

AGENDA

MUNICIPAL PLANNING COMMITTEE MEETING OF THE VILLAGE OF LONGVIEW

In the Province of Alberta, held on Thursday, June 29, 2023

At Longview Council Chambers 5:15 pm

1.0 CALL TO ORDER

2.0 AGENDA

3.0 MINUTES

3.1 Minutes of MPC meeting June 20, 2023

4.0 BUSINESS

4.1 New Construction Performance/damage deposit overage.

4.2 Motion wording new Construction.

4.3 Performance security commercial new construction.

4.4 Primary residence needs to be demolished, discuss options for smaller healthy living space.

4.5 Community Garden – location.

5.0 CLOSE MEETING

FOIP Section 18(1) Healthy, Safety. 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.

6.0 ADJOURNMENT

MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
OF THE VILLAGE OF LONGVIEW

In the Province of Alberta, held on Tuesday, June 20, 2023
Held in Longview Council Chambers at 5:15 p.m.

PRESENT

Mayor Klassen
Deputy Mayor Lyons
Councillor Penner

**PUBLIC IN
ATTENDANCE**

Chief Administrative Officer Roy Tutschek
3 public in attendance

CALL TO ORDER

Mayor Klassen called the Meeting to order at 5:20 p.m.

AGENDA

Resolution 004-23

MOVED by Councillor Penner that the agenda be accepted as presented.
CARRIED

BUSINESS

**3.1 Primary
residence new
construction, low
square footage**

Resolution 005-23

MOVED by Mayor Klassen that MPC approves the smaller floor space cottage and sunroom on the small inner Village lot in question, however Council will not remove the requirement for \$5000 demolition deposit. There is also a requirement that the new cottage owner will maintain the outside appearance in an appealing and well-kept manner.

CARRIED

Resolution 006-23

MOVED by Councillor Penner that the CAO look into amendment of the Land Use Bylaw, to include tiny: home cottages, secondary suites, primary residences etc.

CARRIED

ADJOURNMENT

Resolution 007-23

MOVED by Councillor Penner to adjourn the meeting at 5:31 p.m.

CARRIED

**MINUTES OF THE MUNICIPAL PLANNING COMMISSION MEETING
OF THE VILLAGE OF LONGVIEW
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Mayor

CAO



**VILLAGE OF LONGVIEW
REQUEST FOR COUNCIL DECISION**

Date:	June 29, 2023	Agenda Item #: 4.0
Title:	Land Development situations	
Submitted by:	Roy Tutschek, CAO	

Recommendation:	<p>4.1 MOVED by _____ that a further performance deposit of \$3750 (a majority portion of the estimated repair cost overage) is required to be paid by 2 weeks from notice date or the charge will be added to the tax bill at that time, of a property in the Village of Longview, Owned by the builder.</p> <p>4.2 MOVED by _____ that the motion of the last MPC meeting be reworded to exclude reference to maintenance of appearance of the new construction.</p> <p>4.3 MOVED by _____ performance security for commercial new construction be increased from \$2,500 to \$5,000.</p> <p>4.4 MOVED by _____</p> <p>4.5 MOVED by _____ 4</p>
Alternatives:	<p>2. Defeat above motion.</p> <p>3. That discussion be tabled _____ (for further information or future date).</p>

Background:	<p>4.1 Sidewalk damage in a Village development has significantly exceeded the performance deposit. A new construction development permit is requested which includes a performance deposit.</p> <p>4.2 Resident felt wording of the motion to maintain the new house outside appearance was discriminatory.</p> <p>4.3 Given increasing costs and new commercial construction going forward reasonable to increase the commercial performance deposit.</p> <p>4.4 Resident wants to move into a smaller more healthy living space on the lot and demolish primary residence. Looking at option of combined workshop and new extension to address having primary residence larger than accessory buildings.</p> <p>4.5 Community Garden has proposed 200 Kananaskis Drive location. Comments are that no environmental study is required for open air garden however for residential development costs could be prohibitive in the \$100,000 range for an environmental assessment.</p>
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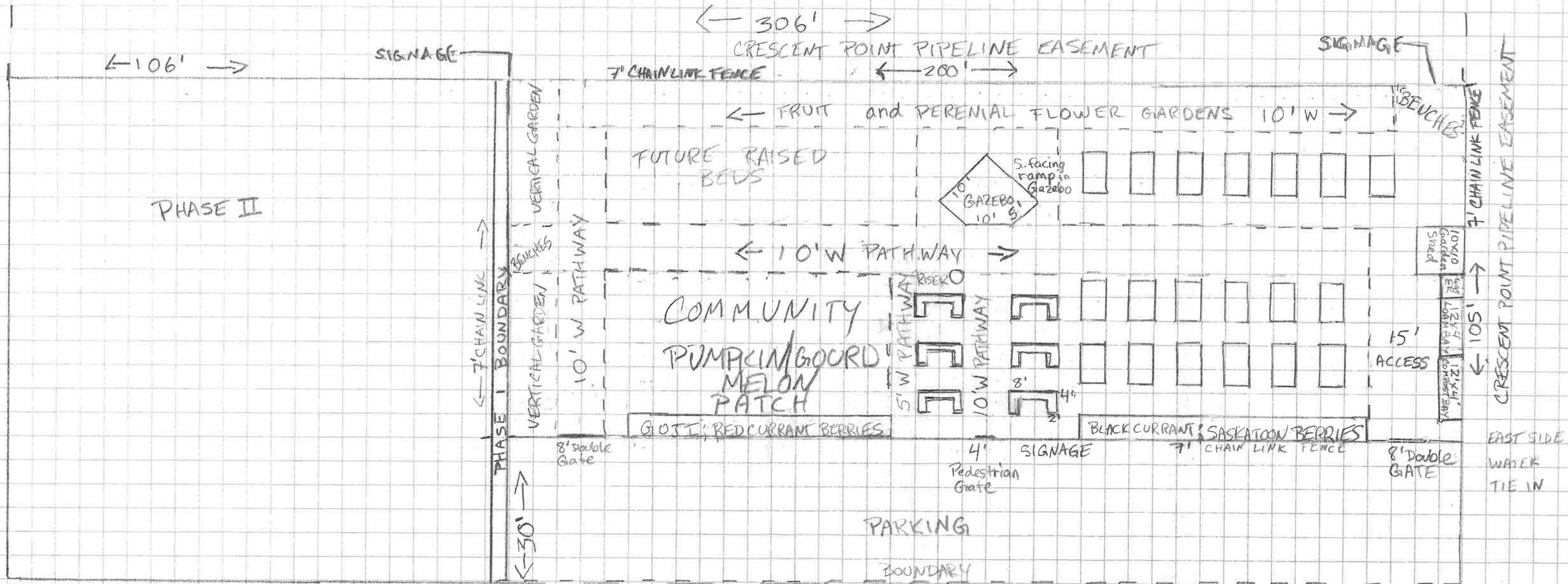
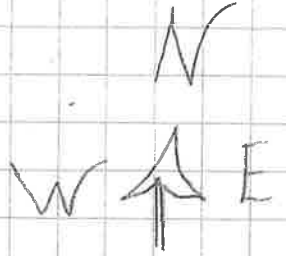
Implications:
Policy, Statutory
Plans, Legislative:

Financial:

Communications: n/a

Attachments: Is the documentation severed by FOIP: **NO**
1. No attachment

CONCEPTUAL DESIGN LONGVIEW HERITAGE COMMUNITY GARDEN



- 19 4'x8' BEDS
- 6 8'x4' HIP BEDS
- 5' spacing between beds
- 7' chain link fence perimeter
- BENCHES - commemorative
- 1000 gal water barrel south side of garden shed
- SCALE: 1/4" = 5'-0"

June 20, 2023

DELEGATION; REQUEST FOR DECISION OF LONGVIEW HERITAGE COMMUNITY GARDEN

Dear Madam Mayor, Longview Council and CAO Tutschek;

As the president of the Longview ARC Society and on behalf of the community I am presented with a rare opportunity to apply for a \$50,000.00 Community Garden Grant from Alberta Blue Cross. As such, the purpose of this delegation is to ask for Council to provide ARC a letter of support so that I may proceed with the grant application. Should ARC be one of the five recipients of this grant ARC would ultimately hand over the grant monies to the Village.

This community initiative for health, wellness and food security, which also gives a nod to our agricultural heritage, is potentially one of many such projects. We could therefore create and name a Council driven committee entitled "Longview Heritage Committee" with the Longview Heritage Community Garden (LHCG) falling under this umbrella.

As Longview continues to embrace and develop True Sustainability projects many residents feel the community has overlooked this key aspect of food security/financial supportive measures, health & wellness and social development & support. As a result, we have many volunteers already keen to move forward with the garden and help manage the day-to-day operations.

As you may know Diamond Valley has a two community gardens, High River has two, Okotoks has two and Nanton is slated to develop a community garden.

A few of the benefits and reasons for developing a community garden are as follows:

Longview Family Income; The 2021 census gross median family income is \$38,400.00 versus the provincial median family income of \$45,160 - a difference of \$6,760.00 less than the Alberta median income. This disparity has a huge impact on Longview residents' ability to access affordable and nutritious, fresh food necessary to sustain good health and wellbeing.

Food Accessibility; Longview is a rural community with the closest grocery store in Diamond Valley with the cost of food typically higher in said market. The next closest communities to access more competitive food prices are High River and Okotoks - which is a more costly commute to access fresh vegetables and fruits.

Demographics; The 2021 Census states of the 297 residents 190 are 55+ years old with 54 being the median age. Having the ability for our aging population to participate in growing and accessing fresh food is vital to support healthy aging and staying in a community than urban counterparts who generally move to old age facilities sooner than rural seniors.

Mental Health & Social Interaction; Engaging in community gardening will reap lots of benefits for your health, both physical and mental. First of all, gardening can be a fulfilling source of exercise, improving your endurance, strength, balance, and flexibility. If your work doesn't afford you much physical activity and the busyness of life makes exercise hard to fit in, a community garden can be the perfect place to get your activity in while also being productive with your time! It can positively impact health outcomes by reducing anxiety, depression, and stress, helping to regulate mood, and connecting people to nature.

Community gardens are spaces of engagement and cooperation, leading to social interaction, the development of friendships, and an enhanced sense of community and belonging. They also support positive social dynamics in communities because they often take over vacant lots, therefore eradicating places that tend to promote criminal activity.

Physical Health; You are what you eat! Eating fresh, locally grown food enhances health and reduces the strain on the medical system.

Education; Youth in the community and elementary school children can learn where our food comes from and be inspired to eat healthier. Monthly workshops featuring guest speakers for all members of our community will be offered during the high season. **Fruit and berry harvests can be used for canning and dehydrating courses for the community.**

Charity; The LHCG will share with the less fortunate in Longview food from the potato and gourd beds as well as fruit from the fruit gardens.

Heritage; Longview is in the heart of a large, rural agricultural community with having originally been in the middle of the historic 1882 Bar U Ranch National Historic Site. Ratepayers, in general, are proud of this history and wish to honour this legacy.

Improved Real Estate Value: Research indicates when a community garden is in a municipality real estate values hold their value as more residents are attracted to living within the area.

Location

The ideal location for LHCG is 200 Kananaskis Drive – adjacent to the west side of the skating rink.

Given this 1.4 acres was the end result of trading the three village lots behind the ESSO, which was the original location of the skating rink, this community owned land should stay for the use of Longview residents. While it may be enticing to sell the land for various reasons dispensing with this plot would ultimately be counter-productive for the overall wellbeing of Longview ratepayers. This location is also visible to many visitors and could be a feature that attracts future residents.

200 Kananaskis Drive is the *only* logical location for the following reasons;

The waterline is at the location of the rink; hence, the tie in for the sub-surface waterline is readily accessible and requires less monies to develop source.

Residents can SAFELY attend on foot not only for our aging population, young families, but also our school children.

The laneway and future parking is ample for vehicles and bicyclic access.

The existing Crescent Point pipeline easement on the north and east portion of the land would be on the outside perimeter of the LHCG leaving a sizeable amount of land to develop the garden.

There is a natural shelter belt that will greatly help buffer the intense winds Longview experiences and therefore alleviate depletion of soil.

Our plan to develop LHCG is in two phases as We Grow Together. The first phase will use the initial grant monies. A gazebo is optional in this phase depending upon the available remaining funds, if any. Should the inflationary pressures not allow for the gazebo to be immediately realized further fundraising/corporate sponsor plans and grant application options are being developed.

Phase II will feature a greenhouse and additional beds.

Phase I

7' chain link fencing

Sub surface waterline

One, self-draining riser

Six, hip height square, U shaped pallet gardens (dedicated to mobility challenged members)

21, 4' x 8' raised beds.

One, 10' x 10' garden shed with eaves trough

One, 1000 gallon rain barrel

Two ground level gardens – one for potatoes and the second for gourds

Pea gravel

Landscape fabric

Shale pathway at pedestrian pathways and around hip height garden beds

Single pedestrian gate

Double entry gate for offloading loam etc.

Compost bay

Loam box

Inside perimeter fruit garden

Inside perimeter perennial flowers to attract pollinators

Two, commercial hoses

Gazebo for education centre and social gatherings

One, commercial wheel barrel

Implements (i.e. shovels, trowels, weeding tools)

Phase II

7' chain link fencing

Subsurface waterlines

Pea gravel and shale

Landscape fabric

Double entry gate for pedestrian and offloading loam etc.

Greenhouse (size to be determined)

Additional raised beds (number to be determined)

Loam box

Compost bay

10' x 10' garden shed

Two, commercial hoses

One, self-draining riser

Inside perimeter perennial flowers to attract pollinators

Maintenance Fees

Maintenance monies will be raised through the \$25.00 rental of each bed. Annual plant sales to be implemented. Further maintenance monies can be applied through FCSS and additional fundraising efforts.

