunities within developed areas where existing infrastructure and facilities have adequate capacity.
4. In responding to policies #1 and #2, municipalities are encouraged to accommodate barrier free residences for persons with disabilities and residences in which the provision of care and support for the occupants is possible.
5. In responding to policies #1 and #2, municipalities are encouraged to eliminate any barriers which inhibit the use of housing constructed off site and to accommodate manufactured and modular housing in a fashion which is in harmony with existing or proposed neighbourhood design and architectural development.
6. In responding to policy #1 and the other themes of this section, municipalities are encouraged to review, in cooperation with the land development industry, their current standards and practices about neighbourhood design and residential servicing.

APPENDIX 1

Excerpt from Alberta's Vision of Sustainable Development*

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

Our vision encompasses all the following elements:

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

Alberta's biological diversity is preserved.

We live within Alberta's natural carrying capacity. The economy is healthy.

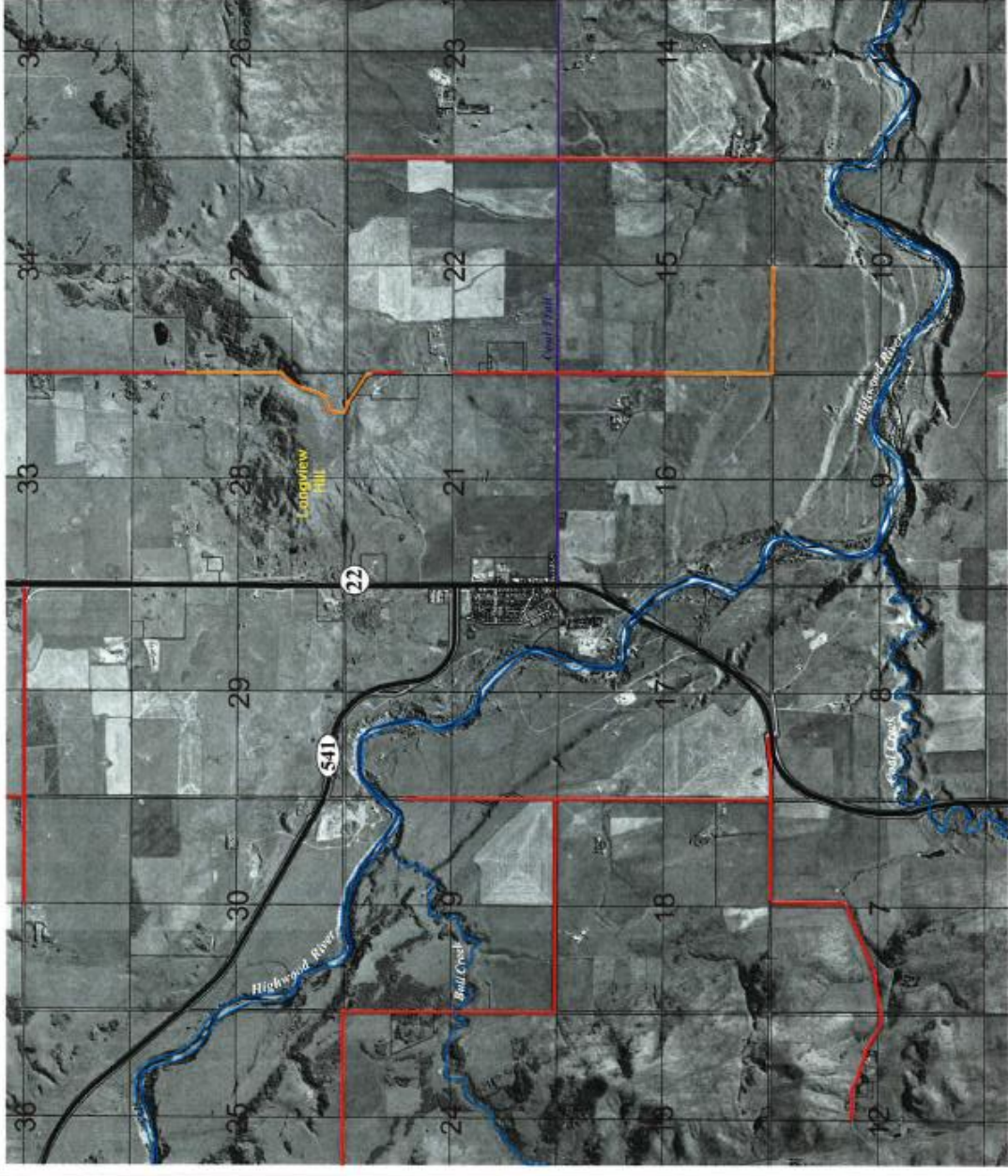
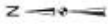
Market forces and regulatory systems work for sustainable development. Urban and rural communities offer a healthy environment for living.

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

Albertans are responsible global citizens.

Albertans are stewards of the environment and the economy.

* See Section 4.0 Land Use Patterns, Policy #2

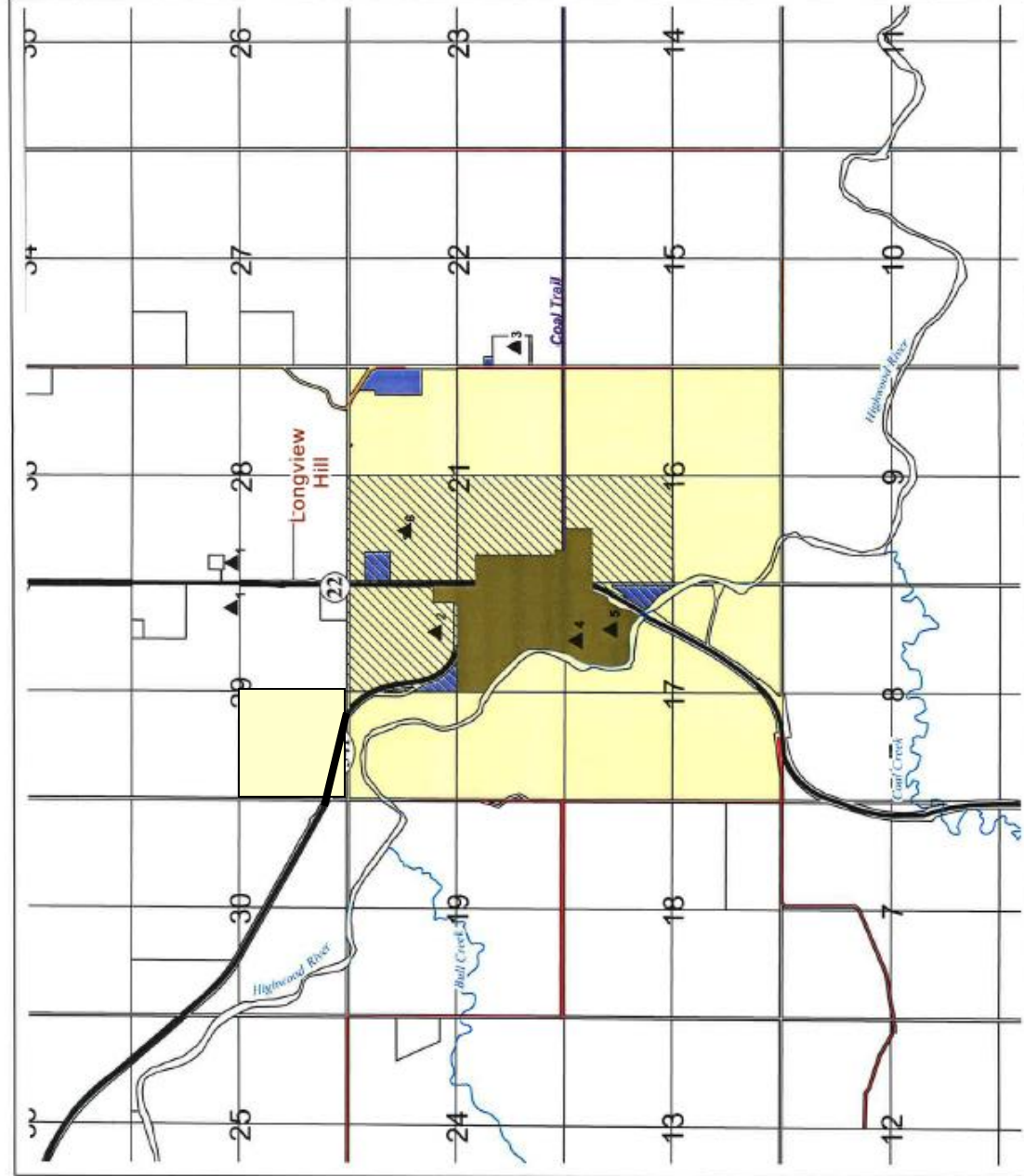


**Municipal District of Foothills No. 31
Village of Longview
Intermunicipal Plan
Map 1
Geographical Context**



MDS GIS Mapping Department
Map Number: Final LVMDFMAP1001
Date: April 9, 2003

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**Municipal District of Foothills No. 31
Village of Longview
Intermunicipal Plan**

**Map 2
Plan and Policy Areas**

1:31,382



3 DEGREE TRANSVERSE MERCATOR PROJECTION NAD83

Legend

- Village of Longview
- Referral Area
- Future Urban Growth Area
- Country Residential Policy Area

- ▲ 1 Royalties
- ▲ 2 Little Philadelphia
- ▲ 3 B.A. Plant Site
- ▲ 4 Western Decalga Research Centre
- ▲ 5 Sewage Treatment Facility
- ▲ 6 Water Reservoir



MDG GIS/Mapping Department
Map Number: Final LVMDMAP2001
Date: April 9, 2003

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**VILLAGE OF LONGVIEW
REQUEST FOR COUNCIL DECISION**

Date:	June 6, 2022	Agenda Item #: 5.3
Title:	2022 Municipal Development Plan	
Submitted by:	Dale Harrison, CAO	

Recommendation:	MOVED by _____ that Council pass 1 st Reading and schedule a Public Hearing date before proceeding to further readings.	
Alternatives:	2. Defeat above motion. 3. That discussion be tabled _____ (for further information or future date).	

Background:	In 2020 the municipality was required to have three statutory planning documents. The Municipal Development Plan (MDP), the Intermunicipal Development Plan (IDP), and the Intermunicipal Collaborative Framework (ICF). The Village already had the MDP in light of current annexation and growth pressure some revisions have been made to the MDP to reflection future Land Use Planning. Due to these changes it is recommended that Council pass 1 st Reading then schedule a Public Hearing for public input prior to 2 nd and 3 rd Reading.
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Implications: <i>Policy, Statutory Plans, Legislative:</i>	
<i>Financial:</i>	N/A

Attachments:	Is the documentation severed by FOIP: NO
1.	none



VILLAGE OF LONGVIEW
MUNICIPAL DEVELOPMENT
PLAN
2022

Approved by Council 2022

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PART A

BACKGROUND

- Public Input and Involvement
- Function of the Municipal Development Plan
- Guide to the Plan
- Setting
- Population Development

1.0 MUNICIPAL DEVELOPMENT PLAN

1.1 BACKGROUND

In 1995, the Province of Alberta replaced the Alberta Planning Act with the Municipal Government Act, 1995. Under this new Act, municipalities under the population of 3500 may develop a Municipal Development Plan (MDP). It was decided by the Village Council to develop such a Plan based on the development potential and strategic location of the Village. A grant was received from the Province for the development of the Municipal Development Plan.

The MDP establishes policies that will guide municipal decision-making when dealing with land-use, development, growth patterns, infrastructure, economic and environmental issues within the Village of Longview.

The preparation of the MDP was guided by the Municipal Government Act, which contains the legislative framework to establish a Municipal Development Plan.

In particular, attention was paid to Section 632(3)(a) of the Act. This Part, entitled "A Municipal Development Plan", outlines the policies that "must" be included in the MDP and policies that "may" be included. Generally, the MDP must make provisions for future land use, future growth patterns, municipal services and infrastructure dealing with adjacent municipalities. The MDP must also contain land use policies for lands adjacent to sour gas facilities and for municipal and school reserves. The policies that "may" be included generally address issues of coordinating municipal programs relating to financial and physical resources, including social and economic development.

The MDP was commissioned by Council after a grant was received from the Province. The Engineering Consultant who has considerable experience in the municipal areas of planning and development aided in getting the grant from the Province and will be doing the study.

1.2 PUBLIC INPUT AND INVOLVEMENT

The Village of Longview maintained a high level of public involvement throughout the planning process. Initially, there was an interview with the Mayor about the Municipal Development Plan in the Western Wheel. A Strategic Land Use Plan finished in 1999 was used to complete the MDP. The Strategic Land Use Plan had extensive public involvement. Once a draft MDP was developed an open house was held in Longview at the Longview Hall. A formal

public hearing was held prior to the MDP being adopted by bylaw. The MOP has been organized to be as user friendly as possible.

1.3 FUNCTION OF THE MUNICIPAL DEVELOPMENT PLAN

The purpose of this MOP is to provide guidelines and policy direction for the future growth and development of the Village of Longview. The MOP is used in conjunction

with the Inter-municipal Development Plan (IDP), the Land Use Bylaw and other documents adopted by Council for the planning and management of land use. In this system, the MOP stipulates the general direction of future development and provides land use policies regarding development, while the Land Use Bylaw regulates or controls development and land use on a specific basis. It should be recognized, however, that the MOP also presents goals, objectives and policies that affect areas other than land use or land development. As such, it serves as the principal long-range planning tool for the Village.

The MOP and the Land Use Bylaw fit into the larger hierarchy of statutory planning documents under The Municipal Government Act. The main planning document at the municipal level is the Municipal Development Plan. Policies within the MOP provide direction for preparation of Land Use Bylaws (LUB), Intermunicipal Development Plans (IDP), Area Structure Plans (ASP) and Area Redevelopment Plans (ARP).

1.4 GUIDE TO THE PLAN

This Plan has been divided into five separate Parts with numbered Sections and Policies. The Parts are arranged in a hierarchy, in which each subsequent Part must conform to the applicable policies relevant to the prior Parts. For instance, a person must first apply their project to the policies in the Land Use Strategies found in Part E. Depending on the project, policies found in Part A, B, C and D would then also be applied. The italicized font throughout the document represents further clarification of the policies and are intended to be read as part of the policy. Furthermore, the appendices section of the Plan contains all relevant mapping and glossary information.

The policies contained in the various Parts of this Plan are not to be read or interpreted in isolation. Depending upon the situation, policies from all applicable Parts in the document will apply.

2.0 SETTING

The Village of Longview is situated in the foothills region of the Rocky Mountains in southwestern Alberta. Agriculture, oil and gas, and tourism are the mainstays of the economy. The area lies along Highway 22 officially known as the Cowboy Trail. Good road connections and proximity to the Rocky Mountains and Kananaskis Country have made Longview a regional tourist destination.

In recent years there has been slow but increasing pressure on the community for residential and commercial development.

2.1 POPULATION DEVELOPMENT

The Village of Longview population taken from the Statistics Canada census in 1996 shows the population to be 303. We know through growth the population at the time of writing this report is approximately 330.

Subdivision development in the last couple of years has increased the population at an increasing rate with promise for the future.

PART B

GOALS AND OBJECTIVES

- General
- Goals and Objectives for the Village of Longview

RESIDENTS OF LONGVIEW GOVERNMENT

- > General

NATURAL ENVIRONMENT

- > General

TRANSPORTATION AND UTILITIES

- > General

SERVICES

- Emergency Services
- Community Services

SUBDIVISION AND DEVELOPMENT

- > General

3.0 GOALS AND OBJECTIVES

3.1 GENERAL

The Village of Longview must deal with a broad range of interests such as environmental protection and tourism, recreational, residential, commercial and light industrial development.

To assist with decision-making within the Village as a whole, a set of goals and objectives have been adopted by Council, to establish the general direction for the future development in the Village of Longview.

3.2 GOALS AND OBJECTIVES FOR THE VILLAGE OF LONGVIEW ("THE VILLAGE")

- 1) To address the needs and aspirations of the residents of the Village through public participation and to keep them involved in the planning and decision-making process.
- 2) To make public facility and service expenditure decisions based on maintaining a sound long-term financial position for the Village.
- 3) To maintain an attractive social and physical environment for people living and working in the Village.
- 4) To strike an appropriate balance in the Village amongst agriculture, industry, tourism, development and the natural environment.
- 5) To ensure that the growth and development of the municipal facilities and support services are efficient and adequate to support the population and business growth in the Village.
- 6) To cooperate with our neighbour the MD of Foothills and other governments; municipal, provincial and federal to ensure that a coordinated approach is used in developing and protecting the Village.
- 7) To coordinate land use planning in the urban fringe areas so as to reduce the potential for urban-rural conflicts.
- 8) To provide and maintain cost effective services and infrastructure necessary to the Village.
- 9) To ensure that transportation routes within the Village are developed and maintained in an efficient, effective and safe manner.
- 10) To encourage the growth in light industrial and the commercial sectors and thereby strengthening the local economy, broadening employment opportunities and providing goods and services to the community.

4.0 RESIDENTS OF LONGVIEW

- 4.1 The overall sentiments of the residents of the Village should be recognized and their concerns met whenever possible.
- 4.2 Residents will be encouraged to participate in municipal decisions regarding subdivision and development proposals through their attendance at public hearings, committee meetings and written submissions.

5.0 GOVERNMENT

5.1 GENERAL

- 5.1.1 Cooperation with Federal, Provincial and other municipal governments is necessary to ensure that a cooperative approach is used in developing or protecting the Village of Longview.
- 5.1.2 Council will require an annual financial review and management plan, forecasting three years in advance, that identifies specific projects in:
 - i) transportation and utilities;
 - ii) emergency services;
 - iii) recreation and tourism; and
 - iv) other needs as identified by Council.

Council will establish reserve funds and allocate money to those funds as part of its budgeting process, for those projects identified in its annual financial review.

- 5.1.3 No budget will be adopted in which annual expenditures exceed annual revenues. However, in the event that the Village does make expenditures due to emergencies or unforeseen circumstances, any resulting deficit will be incorporated and be made up in the following years budget.
- 5.1.4 Council may draw upon its general capital reserve to pay for major capital projects such as roadway or sewer system upgrades, but only where that expenditure is amortized over a multi-year period and the fund subsequently repaid to the Village of Longview.

6.0 NATURAL ENVIRONMENT

6.1 GENERAL

- 6.1.1 The Village will endeavour to maintain a balance amongst residential, commercial and light industrial and any other land use development issues while preserving the natural beauty of the landscape and protecting wildlife, vegetation and landforms.
- 6.1.2 Any development adjacent to watercourses that has a possibility of contaminating or polluting water will not be allowed, unless adequate mitigating measures are taken to avoid contamination or pollution.
- 6.1.3 Any major development or subdivision that is located near a watercourse may require an environmental impact assessment prior to the consideration of a subdivision or a development.
- 6.1.3 The alteration of a natural floodway is prohibited by raising the level of the land with fill, for the purpose of creating developable land for uses not normally compatible with the natural function of the floodplain is prohibited.
- This allows the Highwood River to function in a natural manner in times of high water and flooding.*
- 6.1.4 The protection or stabilization of riverbanks through the use of methods acceptable to the Village of Longview, Alberta Environment and any other affected agency will be permitted.
- 6.1.5 The natural flood control properties on the 1:100 year flood plain, as outlined in the Highwood River Flood Risk Map will be maintained.

7.0 TRANSPORTATION AND UTILITIES

7.1 GENERAL

- 7.1.1 Transportation and utilities will be developed and maintained in an efficient manner by the Village.
- 7.1.2 Any population or business growth that occurs in Longview should be matched with an equal growth in facilities and support services,
- 7.1.3 All costs associated with the dedication of right-of ways, road construction and intersection improvements for roadways as required by

the Village of Longview or Alberta Transportation relative to a development will be borne by the developer in accordance with Council policy.

- 7.1.4 With respect to the subdivision and development of land, Council will give consideration to the preparation and adoption of appropriate mechanisms for the purposes of upgrading municipal roadways and utilities.

These mechanisms should be in place to upgrade existing infrastructure, as it may be overtaxed through subdivision or development in some instances.

- 7.1.5 Whenever appropriate, the Village of Longview will circulate development proposals to providers of utility services and transportation facilities for their information and evaluation.

- 7.1.6 The Village will strive to ensure that the transportation system is safe, efficient and suitable for the intended use.

- 7.1.7 To ensure proper access, all properties will have direct access onto a public roadway. However, where existing roadways are inadequate to serve a proposed development, the Village may allow access by easement.

- 7.1.8 Roadways providing access into development areas will be dedicated public roads dedicated to the Village of Longview standards.

- 7.1.9 The developer is required to enter into an agreement that specifies the responsibilities for the construction standards, maintenance and liability of any creation or reconstruction of roads, water and sewer system and any other infrastructure resulting from the proposed development as being borne by the developer. This agreement will hold until such a time as the new road, water and sewer system and any other infrastructure is accepted by the Village of Longview.

- 7.1.10 In new subdivisions sidewalks should be provided on at least one side of the roadway.

- 7.1.11 Decisions on utility right-of-way locations should be coordinated between the respective agencies and the Village.

Various utility companies maintain rights of way through the Village of Longview. While some of these are private firms, all provide public services.

- 7.1.12 Land that can be served by an existing sewer system should be reserved for uses requiring a sewer system.
- 7.1.13 Septic tank and tile field, holding tanks and organic wastewater treatment systems will not be allowed within the corporate limits of the Village.
- 7.1.14 The Village of Longview will develop a waste management strategic plan to evaluate its future waste disposal needs, in terms of sewage, sanitary and solid waste, in accordance with the annual financial review and management plan as set out in policy 5.1.2 of the this Municipal Development Plan.
- 7.1.15 The Village supports joint municipal initiatives to address the immediate and long term waste disposal needs of the region.

8.0 SERVICES

8.1 EMERGENCY SERVICES

- 8.1.1 The Village of Longview will work with other communities on a regional basis or locally to provide emergency services.
- 8.1.2 The level of emergency services will be managed to be constant with the three year financial review and management plan outlined in 5.1.2 of the MOP, to ensure adequate service at a reasonable cost.
- 8.1.3 Fire prevention and fire hazards should be monitored by Council on a regular basis, to determine the adequacy of the service and regulations and to determine potential problems.

8.2 COMMUNITY SERVICES

- 8.2.1 The Village of Longview will provide locally or regionally administration, water and sewer, roads, solid waste, fire, recreation and parks and tourism.

9.0 SUBDIVISION AND DEVELOPMENT

9.1 GENERAL

9.1.1 The policies in this plan will resolve possible land use conflicts that may arise among the multiple land uses and activities where possible. The Village of Longview must maintain a balance between human development and the natural environment.

9.1.2 Any future development should be aesthetically pleasing; in that its design does not conflict with developments that are currently in place, but blends in or increases the aesthetic appeal of the overall environment. Existing developments will be encouraged to maintain or increase their current aesthetic appeal.

9.1.3 The proponent of a privately initiated development requiring significant improvements to municipal infrastructure or services will be financially responsible for the following:

All to be done to municipal standards.

- i) All studies and testing required to justify that the proposed development is suitable on the subject land;
- ii) Any new road development or upgrades as a result of the development;
- iii) The installation, upgrade or expansion of either municipal water or sewer systems required by the development;
- iv) The connections of all access-ways (including, but not limited to, roads, lanes, pedestrian pathways and trails) and municipal infrastructure to the development from public property;
- v) Fees for the review and processing of the application;
- vi) Assessment and mitigation of social and economic factors.

9.1.4 Financial responsibility for any over-sizing of improvements for roadwork, water or sewer systems, municipal infrastructure or access ways will be determined by a development agreement between the developer and the Village of Longview in accordance with the Municipal Government Act.

9.1.5 The Village of Longview may require that a development proponent assess the impact of the proposed development on the natural

environment and propose measures for mitigating or reducing such impacts. Note that the Village of Longview, through its Council may deny some development in order to preserve the natural environment.

- 9.1.6 Visual quality controls may be considered to preserve scenic vistas and integrate development with the natural landscape.
- 9.1.7 Where applicable (see Part E) Land Use Strategies, a western motif, at least on the front of buildings, will be encouraged.
- 9.1.8 At the time of subdivision, the full 10% of municipal and school reserve allowed by the Municipal Government Act may be dedicated. In making its decision on the allocation of that reserve dedication (either land, cash-in-lieu or deferment), the subdivision authority will take into account the following:
- i) any agreement between the Village of Longview and a school division.
 - ii) recommendations from other agencies, particularly school divisions; and
 - iii) any guidance or policy regarding open spaces or recreational facilities adopted by Council.
- 9.1.9 At the time of subdivision, the subdivision authority will base its decision about environmental reserve on the following:
- i) any recommendations from other agencies, in particular Alberta Environment; and
 - ii) any guidance or policy regarding environmental reserve that has been adopted by Council.
 - iii) The Municipal Government Act and regs.
- 9.1.10 In some instances, before subdivision or development of land is allowed, the Village of Longview may require that the proponent of the subdivision or development prepare an Area Structure Plan (ASP) at the expense of the proponent. The ASP will include the following:

An ASP is generally required for large parcels of land on which little or no development has taken place, this plan will provide direction for the Village of Longview to guide how subdivision and development of these lands might occur.

- i) site suitability;
- ii) environmental consideration and impact;
- iii) types of proposed uses;
- iv) density of population and intensity of use;
- v) impact of adjacent uses;
- vi) location of utilities;
- vii) water and sewer servicing;
- viii) fire protection;
- ix) internal road development;
- x) highway access;
- xi) development phasing; and
- xii) any other matters deemed necessary by Council.

9.1.11 To ensure uniform standards of development, municipal road standards established by the Village of Longview must be adhered to, particularly with regards to the following:

This list is not all inclusive, and may be expanded to include other criteria deemed necessary by the Village of Longview.

- i) widths for roadway rights-of-way; ii) surface treatment for construction;
- iii) engineering standards; iv) intersection design;
- v) access to private properties;
- vi) signage;
- vii) line assignments in roadways; and
- viii) maintenance.

9.1.12 All developments will conform to applicable provincial and federal legislation. In particular:

- i) All developments must conform to its well and pipeline setback requirements as referred to in the , Transportation and Utilities section of this document.

9.1.13 Development standards established by the Village of Longview with respect to conventional forms of development and subdivision will also apply to bareland condominiums, particularly with respect to water, sewer and roadway development.

In order to ensure that the Village of Longview is not burdened by the low standard of infrastructure if the condominium corporation ceases to exist, and Council comes under pressure to take on the responsibilities for that infrastructure, a common standard of construction throughout the community is necessary.

9.1.14 Bed and Breakfast facilities, as an accessory use within private residences, will be permitted as a home occupation, subject to the requirements of the local health unit and the Land Use Bylaw.

Bed and breakfast operations have become an alternative form of accommodation for travellers.

PART C

RECREATION AND TOURISM

- General

INDUSTRIAL SECTOR

- General

10.0 RECREATION AND TOURISM

10.1 GENERAL

- 10.1.1 The expansion of existing recreational developments and the development of new facilities will be considered.
- 10.1.2 The Village of Longview will support community-based tourism. Community-based tourism is defined as community facilities built and operated by community groups that serve the local community first but that might also serve visitors to the area.
- 10.1.3 The impact of recreation and tourism developments on the environment and on the Village should be limited.
- 10.1.4 Depending on the development's size or likely impact, the expansion of existing tourism or recreation facilities, or the development of new facilities, may require an Area Structure Plan (ASP) in accordance with the applicable policies of this plan.
- 10.1.5 Any recreational development should be of a scale and density where the impact of its proposed facilities, and the maximum amount of people that it can accommodate, can be effectively limited to the area designated for its development.
- 10.1.6 Development of an integrated trail and open space network throughout private and public developments will be encouraged.

11.0 INDUSTRIAL SECTOR

11.1 GENERAL

- 11.1.1 Development and continuation of resource extraction, processing industries and other industrial developments will be supported provided that such industries comply with applicable Provincial or Federal legislation.
- 11.1.2 Diversification and expansion of the industrial base will be supported while considering adjacent land uses and the natural environment.
- 11.1.3 New industrial developments, or expansion of existing facilities will require a plan assessing the impacts and providing mitigation measures regarding the following areas:

The plan must be to the Village of Longview 's satisfaction and comply with the applicable legislation at the time of development.

- i) transportation network;
- ii) residential, agricultural and recreational uses in the area;
- iii) environmental concerns, natural environment of the site and surrounding area; and
- iv) social and economic considerations.

11.1.4 A full Environmental Impact Assessment in accordance with Federal or Provincial requirements may be required.

11.1.5 Runoff from industrial sites will be controlled in accordance with existing Provincial legislation. The industry will conform to all Provincial air and water quality standards and guidelines.

This is to prevent contamination of any waterway or airway and to prevent a hazard to the Village.

PART D

RELATIONSHIP TO THE FOOTHILLS COUNTY NO. 31 AND OTHER JURISDICTIONS

- General
- Inter-municipal Development Plan

12.0 RELATIONSHIP TO THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

12.1 GENERAL

12.1.1 The exchange of information and cooperative decision- making on matters that affect the Village of Longview will be encouraged.

12.1.2 The Village of Longview will participate with other levels of government as required to facilitate development.

12.2 INTER-MUNICIPAL DEVELOPMENT PLAN

12.2.1 The Village of Longview and the Municipal District of Foothills No. 31 has jointly developed a planning document called the Municipal District of Foothills No. 31. Village of Longview, Inter-municipal Development Plan (See Appendix 2).

12.2.2 Planning issues that require input from the Municipal District of Foothills No. 31 and the Village of Longview will refer to the jointly developed Inter-municipal Development Plan.

PART E

LAND USE STRATEGIES

- RE Residential – Single Detached Estate
- RR1 Residential – Restricted Residential
- R1 Residential – Single Detached
- R-MF Residential – Multi-Family
- R-MHP Residential – Manufactured Home Park
- CB – Central Business
- CBR – Central Business restricted
- C-HWY – Highway Commercial
- G-1 - General Industrial
- P - Public-Quasi Public
- UR - Urban Reserve

13.0 LAND USE DISTRICTS

13.1 RE RESIDENTIAL – SINGLE DETACHED ESTATE

13.1.1 Development will be accommodated on large lots allowing for single-detached housing.

13.1.2 Other developments compatible with low density residential development may be allowed.

13.2 R1 RESIDENTIAL – SINGLE DETACHED

13.2.1 Development will accommodate residential development in the form of single-detached housing.

13.3 RR1 RESIDENTIAL – RESTRICTED RESIDENTIAL

13.3.1 Development will be accommodated moderately low-density residential development will be allowed.

13.4 R-MF RESIDENTIAL – MULTI-FAMILY

13.4.1 Development will accommodate semi-detached and duplex houses.

13.4.2 Other developments compatible with low density residential development will be allowed.

13.5 R-MHP RESIDENTIAL – MANUFACTURED HOME PARK

13.5.1 Development will accommodate manufactured home parks.

13.6 CB – CENTRAL BUSINESS

13.6.1 Development will provide for the sale of goods and services.

13.6.2 Development will maintain storefront retail development on the ground floor frontage adjoining the sidewalk.

13.6.3 Other commercial and residential uses away from the ground floor frontage will be considered.

13.6.4 A western motif, at least on the front of the buildings, will be encouraged.

13.7 CBR – CENTRAL BUSINESS RESTRICTED

13.8.1 Development will provide for a variety of commercial developments that produce a minimum of wastewater.

13.8.2 A western motif, at least on the front of buildings, will be encouraged.

13.8 G-1 - GENERAL INDUSTRIAL

13.8.1 Development will maintain an area for light and medium industrial and commercial uses.

13.8.2 Non-industrial uses will be considered if they are compatible with, beneficial or generally acceptable to a light industrial business environment.

13.8.3 A western motif at least on the front of the building will be encouraged if the development is on or near Morrison Road (Hwy. 22).

13.9 P - PUBLIC-QUASI PUBLIC

13.9.1 Development will provide for parks along with complementary facilities and features.

13.9.2 Active and passive public recreation and leisure will be encouraged.

13.9.3 Development will provide for schools, community services, intensive public service and institutional uses.

13.10 UR - URBAN RESERVE

13.10.1 These lands will be left undeveloped or developed to low intensity uses to ensure their orderly transformation to a more intensive development.

13.10.2 Development will be allowed that does not prejudice the possibility of conveniently and economically subdividing and developing the area in the future to a more intensive use.

PART F

FUTURE LAND USE FOR ANNEXATION

- West Side Lagoon Quarter
- West Side Trailer Park Quarter
- North and East Side Land
- South of Key Drive

14.0 FUTURE USE FOR ANNEXATION LAND

14.1 WEST SIDE LAGOON LAND

14.01.1 The Quarter Section that is currently owned by the Village SW 29-18-2 W5 has limited opportunity for construction of any buildings due to the set-back restriction from the wastewater Lagoons. It is ideal for livestock grazing, solar projects, possible greenhouse or wastewater related energy production.

14.2 WEST SIDE TRAILER PARK LAND

14.02.1 The Quarter Section that currently has Little New York Estates Mobile Home Park NE 20-18-2 W5 has limited opportunity for commercial or residential development due to the number of oil & gas structures and the setbacks required from each. The exception would be a narrow strip along the north side of Hwy 541 which could be developed into commercial or industrial land. The balance of the quarter could be used for livestock grazing, a nature park, or possible golf course.

14.3 NORTH & EAST SIDE

14.03.1 The future development of residential land in the Village is to the north and east of the current boundaries. This land should be highlighted and protected in any future Inter-Municipal Development Agreements with Foothills County.

14.03.2 The land closest to the school should be zoned for residential development. The strip of land closest to Hwy should be zoned Hwy Commercial. The southern portion serviced by the Foothills Drive extension east should be zone commercial or industrial.

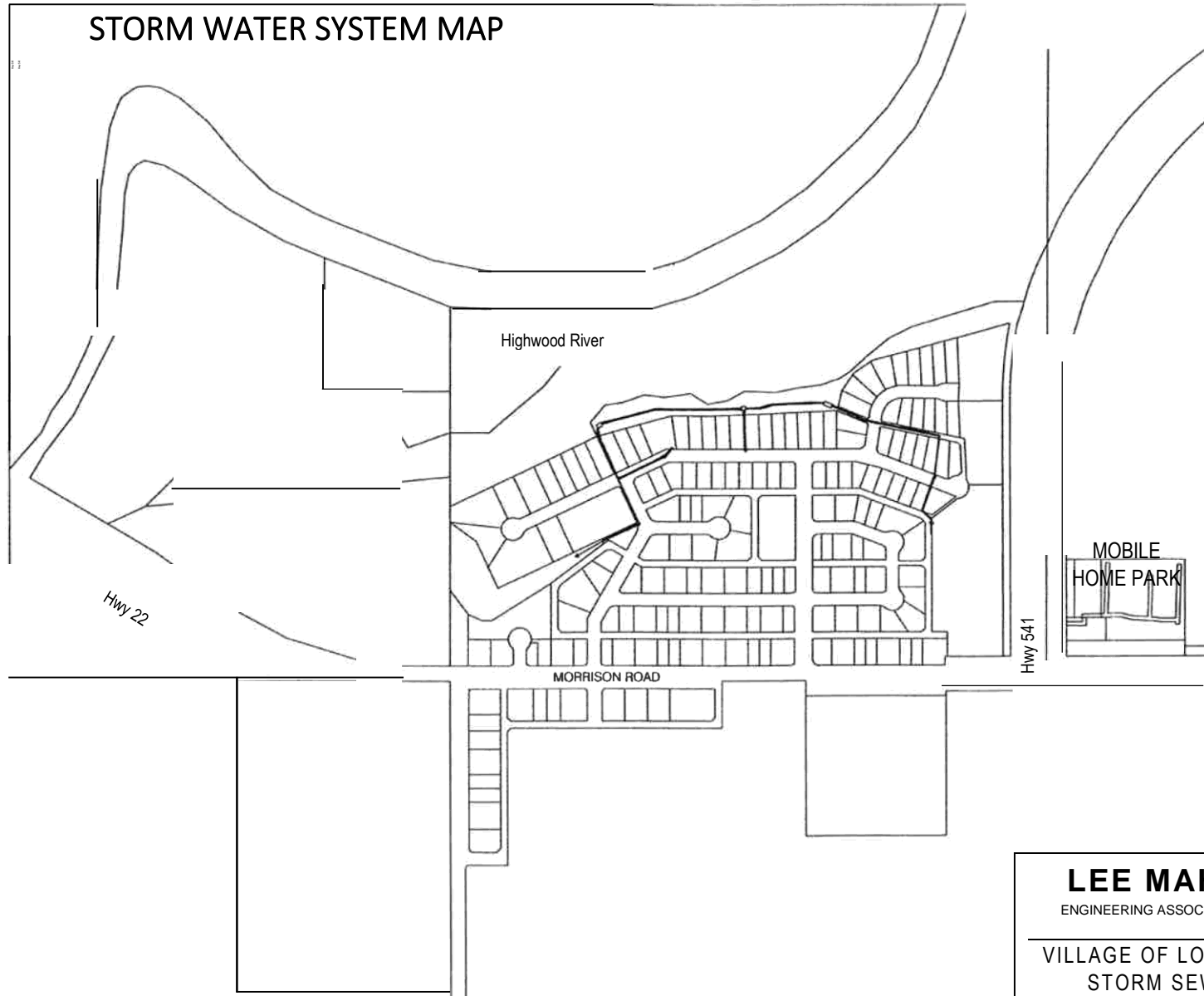
14.4 SOUTH OF KEY DRIVE

14.04.1 The first lots on the north side of the property south of key drive should be reserved for commercial or industrial use, or possibly the whole of the parcel. This would preserve land for future industrial development.

APPENDIX 1

- Map of Village Storm Water System
- Map of Village Water system

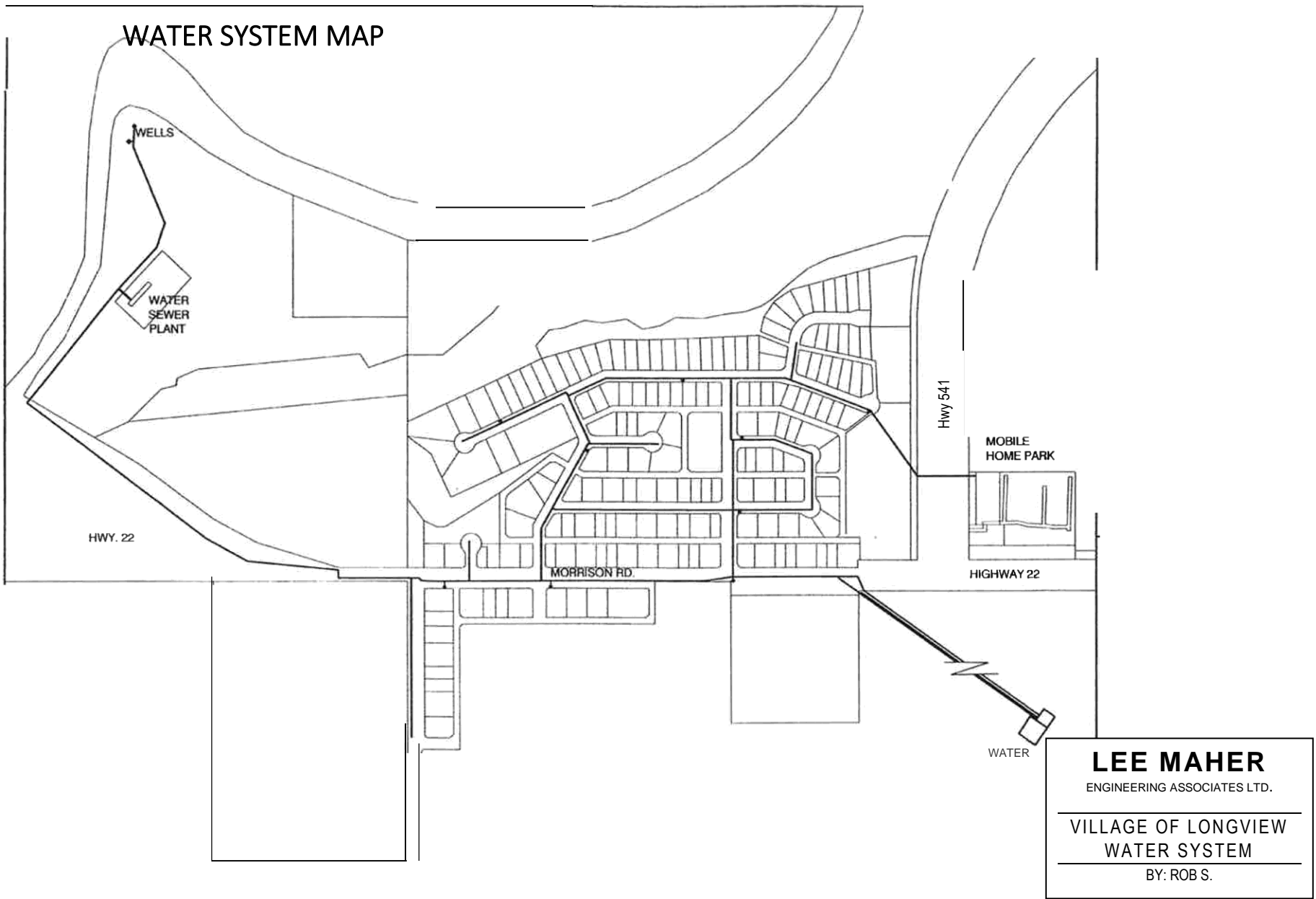
STORM WATER SYSTEM MAP



LEE MAHER
ENGINEERING ASSOCIATES LTD.

VILLAGE OF LONGVIEW
STORM SEWER

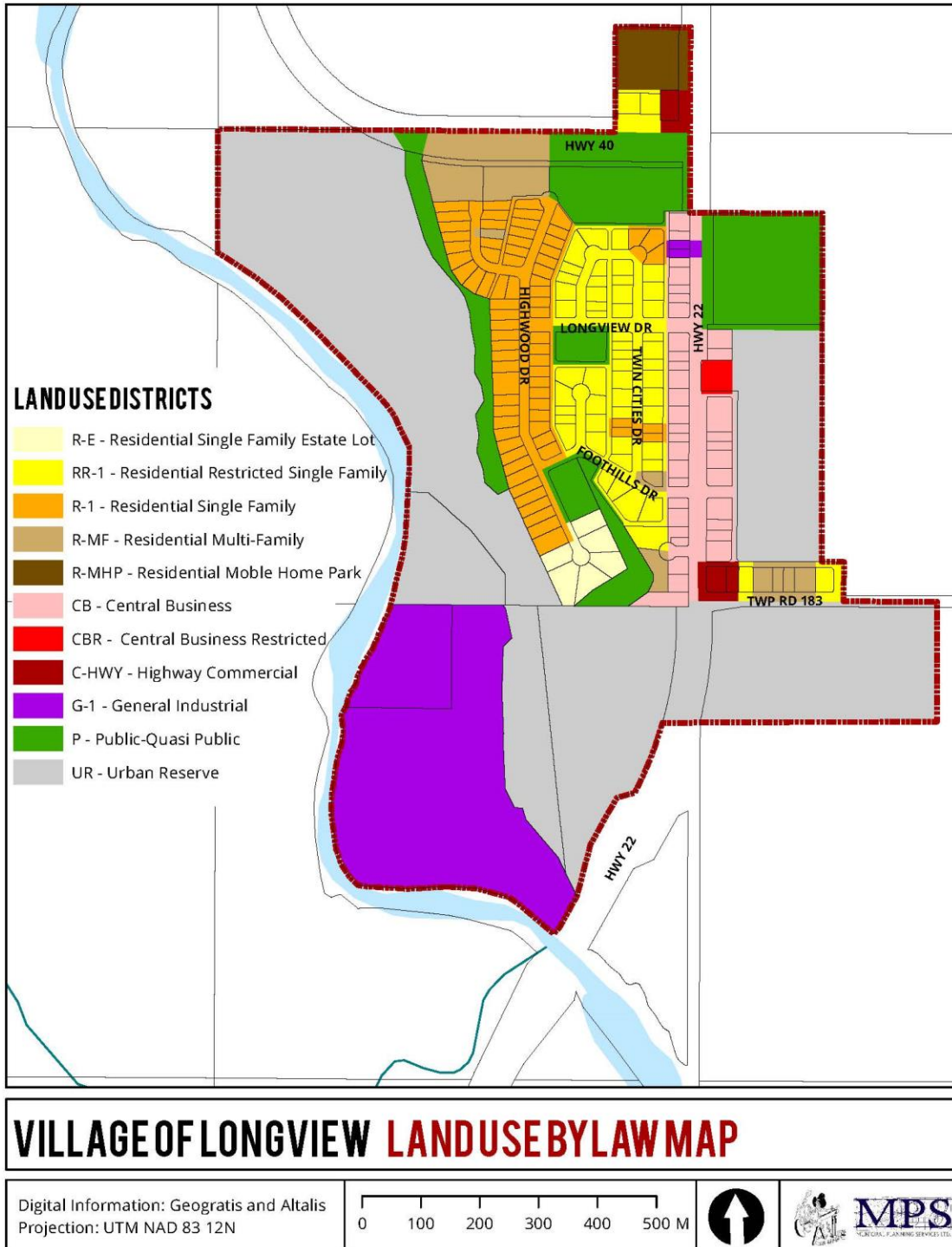
BY: ROB S.



LEE MAHER
ENGINEERING ASSOCIATES LTD.
VILLAGE OF LONGVIEW
WATER SYSTEM
BY: ROB S.

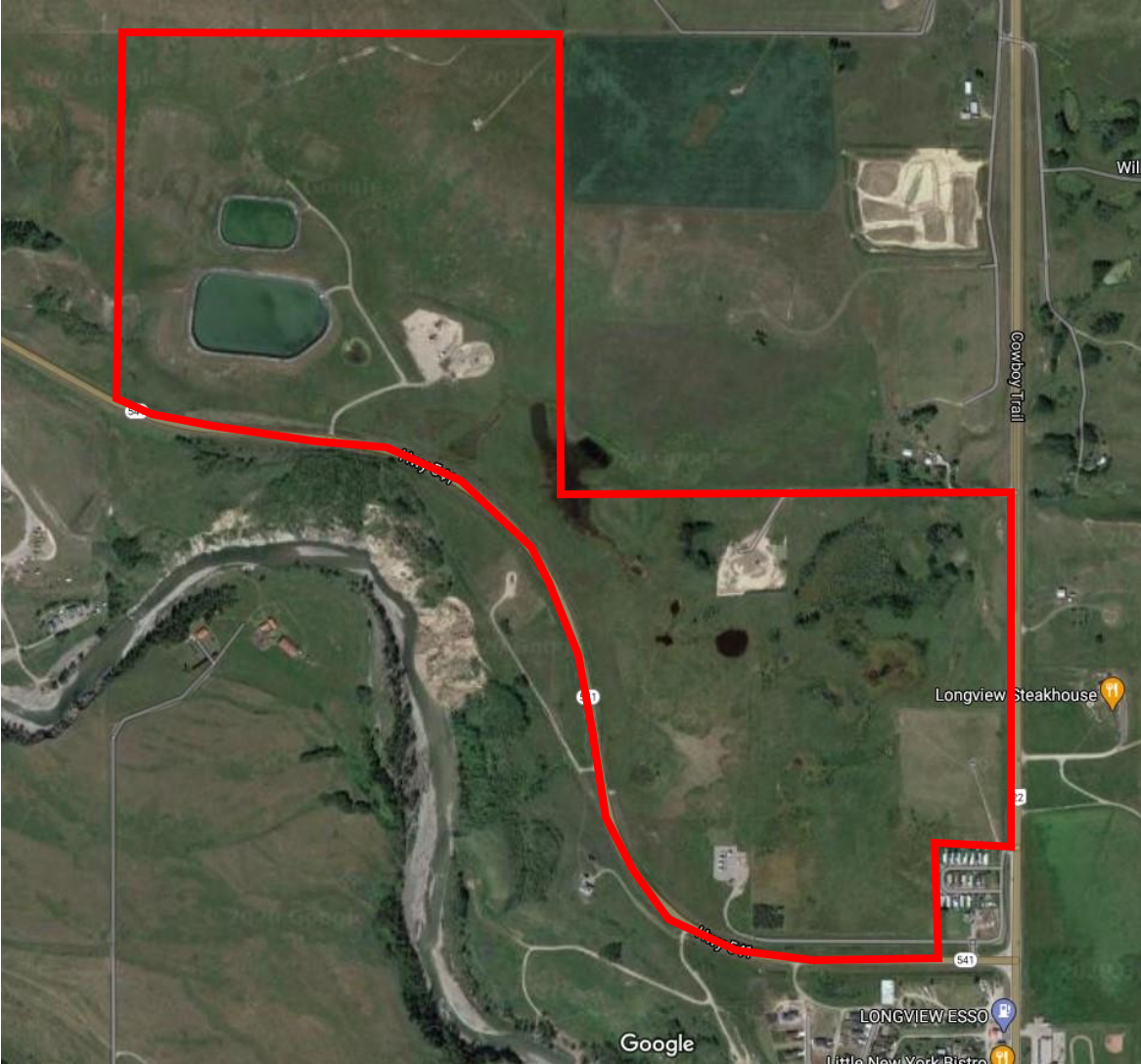
APPENDIX 2

LAND USE DISTRICT MAP



APPENDIX 3

WEST SIDE ANNEXATION MAP



EAST SIDE ANNEXATION & SOUTH OF KEY DRIVE



Imagery ©2021 CNES / Airbus, Maxar Technologies, S. Alberta MD's and Counties, Map data ©2021 100 m

Measure distance
Total area: 98,393.15 m² (1,059,095.00 ft²)
Total distance: 1.61 km (1.00 mi)

Council Approval

THIS BYLAW comes into full force and effect upon third and final reading.

UPON MOTION DULY MADE AND CARRIED a 1st Reading this 6th day of June, 2022 A.D.

PUBLIC HEARING Date _____

UPON MOTION DULY MADE AND CARRIED, a 2nd Reading this __ day of _____ 2022 A.D.

UPON MOTION DULY MADE AND CARRIED, READ a 3rd Reading this __ day of _____, 2022

Mr. D. Harrison
CAO The Village of Longview
Box 147
Longview, AB
T0L 1H0.

31st May 2022

Dera Mr. Harrison:

Re: Resignation - Sub-Division Appeal Board

I herewith tender my resignation of the above date as the Village of Longview representative
On the Regional Sub-Division Appeal Board.

I was not informed that my status had elapsed and at this time I am not able to commit the
time required to obtain reinstatement on this Board.

Yours truly



Ivor McCorquindale
Box 283
Longview, AB.
T0L 1H0.
(403) 558-3600.



**VILLAGE OF LONGVIEW
REQUEST FOR COUNCIL DECISION**

Date:	June 6, 2022	Agenda Item #: 5.4
Title:	Development Appeal and Assessment Appeal positions	
Submitted by:	Dale Harrison, CAO	

Recommendation:	MOVED by _____ that Council recommend names of individuals that could be approached to sit on these Boards.	
Alternatives:	2. Defeat above motion. 3. That discussion be tabled _____ (for further information or future date).	

Background:	<p>The Village's position on two Appeal Boards are currently empty. These positions are usually filled by volunteers from the community and are required to take some training and maintain their training every 3 years.</p> <ul style="list-style-type: none">a) The Development Appeal Board is a regional collaboration. The member is asked to attend development appeals in other communities as an independent voice.b) The Assessment Appeal Board has not been used in the past as most appeals are handled by the Village Assessor.
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Implications: <i>Policy, Statutory Plans, Legislative:</i>	
<i>Financial:</i>	N/A

Attachments:	Is the documentation severed by FOIP: NO
1.	none

Village of Longview
Bylaw No. 403-17 Animal Control

Being a Bylaw of the Village of Longview, in the Province of Alberta, to provide for licensing, regulation and control of animals in the Village of Longview,

WHEREAS: Pursuant to the Municipal Government Act, R.S.A. 2000, c. M-26 and amendments thereto, Council may pass a Bylaw for the purpose of regulating and controlling wild and domestic animals and activities in relation to them;

AND WHEREAS: It is deemed necessary and expedient to pass a Bylaw to License, regulate and control animals;

AND WHEREAS: Bylaw No. 326 and all amendments thereto are hereby repealed and shall cease to have effect on the day this Bylaw is adopted.

PURSUANT TO AND UNDER AUTHORITY OF THE MUNICIPAL COUNCIL OF THE VILLAGE OF LONGVIEW, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

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SECTION 1 - TITLE

1.0 This Bylaw may be cited as the “Animal Control Bylaw”

SECTION 2 - DEFINITIONS

- a) “**Animal**”, for the purpose of this Bylaw, means a dog, and includes a cat or any other animal where such animal is specifically referred to in a particular section of this bylaw.
- b) “**Animal at large**” means where an animal is found or observed on public property or at a property other than the owner’s property and the animal is not properly restrained.
- c) “**Animal Control Officer**” (ACO) means any individual(s) designated and appointed, from time to time, by the Village of Longview for the purpose of administration and enforcement of this Bylaw, and shall include a person designated as a Peace Officer by the Province of Alberta, and any member of the Royal Canadian Mounted Police.
- d) “**Animal Daycare**” means a facility or premises for the purpose of providing care for animals in return for remuneration on a daily basis and does not include provision for overnight accommodation.
- e) “**Animal Fancier**” means a person that wishes to own four (4) or more dogs or cats.
- f) “**Animal Fancier License**” means a License issued to an owner in accordance to Section 8 of this Bylaw.
- g) “**Animal Shelter**” means premises designated by the Municipality used for the impoundment, confinement and care of animals and includes premises supplied by an independent contractor, under contract with the Municipality to provide such premises.
- i) “**Bee**” means the insect *Apis mellifera*
- j) “**Beehive**” means a box or receptacle with movable frames, used for housing a colony of bees
- k) “**Bylaw Violation Tag**” means a ticket or similar document issued by the Village of Longview pursuant to the Municipal Government Act.
- l) “**Cat**” means a member of the feline family.
- m) “**Colony**” means a queen, brood and accompanying adult bees.
- h) “**Controlled confinement**” means the confinement of an animal in a pen, cage or building or securely tethered in such a manner that ensures the animal is not harmed, and in a manner that will not allow the animal to bite, harm or harass any person or animal.
- i) “**Council**” means the Municipal Council of the Village of Longview.
- j) “**Damage to property**” means damage to property other than the owner’s property and includes defecating on property other than property that belongs to the owner.
- k) “**Dog**” means a member of the canine family.
- l) “**Feral animal**” means any animal that has reverted from the domestic state to a condition that more or less resembles a wild animal.
- m) “**Health Authority**” means the regional health authority established by the Minister of Health to provide health services to the Municipality.
- n) “**Kennel**” means any facility or premises where animals are maintained, boarded, trained, bred or cared for in return of remuneration and may include overnight accommodation.

- o) **“Land Use Bylaw”** means the Village’s Land Use Bylaw and any amendments thereto.
- p) **“Leash”** means a chain or other material capable of restraining a dog.
- q) **“License Tag”** means an identification tag issued by the Village showing the license number for a specific animal and is intended to be worn on a collar attached to the animal’s neck at all times.
- r) **“License Fee”** means the applicable annual fee payable to the Village in respect of a license for any particular animal as set out in the “Rates and Fees Bylaw”.
- s) **“Livestock”** means:
 - i. A horse, mule, ass, swine, emu, ostrich, camel, llama, alpaca, sheep or goat;
 - ii. domestically reared or kept deer, reindeer, moose, elk ,or bison;
 - iii. farm bred fur bearing animals, including foxes and minks;
 - iv. animals of the bovine species;
 - v. animals of the avian species including chickens, turkeys, ducks, geese, pigeons or pheasants; and
 - vi. all other animals that are kept for agricultural purposes, but does not include dogs, cats or other domesticated household pets.
- t) **“Mature Dog”** means a dog more than one (1) year old.
- u) **“Municipality”** means the Village of Longview, or the geographical boundaries of the Village of Longview, whichever the context so requires
- v) **“Off-leash Park”** means an area formally designated as such by Village of Longview Council.
- w) **“Order of the Court”** means an order issued by a court requiring a person to do or refrain from doing something.
- x) **“Owner”** means:
 - i. A person who has care, charge, custody, possession or control of an animal;
 - ii. a person who owns or claims any proprietary interest in an animal;
 - iii. a person who harbours, suffers or permits an animal to be present on any property owned, occupied or leased by him or which is otherwise under his control;
 - iv. a person who claims and receives an animal from the custody of the animal shelter or an Animal Control Officer;
 - v. a person to whom a license tag was issued for an animal in accordance with this Bylaw; or
 - vi. a person who operates an animal adoption program and who has care, charge, custody, possession or control of an animal(s);and for the purpose of this Bylaw an animal may have more than one(1) owner.
- y) **“Owner’s Property”** means any property in which the owner of an animal has legal or equitable interest, or over which the owner of an animal has been given the control or use of by the legal or equitable owner of the property, and which property shall include, without limiting the generality of the foregoing, land, buildings and vehicles.

- z) “**Permitted Leash**” means a leash adequate to control the animal to which it is attached and where said leash shall not exceed three (3) meters in length.
- aa) “**Permitted Property**” means private property upon which the owner(s) of an animal has the expressed permission of the owner of that property to allow the owner(s) animal to be at large, thereon.
- bb) “**Playground, Playpark, or Play Area**” is a place specifically designed to enable children to play there. It is typically outdoors.
- cc) “**Pound**” means a facility either operated or contracted by the Municipality that is designed for the temporary holding of animals until the animal is claimed by the owner or transferred to an animal shelter or adoption agency.
- dd) “**Properly Restrained**” means the animal is:
- i) being carried by a person capable of restraining the size and strength of the particular animal;
 - ii) being confined in a kennel or like container, properly latched or locked; or
 - iii) being restrained by a person capable of restraining the size and strength of the particular animal by the means of a permitted leash attached to a choke chain, collar or harness attached to the animal.
- ee) “**Provincial Court**” and “**Court**” means The Provincial Court of Alberta and includes a judge or justice thereof, where the context so requires.
- ff) “**Running at large**” means an animal that is not properly restrained by the owner, excepting when an animal is within and/or upon the owner’s property or other permitted property, or when an animal is under control of the owner within a designated off-leash area.
- ii) “**Serious Wound**” means an injury to a human or an animal resulting from the action of an animal, that causes the skin to be broken or flesh to be torn and where immediate medical assistance is required.
- jj) “**Service Animal**” means an animal trained as a guide for a disabled person and having the qualifications prescribed by the Service Dog Act of Alberta.
- kk) “**Strict Liability Offences**” means public welfare and regulatory offences that do not require the Village to prove intent, and that require the accused to prove to the court that he/she exercised due diligence or reasonable care.
- ll) “**Summons**” means a call or citation by an authority to appear before a court or judicial officer.
- mm) “**Under Control**” means a dog that returns to its owner immediately when called or when commanded to do so, and that does not interfere with any other person or animal.
- nn) “**Vicious Dog**” means a dog, whatever its age, whether on public or private property, which has:
- i. chased, injured or bitten any other domestic animals or humans; or
 - ii. damaged or destroyed any public or private property; or
 - iii. clearly threatened, or created the reasonable apprehension of a serious threat to the safety of other domestic animals, or humans; and
 - iv. which in the opinion of a Judge or Justice of the Provincial Court, presents an unacceptable threat of serious harm to other domestic animals or humans; and

includes any dog that has been previously declared to be a vicious dog by the Provincial Court, pursuant to a bylaw of another municipality.

oo) “**Village**” means the Municipal Corporation or administration of the Village of Longview, or the geographical boundaries of the Village of Longview, whichever the context so requires.

pp) “**Violation Ticket**” means a ticket issued pursuant to Part 2 of the Provincial Offences Procedure Act, R.S.A. 2000, c-P-34, as amended, and Regulations thereunder.

SECTION 3 - PURPOSE OF THE ANIMAL CONTROL BYLAW

3.0 This Bylaw is designed to promote safe and responsible pet ownership in the Village of Longview.

SECTION 4 - BASIC OWNER RESPONSIBILITIES

4.0 The owner of an animal shall ensure that such animal does not:

- a) bite a person, whether on the property of the owner or not;
- b) do any other act that causes injury to a person, whether on the property of the owner or not;
- c) chase or otherwise threaten a person, whether on the property of the owner or not, unless the person chased or threatened is a trespasser on the property of the owner;
- d) bite or bark at, or chase livestock, bicycles, automobiles, or other vehicles;
- e) bark or howl excessively or otherwise unreasonably disturb any person;
- f) cause damage to personal property, or injure/kill any other animal, or injure/kill any other domestic or wild mammal; or
- g) upset any waste receptacles or scatter the contents thereof either in or about a street, lane, or other public property or in or about premises not belonging to or in the possession of the owner of the animal;
- h) animals are not permitted on playground properties.

- 4.1
- a) no animal owner or person in care and/or control of an animal, shall allow, permit or cause an animal to be running at large;
 - b) every person that owns, possesses or is in care and/or control of an animal shall ensure that the animal has a valid and current animal license from the Village of Longview;
 - c) the owner of a female animal, which is in season, shall take all reasonable measures to keep the said animal at a location where the animal is not a source of attraction to other animals.

SECTION 5 - COMMUNICABLE DISEASES

5.0 An owner of an animal which is suffering from a communicable disease shall:

- a) not permit the animal to be in any public place;

- b) not keep the animal in contact with or in proximity to any other animal free of such disease;
- c) keep the animal locked or tied up; and
- d) immediately report the matter to the veterinarian inspector of the appropriate health of animal branch of the local office of the Federal and/or Provincial Department of Agriculture, and designated Village of Longview Peace Officer or his/her designate of the Village.

SECTION 6 - LICENSING REQUIREMENTS

- a) Every person who is the owner of a dog which is six (6) months of age or older shall apply for a license for that dog by submitting an application to the Municipality and, if the application is approved, by paying the applicable license fee as set out in the "Rates and Fees Bylaw". The owner shall pay the license fee by January 31st of each year.
 - i. if a person is the owner of a dog that reaches the age of six (6) months on a date after January 31st, or
 - ii. a person becomes an owner of a dog six (6) months of age or older on any date after January 31st, or
 - iii. an owner of a dog six (6) months of age or older takes up residence in the Municipality on any date after January 31st
the owner shall apply for the license within seven (7) business days of the subject above-noted date.
- b) It is an offence under this Bylaw to be the owner of a dog which is unlicensed, where the dog is required to be licensed pursuant to this Bylaw.
- c) An owner shall provide, with each application for a license, all the information as may be required by the Municipality or the Animal Control Officer or his/her designate.
- d) No person applying for a license shall provide the Municipality or a Animal Control Officer or his/her designate, with false or misleading information with respect to the subject dog.
- e) If the application is approved and the required license fee is paid, the owner will be supplied with a license tag, which shall have a number, registered to that dog.
- f) An owner shall ensure that the license tag is securely fastened to a choke chain, collar or harness worn by the dog and the license tag must be worn by the dog at all times while on public property.
- g) Every license shall expire on December 31st in the year in which it was issued.
- h) A license issued under this bylaw shall not be transferable from one dog to another, nor from one owner to another:
 - i. no person is entitled to a refund or a rebate for any license fee.

- i) The Animal Control Officer or his/her designate may revoke a license if:
 - i. the license was issued on the basis of incorrect information or misrepresentation by the applicant;
 - ii. the license was issued in error; or
 - iii. the owner contravenes any provision of this Bylaw or of the Dangerous Dogs Act of Alberta.
- j) Any person who, by reason of special needs, owns and uses a dog trained to assist that person shall, upon proof, be exempt from license fees.
- k) The licensing provisions of this Bylaw shall not apply to dogs accompanying a person temporarily in the Municipality for a period not exceeding three (3) weeks.
- l) A dog owner may have a lost tag replaced by presenting proof of the original purchase and paying a replacement fee in accordance with the "Rates and Fees Bylaw".
- m) No person, without consent of the owner of a dog, shall remove any collar or license from a dog.
- n) The fees for dog licenses, animal fancier licenses, kennel licenses and animal impoundment are set out in the "Rates and Fees Bylaw", and may be amended from time to time by resolution of Council.
- o) The Animal Control Officer may review certain applications for licenses, and from time to time may request the Development Officer to review certain license applications, to ensure no part of the Land Use Bylaw is contravened. The Village may then issue a license to the applicant, once the owner has submitted the fee, completed the application form, including the name of the owner, the address of the owner and the type and breed of the dog being licensed. Notwithstanding the foregoing, the Animal Control Officer or the Municipality may refuse to issue a license, where a reasonable belief exists that issuing the license will exceed the maximum number of dogs permitted on a property, as set out in Section 7(b) of this Bylaw.

SECTION 7 - DOG OWNERSHIP REQUIREMENTS

- a) An owner of a dog:
 - i. must ensure that the dog has adequate food and water;
 - ii. must provide the dog with adequate care when the a dog is ill or wounded;
 - iii. must provide the dog with reasonable protection from injurious heat or cold, including when contained within a vehicle; and
 - iv. must provide the dog with adequate shelter, ventilation and space and must provide the dog opportunity for periodic exercise sufficient to maintain good health, including the opportunity to be unfettered from a fixed area and to be exercised regularly under appropriate control.

- b) No person shall keep or have more than three (3) dogs on any property located within the Municipality except as follows:
 - i. The dogs in excess of three (3) are under the age of six (6) months; or
 - ii. the owner holds an approved Animal Fancier License issued pursuant to this Bylaw; and
 - iii.
- c) Notwithstanding Section 4.1(a) of this Bylaw, an owner of a dog is not required to have the dog on a permitted leash in a park or portion of a park which has been designated as an "Off Leash Park" by the Municipality, provided that:
 - i. the dog is not a Vicious dog; and
 - ii. the owner of the dog ensures that such dog is under control at all times.
- d) The Animal Control Officer or his/her delegate or the Court shall consider the following factors when determining whether a dog is under sufficient control in an off leash park:
 - i. whether the dog is at such a distance from its owner so as to be incapable of responding to voice, sound or sight commands;
 - ii. whether the dog has responded to voice, sound or sight commands from the owner;
 - iii. whether the dog has bitten, attacked or done any act that injured a person or another dog;
 - iv. whether the dog has chased or otherwise threatened a person; or
 - v. whether the dog caused damage to property.
- e) Nothing in this Section relieves an owner or person from complying with any other provisions of this Bylaw.
- f) An owner shall not permit a dog to cause damage to public or private property within the Municipality.
- g) An owner shall not permit a dog in an area where the Municipality has posted a sign which prohibits the presence of dogs, regardless of whether or not such dog is at large.
- h) The owner of a dog which defecates on property, which is not the owner's property, shall remove such defecated matter immediately and dispose of it in a sanitary manner.
- i) No person shall tease, torment, annoy, abuse or injure any dog.
- j) No person shall untie, loosen, or otherwise free a dog which is not in distress unless such person has the authorization of the owner.
- k) No person shall interfere with, hinder or impede an Animal Control Officer or Peace Officer in the performance of any duty authorized by this Bylaw or provide information

to an Animal Control Officer or Peace Officer with the intention to deceive or obstruct the Officer in the performance of his duty so authorized by this Bylaw.

- l) Persons disposing of animal waste shall deposit the waste in a private or municipal disposal container and shall secure the waste/feces in a single plastic bag that will contain the waste/feces and this shall be sealed so as not to permit any drainage of liquid or spillage of solid matter.
- (m) The owner of a dog or animals shall not allow the odour of animal feces on his/her property, or property within his/her care or control, to disturb, annoy or interfere with the enjoyment of neighbouring property by other persons.

SECTION 8 - ANIMAL FANCIER LICENSE

8.0 The maximum number of dogs that reside on a property shall be restricted to three (3) over the age of (6) months of age, except in the case where an owner possesses a valid and subsisting Animal Fancier License. The maximum number of dogs allowed on property, the owner of which holds a valid Animal Fancier License, shall be restricted to the maximum of four (4) dogs, or a lesser number of dogs if so deemed suitable for the property by the Health Authority. In order to possess a fourth dog in a residence the applicant must have a valid Fancier License for that individual dog and have filled out and submitted an application form.

- a) An owner wishing to operate under the authority of an Animal Fancier License must apply annually by January 31 for an Animal Fancier License, and shall submit an application to the Village of Longview. The applicant must be approved and receive the license prior to owning or harbouring or caring for any dogs in excess of the normal maximum number allowed by this Bylaw.
- b) No holder of an Animal Fancier License may harbour more than four (4) dogs on the owner's property, excepting where a temporary license has been issued by the Village of Longview pursuant to Section.
- c) An owner must ensure that any dogs in his care are provided with the care as required by Section 7 of this Bylaw.
- d) An application for an Animal Fancier License shall include:
 - i. a non-refundable processing fee of \$100.00;
 - ii. name, address and telephone number of the applicant;
 - iii. the address at which the dogs shall be kept, if different from that of the applicant;
 - iv. written approval from the legal owner of the property where the dogs are to be kept, if the applicant is not the legal owner of the subject property;
 - v. the purpose of keeping the dogs;
 - vi. the breed and sex of the dogs to be kept;
 - vii. the type of facilities the dogs are to be housed within;
 - viii. the methods and steps that will be taken by the applicant to minimize any noise and/or nuisance to the neighbourhood; and

- ix. written documentation sent to the occupants of the properties adjacent to the property where the dogs are to be kept, which must include any concerns or objections to the issuance of the applicant's license, subject to verification by the Municipality.
 - x. a review of the application will be conducted by the Village of Longview Peace Officer or his/her designate and the Planning and Development Officer.
 - xi. once the application is approved, the applicant is responsible for the payment of the fee prescribed by this Bylaw.
 - xii. the final payment of the fee prescribed by Schedule A of this Bylaw, less the \$100 processing fee.
- e) The Animal Control Officer may hold any application until deficiencies with respect to any of the items required under Section 8(d) are corrected. The application will be rejected after 30 days if the deficiencies are not corrected and a re-application must be made when the deficiencies are corrected.
 - f) The Animal Fancier License shall be issued upon approval and the payment of the fee specified in the "Rates and Fees Bylaw". Each dog owned under an Animal Fancier License shall be separately licensed pursuant to Section 6 of this Bylaw.
 - g) Any holder of an Animal Fancier License shall not permit or allow any of the dogs being harboured or kept pursuant to the license to be in contravention of any section of this Bylaw except 7.0 b).
 - h) A Peace Officer or his/her designate may suspend or revoke an Animal Fancier License if, in the opinion of an Animal Control Officer or Peace Officer, the noise and/or nuisance and/or other contraventions of this Bylaw created by the keeping of the subject dogs are disturbing the peace of the neighbourhood or are causing a nuisance, provided that the subject complaints are recorded and documented.
 - i) The applicant/owner may appeal a refusal, suspension or a revocation of a license by the Peace Officer or his/her designate, to Village of Longview Council, provided that such appeal is submitted in writing to the Chief Administrative Officer within fourteen (14) days of the date of the subject Patrol Services' Decision. In the event of an appeal, Council shall set a date for the hearing of the appeal not later than thirty (30) days after the receipt of the Notice of Appeal.

SECTION 10 - CONTROLLED CONFINEMENT AND SERIOUS WOUNDS

- 10.0 a) Where an dog bite results in a serious wound being inflicted; the owner shall promptly report the incident to Village of Longview Patrol Services, who shall report the incident to the Health Inspector of the Health Authority unless, at the officer's discretion, proper vaccination records can be obtained. The Health Inspector will advise the owner of the quarantine procedure. Patrol Services or the owner shall keep the animal in controlled confinement until the Health Inspector has authorized the release of the animal from controlled confinement. The decision to release the animal to the owner from controlled confinement is at the discretion of the Longview Peace Officer or

his/her designate, who takes into account the risk to public safety, the severity of the injury caused by the animal, and the issue of liability should the animal be released back into the custody of the owner.

- b) An Animal Control Officer or Peace Officer may issue a Court Appearance Violation Ticket or a Summons requiring the owner of an animal alleged to have caused a serious wound to appear before the Provincial Court, if the officer believes it to be in the public interest. Upon application by the prosecutor, or upon the Court's own motion, the owner may be ordered by the Court, if the Court considers it is necessary to ensure the safety of humans and other animals, that pending the final disposition of the charges, the owner must:
 - i. keep the animal in an enclosed and secured pen while outside on the owners property;
 - ii. keep the animal muzzled and restrained by a leash when the animal is off the owners property;
 - iii. post warning signs that a dangerous animal resides on the premises, on every entrance way to the subject property; or
 - iv. have the animal euthanized by a veterinarian and produce a document to the Animal Control Officer stating this was done.
- b.1) The owner of an animal that fails to comply with an Order of the Provincial Court, issued pursuant to Section 10.0(b) of this Bylaw, is guilty of an offence and liable to a fine of up to \$350.00 per day for each day of non-compliance.

Where there is repeated or continuous non-compliance with such a Court Order, the Animal Control Officer is hereby authorized to attend the property where the subject animal is kept and seize and impound the subject animal, pending the further determination by the Court of the matter.

- c) Upon demand made by the Animal Control Officer, the owner shall forthwith surrender for quarantine any animal which has inflicted an animal bite on any person or any animal which the Animal Control Officer has reasonable and probable grounds to suspect of having been exposed to rabies. The animal may be reclaimed by the owner if:
 - i. the subject animal is adjudged free of rabies; and
 - ii. upon payment of the subject confinement expenses; and
 - iii. upon compliance with the licensing provisions of this Bylaw.

SECTION 11 - OWNER FAILS TO COMPLY WITH CONDITIONS

- 11.0 a) An Animal Control Officer may place specific conditions on an owner of an animal following a contravention of this Bylaw, or following the animals actions that occurred on or within private property. Upon the issuance of these conditions, the owner will be advised in writing, of the specific conditions that must be adhered to, should the

owner wish to keep the animal within the Village of Longview. The issuance of any conditions shall be based on the following:

- i. the severity of the contravention of this Bylaw;
 - ii. the threat to public safety; and
 - iii. the actions taken by the Village, if any, to remedy any previous contravention of this Bylaw.
- b) Should an owner of an animal fail to comply with any conditions of ownership imposed pursuant to this section, the owner is guilty of an offence under this Bylaw, and shall be liable to:
- i. a fine in accordance with the provisions of Schedule "B" or Section 23 of this Bylaw;
 - ii. seizure of the animal, at the owners expense, until the Animal Control Officer is satisfied that all ownership conditions have been met by the owner; and/or
 - iii. an Order of the Court to remove the animal from the Village of Longview..
- c) Should the owner of an animal that was declared to be "Vicious" by the Court fail to comply with the conditions ordered by the Court, the owner is guilty of an offence under this Bylaw, and shall be liable to:
- i. a fine in accordance with the provisions of Schedule "B" or Section 23 of this Bylaw;
 - ii. seizure of the animal, at the owners expense, until the Animal Control Officer is satisfied that all the ownership conditions have been met by the owner; and/or
- p) an Order of the Court that the animal be removed from the Village of Longview.

SECTION 12 - CAT TRAPS

- 12.0 a) The Municipality is permitted to trap cats from the May long weekend to the Thanksgiving holiday.
- b) The Animal Control Officer, upon receiving a written complaint from a property owner or the occupant of a property regarding a cat running at large or causing damage to private property, may, with the consent of the property owner or the occupant, enter onto the property to set a public cat trap.
- c) The Animal Control Officer shall set the trap on the property, and will continually monitor the trap until the trap is removed.
- d) The property owner or occupant must immediately notify the Animal Control Officer when a cat has been secured in the trap.
- e) Only the Animal Control Officer can remove the cat from the trap.
- f) No person, except the Animal Control Officer shall be allowed to bait a trap, with food or any other item which may entice a cat to enter the trap.

- g) Any cat caught while using a cat trap will be impounded and held in accordance with Section 21 of this Bylaw.
- h) The Animal Control Officer is only responsible for the monitoring of traps that have been set by him/her and are owned by the Municipality.
- i) No person shall use any trap to capture a cat in the Village of Longview if such trap is capable of causing physical injury or death to a cat or any animal.

SECTION 13 - VICIOUS DOGS

13.0 The owner of a vicious dog shall ensure:

- a) That such dog does not:
 - i. chase a person;
 - ii. injure a person;
 - iii. bite a person;
 - iv. chase other domestic animals, or
 - v. injure or bite other domestic animals.
- b) That such dog does not damage or destroy public or private property.
- c) That when such dog is on the property of the owner:
 - i. either such dog is confined indoors and under the control of a person over the age of eighteen (18) years, or
 - ii. when the dog is outdoors, it is in a locked pen or other structure constructed in accordance with the provisions of this section so as to prevent the escape of the vicious dog and capable of preventing the entry of any person not in control of the dog, or
 - iii. such dog is kept in accordance with the provisions of Section 13.0(d) while such dog is on the property of the owner, and outdoors;
 - iv. the locked pen or other structure shall have secure sides and a secure top, and if it has no bottom secured to the sides, the sides must be embedded in the ground to a minimum depth of thirty (30) centimeters;
 - v. the locked pen or other structure shall provide the vicious dog with shelter from the elements and be of the minimum dimensions of one and one-half (1.5) metres by three (3) metres and be a minimum one and one-half (1.5) metres in height;
 - vi. the locked pen or other structure shall not be within one (1) metre of the property line or within five (5) metres of a neighbouring dwelling unit.
- d) That at all times, when off the property of the owner, including off-leash parks, such dog is securely:
 - i. muzzled; and

- ii. harnessed or leashed on a lead which length shall not exceed one (1) metre in a manner that prevents it from chasing, injuring or biting other domestic animals or humans as well as preventing damage to public or private property; and
 - iii. under the control of a person over the age of eighteen (18) years, that is physically capable of controlling and restraining the dog.
 - e) That such dog is not running at large.
 - f) That every entrance way to the property where the vicious dog is kept is clearly posted with warning signs that a vicious dog resides on the premises.
- 13.1 a) The owner of a vicious dog shall:
- i) make application for a vicious dog license on or before the second day on which the Village Office is open for business after the dog has been declared as vicious;
 - ii) be over the age of eighteen (18) years;
 - iii) thereafter obtain the annual license for the vicious dog on such day specified in Section 6 of this Bylaw;
 - iv) notify the Animal Control Officer should the dog be sold, gifted, or transferred or deceased;
 - v) remain liable for the actions of the dog until formal notification of sale, gift or transfer is given to the Animal Control Officer; and
 - vi) notify the Animal Control Officer if the dog is running at large.
- b) The owner of a vicious dog shall ensure that the dog wears the current license tag purchased for that dog, when the dog is off the owner's property.
- 13.2 The owner of a vicious dog shall within three (3) days after the dog has been declared vicious have a licensed veterinarian tattoo or implant an electronic identification microchip in the animal and provide the copy of the information contained thereon to the Animal Control Officer in order that a license can be issued pursuant to Section 6 of this Bylaw.
- 13.3 The owner of any dog alleged to be vicious shall be provided notice of the hearing for the said determination by the Provincial Court at least ten (10) clear days before the date of the hearing.
- 13.4 Upon application, if it appears to the Court that the dog should be declared to be a vicious dog, the Court shall make an order in a summary way declaring the dog to be a vicious dog.

SECTION 14 - ANIMAL CONTROL AUTHORITY

- 14.0 a) An Animal Control Officer or his/her designate, Peace Officer or a member of the RCMP may capture and impound any animal:
- i) which is observed or found running at large; or

- ii) which is required to be impounded pursuant to the provisions of any Statute of Canada or of the Province of Alberta, or any regulation made hereunder.
- b) An Animal Control Officer or his/her designate, Peace Officer or an RCMP Officer may enter onto the land surrounding any building in pursuit of any animal which has been observed running at large and may take such reasonable measures as necessary to subdue any animal which is at large, including the use of tranquilizer equipment and other capture devices.
- c) Longview Patrol Services, in consultation with the Village Council and the Development and Planning Officer, may designate areas where dogs are permitted to run when off leash, and may designate areas where organized and controlled canine events may be held by causing signs to be posted in such areas indicating such designations.

SECTION 15 - IMPOUNDMENT OF ANIMALS

- 15.0
- a) No unauthorized person shall remove or attempt to remove from an animal pound any animal impounded therein.
 - b) No unauthorized person shall break open or assist in any manner, either directly or indirectly, in breaking open any animal pound established by the Municipality under the provisions of this Bylaw.

SECTION 16 - POUND OPERATIONS

- 16.0
- a) The Municipality will determine the hours of operation for the municipal animal shelter, in order to facilitate the claiming of animals. These hours will attempt to accommodate the public or authorized agencies, however may vary depending on operational demands and the availability of the Animal Control Officer or his/her designate.
 - a) The owner will be responsible for any impoundment fees including those that may accrue on Sundays and/or Statutory holidays. In addition, the Village reserves the right to double any impound fees for those owners, whose animal or animals had been impounded on more than one occasion, within a calendar year.
 - b) If an owner is to claim an animal from the shelter, all applicable fees as set out in Schedule "A" must be paid at the Village Office prior to claiming the animal. The Village Office will accept the following for payment:
 - i. cash;
 - ii. cheque; or
 - iii. debit card.
 - c) If an owner is to claim an animal from the shelter, and the Village Office is not open to the public, the owner may present payment for all applicable fees to the Animal Control Officer prior to claiming the animal. The Animal Control Officer will only accept in payment the following:
 - i. Exact cash; or

- ii. certified cheque or money order.
- d) The Animal Control Officer or his/her designate will make a reasonable attempt to contact the owner of an impounded animal. However, should the animal remain unclaimed at the conclusion of a seventy-two (72) hour period and the animal has been released to the S.P.C.A. or any other animal welfare or adoption organization, the Municipality is no longer responsible for that animal or that organization's actions regarding that animal.

SECTION 17 - BEEKEEPING

- 17. a). An owner or occupier is permitted to keep bees on their property
- b) Owner or property must comply with the Alberta Bee Act, and any other applicable standards adopted by the Province of Alberta
- c) Bee keepers or persons on whose property bees are kept have a duty to take reasonable measures to ensure that:
 - i. The apicultural operation does not pose a safety risk to persons on an adjacent public or private property.
 - ii. The potential for damage to buildings and or property located on adjacent public or private property is minimized
- d) Any person who keeps bees has the duty to ensure the maintenance of the bees in such conditions as will reasonable prevent aggressive behaviour or swarming.
- e) Beekeepers require yearly license
- f) Beekeeping for personal use only
- g) Maximum number of hives is two (2)
- h) Must register with Alberta Agriculture, through the Provincial Apiculturist for Alberta
- i) Liability insurance required and be produced upon demand by a Bylaw Enforcement Officer.
- j) Within Village boundaries approved license requires and renewed yearly
- k) Each beekeeper must complete beekeeping course from accepted organization/association
- l) Immediate neighbours must be notified by applicant that hives are present
- m) Take appropriate steps to ensure bear proofing of hives

SECTION 18 - OWNERSHIP OF LIVESTOCK

- 18.0 a) Livestock is only permitted on lands compliant with all sections set forth in the Villages Land Use Bylaw or by the Chief Administrative Officer.
- b) This Section does not apply to any livestock that is to appear that day, in a municipally sanctioned event or parade.

- c) The Village reserves the right to allow livestock in Village, only by order of Council or the Chief Administrative Officer or by his or her designate.
- d) The owners of livestock temporarily entering the Village of Longview must obtain all necessary Municipal and Provincial permits.

SECTION 19 - OBSTRUCTION

- 19.0 No person, whether or not he/she is the owner of an animal which is being or has been pursued or captured, shall:
- (a) Interfere with or attempt to obstruct an Animal Control Officer, RCMP Officer or Peace Officer who is attempting to capture or who has captured an animal which is subject to being impounded pursuant to the provisions of the Bylaw.
 - (b) Induce the animal to enter a house or other place where it may be safe from capture or otherwise assist the animal to escape capture.
 - (c) Falsely represent themselves as being in charge or control of an animal so as to establish that the animal is not running at large.
 - (d) Unlock or unlatch or otherwise open the vehicle used in controlling or transporting the said animal so as to allow or attempt to allow any animal to escape therefrom.

SECTION 20- VIOLATION TAGS AND PENALTIES IN LIEU OF PROSECUTION

- 20.0
- a) Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable to a penalty in lieu of prosecution, as set out in Schedule "B" of this Bylaw.
 - b) Where an Animal Control Officer reasonably believes that a person has contravened any provision of this Bylaw, he may serve upon such person a Violation Tag as provided by this Section, either personally on the person or by leaving it for the person at his/her residence with a person on the premises who appears to be at least eighteen (18) years of age, or by regular mail and such service shall be deemed adequate for the purpose of this Bylaw.
 - c) A Violation Tag shall be in such a form as determined by the Municipality and shall state the Section of the Bylaw which was contravened and the amount of the penalty as provided for in Schedule "B" of this Bylaw that will be accepted by the Municipality in lieu of prosecution.
 - d) Contained on Schedule "B", Column "A" identifies the minimum fine specified for that offence under this Bylaw by the Municipality. Column "B" identifies the maximum fine amount specified for that offence under this Bylaw, by the Municipality.
 - e) The Municipality, in lieu of issuing the maximum fine for a specific offence under this Bylaw, may compel the owner to court, and the fine determined by the Provincial Court of Alberta.
 - f) Notwithstanding Section 19.0 (c) of this Bylaw, any person who commits the same offence twice or more times within a one (1) year period is liable to a penalty in lieu of prosecution which doubles the penalty amount set out in Schedule "B" of this Bylaw.

- g) Notwithstanding the provisions of this Section, a person to whom a Violation Tag has been issued may exercise his/her right to defend any alleged violation of any provision of this Bylaw.

SECTION 21 - MISCELLANEOUS

- 21.0
- a) This Bylaw shall not apply to animals kept inside any veterinary clinic for the purpose of receiving medical attention, or being securely transported within a motor vehicle to or from a veterinary clinic.
 - b) An animal owner or license applicant is responsible for and is not excused from ascertaining and complying with the requirements of any Federal, Provincial or other Municipal legislation, including the Municipality's Land Use Bylaw. Where the keeping of the animals would not comply with any Federal, Provincial or other Municipal legislation, the Animal Control Officer may refuse to issue or may revoke a license.
 - c) No person shall bait, feed, or take any actions that may attract feral or wild animals, whether on private or public property, excepting the use of bird feeders, which is allowed on the condition that they are set out at a height that is only accessible to birds.
 - d) No owner shall abandon an animal by failing to claim the animal at a veterinary clinic, a licensed animal care organization or the Municipal pound.
 - e) No owner, tenant, or occupant of a property, whether public or private, shall permit or allow any deceased animal to be visible to the public, or allow it to decompose and become a possible risk to public health, a nuisance, or an interference with the peaceful enjoyment of private or public property by others.

SECTION 22 - ADOPTION OR DESTRUCTION

- 22.0
- a) Any veterinary surgeon, being properly and fully qualified as required by the Province of Alberta, may destroy any animal delivered to the veterinarian after injury to the animal, providing the said injury is determined by the veterinarian to be of such serious nature, based upon his or her professional opinion, that the animal must be destroyed immediately. Such costs of destruction may be billed to the Village, and the Village is at liberty to take all steps considered necessary to recover such costs from the owner of the animal.
 - b) The costs of the humane destruction of an animal, whether such destruction is ordered by the Court or is consented to by the animal's owner or the owner's designate, is solely the responsibility of the owner or the owner's designate.
 - c) Apprehended animals will be retained in the animal shelter for 72 hours (including weekends and holidays), unless the owner of the animal reclaims the animal or makes satisfactory arrangements with the Village for the further retention of the animal. In the event the 72 hour holding period has expired and the owner has failed to make arrangements to extend the impound period, the Village will make every effort to transfer custody of the animal to a "no-kill" facility or animal adoption agency.

- d) All animals over which the Animal Control Officer has the power to have adopted or destroyed, pursuant to this Bylaw, become the property of the Village, and may be so disposed of in any manner provided for under this Bylaw. Where it is necessary, in the opinion of a qualified veterinarian, to have an animal destroyed, the animal shall be destroyed in a humane manner.
- e) The Animal Control Officer or his/her designate may retain an animal for a longer period than provided for in subsection (c), if in his opinion the circumstances warrant the expense.
- f) The adopting recipient of an animal from the animal shelter, pursuant to the provisions of this Section, shall obtain full right and title to it, and the right and title of the former owner shall cease thereupon.
- g) All or any monies received for licensing, impoundment fees, veterinary services or sale of an animal become part of the general revenue of the Village and shall be deposited at the Municipal Office.

SECTION 23 - GENERAL PENALTY SECTION

- 23.0
- a) Any person who contravenes any provision of this Bylaw is guilty of an offence and is liable on summary conviction to a fine of not more than TEN THOUSAND (\$10,000.00) DOLLARS and not less than SEVENTY-FIVE (\$75.00) DOLLARS and in default of payment is liable to imprisonment for a term not exceeding ONE(1) YEAR.
 - b) Notwithstanding Section 23.0 of this Bylaw, the minimum fine on summary conviction in respect to a contravention of Section 13 of this Bylaw (Vicious Dogs) shall be THREE HUNDRED FIFTY (\$350.00) DOLLARS.
 - c) The levying and payment of any penalty, or the imprisonment for any period as provided for in this Bylaw shall not relieve a person from the necessity of paying any fees, charges or costs for which that person is liable under the provisions of this Bylaw.
 - d) Upon convicting a person of an offence under this Bylaw, a Provincial Court Judge or Justice, in addition to the penalties provided for in this Bylaw may, if the offence is considered to be sufficiently serious, direct or order the person convicted of the offence to:
 - i. take specific measures to stop the animal from doing the subject mischief or causing the disturbance or nuisance complained of;
 - ii. have the animal removed from the Village of Longview; or
 - iii. have the animal humanely destroyed.
 - e) A provincial court judge or justice, after entering a conviction against the owner of the dog for an offence under this Bylaw may, in addition to any other penalties imposed or orders made, and without further notice or hearing, declare the subject dog to be a vicious dog as defined by this Bylaw.

SECTION 24 - ENFORCEMENT PROCEDURES AND SPECIFIED PENALTIES

24.0 Where an Animal Control Officer/Bylaw Enforcement Officer/Peace Officer believes that a person has contravened any provision of this Bylaw, he may serve upon such person a Violation Ticket in accordance with Part 2 of the *Provincial Offences Procedure Act, R.S.A. 2000, c.P-34*. The Violation Ticket will indicate the specified penalty payable in respect of the offence, or may require the accused to make a court appearance, where the issuing Officer believes it is in the public interest to require same.

- a) The specified penalty payable in respect of a contravention of a provision of this Bylaw is the amount provided for in Schedule "B" of this Bylaw in respect of that provision.
- b) Where any person contravenes the same provision of this Bylaw twice within one TWELVE (12) month period, the specified penalty payable in respect of the second such contravention shall be double the amount provided for in Schedule "B" of this Bylaw.
- c) Where any person contravenes the same provision of this Bylaw three times within one TWELVE (12) month period, the specified penalty payable in respect of the third such contravention shall be triple the amount provided for in Schedule "B" of this Bylaw.
- d) Where any person contravenes the same provision of this Bylaw four or more times within an EIGHTEEN (18) month period, the penalty payable in respect of the fourth or subsequent such contravention shall be determined by a Provincial Court Justice, and shall not be less than three times the amount provided for in Schedule "B" of this Bylaw.
- e) A person who has been issued a Bylaw Violation Tag, pursuant to Section 19 of this Bylaw, in respect of a contravention of a provision of this Bylaw, and who has fully paid the penalty as indicated to the Village within the time allowed for payment, shall not be liable to prosecution for the subject contravention.

SECTION 25 - GENERAL AND COMING INTO FORCE

- 25.0
- a) Whenever the singular and female gender is used in this Bylaw, the same shall include the plural, masculine and neutral gender whenever the context so requires.
 - b) The Village is not required to enforce this Bylaw. In determining whether to enforce this Bylaw, the Village may take into account any practical concerns, including the available budget and personnel resources.
 - c) No action for damages shall be taken or allowed against the Village or any person acting in good faith under the authority of this Bylaw in respect of the destruction, sale or other disposal of any animal impounded pursuant to this Bylaw.
 - d) It is the intention of the Council of the Village of Longview that all offences created pursuant to this Bylaw be construed and considered as being Strict Liability Offences.
 - e) It is the intention of the Council of the Village of Longview that each section of this Bylaw should be considered as being separate and severable from all other sections. Should any section or part of this Bylaw be found to have been improperly enacted, then such section or part shall be regarded as being severable from the rest of this Bylaw and that the Bylaw remaining after such severance shall be effective and enforceable.

f) This Bylaw shall come into effect upon third reading, and Bylaw No.08-937, is hereby repealed upon this Bylaw coming into effect.

READ A FIRST TIME _____ day of _____ A.D. 2022

Mayor

Chief Administrative Officer

READ A SECOND TIME this _____ day of _____ A.D. 2022

Mayor

Chief Administrative Officer

READ A THIRD AND FINAL TIME this _____ day of _____ A.D. 2022

Mayor

Chief Administrative Officer

**Village of Longview
BYLAW 403-22 ANIMAL CONTROL**

SCHEDULE A: FEES
(Effective April __ 2022)

Animal	Annual Fee	
	January 1-31 or New Resident or New Dog Rate	Feb 1 - Dec 31
Note: Dog/Cat refers to animals over the age of 6 months		

First Dog per residence:		
Spayed/Neutered (altered)	\$15.00	\$40.00
Unspayed/Unaltered	\$55.00	\$80.00
Second and Third Dog per residence:		
Spayed/Neutered(altered)	\$20.00	\$45.00
Unspayed/Unaltered	\$60.00	\$85.00

First Cat per residence:		
Spayed/Neutered (altered)	\$5.00	\$20.00
Unspayed/Unaltered	\$45.00	\$60.00
Second and Third Cat per residence:		
Spayed/Neutered (altered)	\$7.50	\$22.50
Unspayed/Unaltered	\$55.00	\$70.00

Animal Fancier License (restricted to the maximum of four (4) animals)		
Spayed/Neutered (altered)	\$200.00	\$350.00
Unspayed/Unaltered	\$250.00	\$400.00
Seeing Eye/Guide Dog	Fee exempt	Fee exempt
Replacement Tag	\$5.00	\$5.00
Other:		
Impound fees (per day or portion thereof)		\$ 75.00/day
Impound fees (Impoundment of dangerous, vicious or aggressive dogs)		\$300.00
Veterinary fees		As incurred
Beekeeping License		\$40.00

**Village of Longview
BYLAW 403-17 ANIMAL CONTROL**

SCHEDULE "B" PENALTIES

*Column A indicates penalties in lieu of prosecution.

*Column B indicates specified penalties for violation tickets issued pursuant to this Bylaw.

SECTION	OFFENCE	"A"	"B"
Sec 4(a)	Allow animal to bite person	\$350.00	\$500.00
Sec 4(b)	Own animal that caused injury to a person	\$200.00	\$300.00
Sec 4 (c)	Allow animal to chase/threaten another	\$200.00	\$300.00
Sec 4(d)	Allow dog to bite/bark at, or chase stock/bicycles /automobiles or other vehicles	\$150.00	\$250.00
Sec 4(e)	Allow animal to bark/howl or otherwise disturb others	\$200.00	\$400.00
Sec 4(f)	Allow animal to cause damage/injure or kill another animal or wildlife	\$300.00	\$500.00
Sec 4(g)	Allow animal to upset waste receptacle/scatter waste on public/private property	\$150.00	\$300.00
Sec 4.1(a)	Allow animal to run at large	\$200.00	\$300.00
Sec 4.1(b)	Fail to license animal	\$200.00	\$300.00
Sec 4.1(c)	Fail to keep animal in season from attracting other animals	\$200.00	\$300.00
Sec 5(a)	Permit diseased animal in public place	\$300.00	\$500.00
Sec 5(b)	Fail to keep diseased animal from disease-free animals	\$300.00	\$500.00
Sec 5(c)	Fail to secure diseased animal	\$300.00	\$500.00
Sec 5 (d)	Fail to report diseased animal	\$300.00	\$500.00

	OFFENCE		
SECTION	ANIMAL LICENSING	“A”	“B”
Sec 6 (d)	Provide false information for animal license	\$200.00	\$300.00
Sec 6 (f)	Animal fail to wear license	\$75.00	\$200.00
Sec 7 (a)(i)	Fail to ensure animal has adequate food/water	\$300.00	\$500.00
Sec 7(a)(ii)	Fail to provide adequate care for sick/wounded animal	\$500.00	\$1,000.00
Sec 7(a)(iii)	Fail to provide adequate protection from heat/cold	\$500.00	\$1,000.00
Sec 7(a)(iv)	Fail to provide adequate shelter/ventilation/space for animal	\$300.00	\$500.00
Sec 7(b)	Harbour more than three (3) animals	\$200.00	\$400.00
Sec 7(c)	Fail to control animal in designated off-leash area	\$200.00	\$300.00
Sec 7(f)	Allow animal to damage public/private property	\$200.00	\$350.00
Sec 7(g)	Allow animal in area that prohibits animals	\$150.00	\$300.00
Sec 7(h)	Fail to clean up after animal	\$150.00	\$200.00
Sec 7(i)	Torment/tease/annoy/abuse/injure animal	\$300.00	\$500.00
Sec 7(j)	Untie/loosen or free animal which is not in distress	\$200.00	\$300.00
Sec 7(k)	Interfere/hinder/impede or obstruct an Animal Control Officer	\$300.00	\$500.00
Sec 7(l)	Fail to properly dispose of animal waste	\$100.00	\$200.00
Sec 7(m)	Allow fecal odor to prevent the enjoyment of property	\$250.00	\$500.00

OFFENCE			
ANIMAL FANCIERS/ADOPTION		A	B
Sec 8(a)	Fail to apply for Fancier/Adoption License	\$300.00	\$500.00
Sec 8(b)	Exceed # of animals under Fancier License	\$300.00	\$500.00
Sec 8.1	Fail to purchase Temporary License	\$100.00	\$300.00
FAIL TO COMPLY			
Sec 11(b)&(c)	Fail to comply with conditions	\$500.00	\$1000.00
VICIOUS DOGS			
Sec 13(a)(i)	Vicious dog chase person	\$300.00	\$500.00
Sec 13(a)(ii)	Vicious dog injure person	\$2,500.00	\$5,000.00
Sec 13(a)(iii)	Vicious dog bite person	\$1000.00	\$2,000.00
Sec 13(a)(iv)	Vicious dog chase domestic animals	\$300.00	\$500.00
Sec 13(a)(v)	Vicious dog injure/bite domestic animal	\$500.00	\$1000.00
Sec 13(b)	Vicious dog destroy public/private property	\$200.00	\$300.00
Sec 13(c) (i, ii,iii,iv,v,vi)	Fail to contain/control Vicious dog	\$2,500.00	\$5,000.00
Sec 13(d) (i, ii,iii,)	Fail to muzzle/harnessed/leashed Vicious dog, when off property	\$2,500.00	\$5,000.00
Sec 13(e)	Vicious dog run at large	\$500.00	\$1,000.00
Sec 13 (f)	Fail to properly sign property of vicious dog	\$200.00	\$300.00
Sec 13.1(a) (i, ii, iii)	Fail to renew/obtain Vicious dog license as required	\$300.00	\$500.00

	OFFENCE		
	OTHER CHARGES	A	B
Sec 13.1(a) (iv, vi)	Fail to notify ACO if dog is sold/gifted/deceased or at large	\$200.00	\$300.00
Sec 13.1(b)	Vicious dog fail to wear license	\$300.00	\$500.00
Sec 13(2)	Fail to tattoo/microchip vicious dog	\$300.00	\$500.00
	IMPOUND OF ANIMALS		
Sec 15 (a)	Unauthorized person attempt/remove animal	\$500.00	\$1,000.00
Sec 15(b)	Unauthorized person break in/assist in to pound	\$500.00	\$1,000.00
	LIVESTOCK		
Sec 17(a)	Keep livestock while unauthorized	\$300.00	\$500.00
	OBSTRUCTION		
Sec 18 (a,b,c,d,)	Interfere/obstruct/harbor animal to avoid capture, give false owner information, unlock/free from vehicle	\$200.00	\$400.00
Sec 20(c)	Bait/feed/attempt to attract feral animals	\$200.00	\$400.00
Sec 20 (d)	Abandon animal	\$400.00	\$1,000.00
Sec 20 (e)	Permit deceased animal on property	\$500.00	\$750.00

