

## **AGENDA**

COMMITTEE OF THE WHOLE COUNCIL OF THE VILLAGE OF LONGVIEW  
In the Province of Alberta, held on Wednesday, February 6, 2019 at  
Village of Longview Council Chambers Commencing at 6:30 p.m.

1.0 **CALL TO ORDER**

2.0 **AGENDA**

3.0 **DELEGATION**

4.0 **BUSINESS**

4.1 Inspection Report - Response

4.2 Sustainability Plan -

4.3 Municipal Development Plan

4.4 Council Compensation

4.5 Skunks and rabies -

5.0 **CLOSE MEETING**

6.0 **ADJOURNMENT**



ALBERTA  
MUNICIPAL AFFAIRS

Office of the Minister  
MLA, Leduc-Beaumont

JAN 31 2019

AR95340

Her Worship Kathleen Wight  
Mayor  
Village of Longview  
PO Box 147  
Longview AB T0L 1H0

Dear Mayor Wight and Council,

In response to a sufficient petition from electors from the Village of Longview, an Inspector was appointed in March 2018 under Section 571 of the *Municipal Government Act*, to conduct an inspection of the management, administration, and operations of the Village of Longview. As stated in my October 18, 2018 letter, I have accepted the report and provided it to you such that you had an opportunity to address my specific concerns before I made a decision on the report and your response.

Thank you for your email response to the inspection report, received November 20, 2018. I am pleased that council has proactively taken steps to address some of the concerns, while I also note that some matters require further consideration by council.

Based on the information I was provided by the Inspector and in your email response received November 20, 2018, I agree with the Inspector's findings that the village has been governed and managed in an irregular, improvident, and improper manner. The report identifies a number of problems and concerns with the municipal operations; the most concerning were identified in my letter of October 18, 2018.

I recognize your willingness to take steps to correct the management of village bylaws, the establishment of committee bylaws and meeting procedures, including training of councillors, which will contribute to being better informed on the application of pecuniary interest. While I have accepted your response of November 20, 2018, I request council provide me with an update on progress made to the commitments identified in the response. In addition, I request your response to the more significant concern with the improper and improvident issues relating to capital project management and use of project grant funding. This specifically relates to the development of the walking path project. I would appreciate receiving your written response and progress update no later than May 15, 2019. Once I have reviewed your update, I will determine whether or not directives will be issued.

.../2

Ministry staff is available to provide advisory support and work with your Chief Administrative Officer (CAO) to facilitate your success in correcting the concerns identified through the inspection. Your CAO may contact Coral Murphy, Manager, Municipal Accountability, Municipal Capacity and Sustainability Branch, toll-free at 310-0000, then 780-422-8452.

To ensure transparency in the inspection results, the report will be published on the Municipal Affairs website, along with a summary of my decision. I also request council direct administration to publish the report on your municipal website and to provide copies of the report on request, subject to any municipal fees for photocopying.

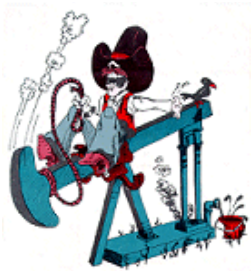
I appreciate your council and administration's co-operation during this process. I look forward to your continuing progress for the betterment of your community as you thoughtfully consider the inspection report and its recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaye Anderson". The signature is fluid and cursive, with a large initial "S".

Hon. Shaye Anderson  
Minister of Municipal Affairs

cc: Coral Murphy, Manager, Municipal Accountability, Municipal Affairs



## **VILLAGE OF LONGVIEW**

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November 19, 2018

The Honourable Shaye Anderson  
Minister of Municipal Affairs  
18th floor, Commerce Place  
10155-102 Street, Edmonton, AB, T5J 4L4

### **Review of Preliminary Inspection Report**

The Council of the Village Longview and myself have reviewed the preliminary draft of the Municipal Inspection Report compiled by Sage Analytics Inc. The following are some comments on the draft Plan.

Page 12 – 3.3 Council Role & Clarity – Council is open to additional training – the concern is the cost to attend, particularly travel and accommodation.

Strategic Planning – Community Development facilitators were extremely busy after the election and we have requested the process again for early 2019.

Last paragraph – Village has contributed very little in the way financial support and all kind contribution to volunteer led initiatives. The Village does not have a soccer field, only two temporary portable nets.

Page 14 – 3<sup>rd</sup> last statement. The Village has spent over \$15,000 to address the issue at Westview Place but the two residents affected are still not happy. This is the same issue as the bottom of page 31.

Page 15 – The Village will research and implement a bylaw for FCSS.

Page 16 - Council is reviewing the meeting practices with the consideration do away the public discussion and return to written questions submitted five days prior to meeting to be included in the agenda.

Page 18 – 7<sup>th</sup> Point – May 20 Council – The Council Meeting in May was May 15<sup>th</sup> and there was no In-Camera. There was an In-Camera motion on March 20, as well as one to come out of camera.

In-Camera sessions are the last agenda item before closing the meeting. There has seldom been a motion passed after coming out of in-camera.

Page 19 – We are incorporating the FOIP provision in new agendas.

Page 20 – Council is working to develop stronger meeting decorum, increasing respect for officials and civility to council meeting.

Page 22 – Usually the motion to move to third reading is made, it is always unanimous or we do not proceed.

Page 23 – Councillor Kirk owned personal property that was one of 10 residential properties impacted by the revision of the bylaw. This is confusing because it had nothing to do with the family business. After reading the MGA and attending MUNIS 101 he felt it was a conflict and did want to cross that line.

Page 24 – No. 4 the \$456,579 includes all the requisitions collected by taxation the Village portion is \$319,878.

Page 25 – This is an ongoing housekeeping. The logo is copyrighted - permissions are granted at discretion. It is not a blanket approval.

Page 26 – The second paragraph – to the knowledge of the CAO the allegation of the property owner is unfounded. There is a personality conflict between the two.

Page 27 – The Village is reviewing and amending the Hall Rental and park policy to allow the CAO to approved non-profit users in early 2019.

Page 33 – Soccer nets – The Village will have to research the safety of the net. They are portable nets that are staked into the ground.

Page 39 - Section 5.4.2 MDP & IDP states that the Village does not have a MDP or an IDP this is possibly incorrect. There are several bound copies of a Municipal Development Plan on file, but here are no dates or signatures within these copies. They are also not marked a draft. The drawings contained within were done by Lee Maher Engineering Associates Ltd. It would appear the document was created between 2000 and 2003 and refers to the Inter-municipal Development Plan developed between the Village of Longview and the Municipal District of Foothills No. 31. Both of these documents are in need of updating.

Under that same section on page 40, there is a reference to the federal Cannabis Act. The Village has recently adopted Bylaw 415-18 Consumption of Cannabis as well as Bylaw 414-18 Smoking and Vaping Bylaw. In addition there were amendments to the Community Standards Bylaw and Council is in the process of amending the Land Use and the Business License Bylaws to address Cannabis.

Section 5.4.3 The Village official (the Village clerk) that was problematic in Honky Tonk Tavern development was terminated after eight years with the Village and now administrates the Longview Rant and Rave Facebook page and never misses an opportunity to slam the Village staff and Council.

5.4.3 The Village has added a MPC to handle some of the discretionary uses and to screen projects before having to go to the SDAB.

Page 45 The Village has included reserves for most departments.

The above comments were made by the Council and CAO discussed in an In-Camera meeting.

**VILLAGE OF LONGVIEW  
MUNICIPAL DEVELOPMENT  
PLAN**

<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
<b>PART A</b>	<b>4</b>
1.0 BACKGROUND	5
1.1 Public Input and Involvement	5
1.2 Function of the Municipal Development Plan	6
1.3 Guide to Plan	6
2.0 SETTING	7
2.1 POPULATION DEVELOPMENT	7
<b>PART B</b>	<b>8</b>
3.0 GOALS AND OBJECTIVES	9
3.1 General	9
3.2 Goals and Objectives for the Village of Longview	9
4.0 RESIDENTS OF LONGVIEW	10
5.0 GOVERNMENT	10
5.1 General	10
6.0 NATURAL ENVIRONMENT	11
6.1 General	11
7.0 TRANSPORTATION AND UTILITIES	12
7.1 General	12
8.0 SERVICES	14
8.1 Emergency Services	14
8.2 Community Services	14
9.0 SUBDIVISION AND DEVELOPMENT	15
9.1 General	15

	<b>PAGE</b>
<b>PART C</b>	19
10.0 RECREATION AND TOURISM	20
10.1 General	20
11.0 INDUSTRIAL SECTOR	20
11.1 General	20
<b>PART D</b>	22
12.0 RELATIONSHIP TO THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 AND OTHER JURISDICTIONS	23
12.1 General	23
12.2 Intermunicipal Development Plan	23
<b>PART E</b>	24
13.0 LAND USE STRATEGIES	24
13.1 R1A Residential – Low Density	25
13.2 R1B Residential – Low Density	25
13.3 R2 Residential – Medium Density	25
13.4 R3 Residential – Medium Density	25
13.5 R4 Residential – High Density	25
13.6 RCD Residential – Comprehensive Development	25
13.7 C1 – General Commercial	26
13.8 C2 – Corridor Commercial	26
13.9 M1 – Light Industrial	26
13.10 M2 – General industrial	27
13.11 P – Public Park	27
13.12 PS – Public and Private Service	27
13.13 UR – Urban Reserve	27
13.14 DC – Direct Control	27

**APPENDIX 1** – Water and sewer maps

**APPENDIX 2** – Longview / M.D. Foothills Intermunicipal  
Development Plan

# PART A

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## Municipal Development Plan: PART A

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### **BACKGROUND**

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

### **SETTING**

### **POPULATION DEVELOPMENT**

## 1.0 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.

### 1.1 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 MDP has been organized to be as user friendly as possible.

## **1.2 FUNCTION OF THE MUNICIPAL DEVELOPMENT PLAN**

The purpose of this MDP is to provide guidelines and policy direction for the future growth and development of the Village of Longview. The MDP is used in conjunction with the Intermunicipal 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 MDP 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 MDP 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 MDP 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 MDP provide direction for preparation of Land Use Bylaws (LUB), Intermunicipal Development Plans (IDP), Area Structure Plans (ASP) and Area Redevelopment Plans (ARP).

## **1.3 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

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## Municipal Development Plan: PART B

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### **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**

- 4.0.1 The overall sentiments of the residents of the Village should be recognized and their concerns met whenever possible.
- 4.0.2 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 MDP, 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 accomodation for travellers.*

# PART C

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## Municipal Development Plan: PART C

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### **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

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## Municipal Development Plan: PART D

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### RELATIONSHIP TO THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 AND OTHER JURISDICTIONS

- General
- Intermunicipal 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 INTERMUNICIPAL 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, Intermunicipal 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 Intermunicipal Development Plan.

# PART E

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## Municipal Development Plan: PART E

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### LAND USE STRATEGIES

- R1A Residential – Low Density
- R1B Residential - Low Density
- R2 Residential – Medium Density
- R3 Residential – Medium Density
- R4 Residential – High Density
- RCD Residential – Comprehensive Development
- C1 – General Commercial
- C2 – Corridor Commercial
- M1 – Light Industrial
- M2 – General Industrial
- P – Public Park
- PS – Public and Private Service
- UR – Urban Service
- DC – Direct Control

### **13.1 R1A RESIDENTIAL – LOW DENSITY**

- 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 will be allowed.

### **13.2 R1B RESIDENTIAL – LOW DENSITY**

- 13.2.1 Development will be accommodated on narrow lots with rear yard garages and lanes allowing for single-detached housing.
- 13.2.2 Other developments compatible with low-density residential development will be allowed.

### **13.3 R2 RESIDENTIAL – MEDIUM DENSITY**

- 13.3.1 Development will accommodate semi-detached and duplex houses.
- 13.3.2 Other developments compatible with low density residential development will be allowed.

### **13.4 RESIDENTIAL – MEDIUM DENSITY**

- 13.4.1 Development will accommodate multi-unit developments such as cluster housing, triplexes, fourplexes and townhouses.
- 13.4.2 Other developments compatible with medium density residential nature of this district will be allowed.

### **13.5 R4 RESIDENTIAL – HIGH DENSITY**

- 13.5.1 Development will accommodate multi-unit developments such as apartments, cluster housing and townhouses.
- 13.5.2 Other developments compatible with the high density residential nature of this district will be allowed.

### **RCD RESIDENTIAL – COMPREHENSIVE DEVELOPMENT**

- 13.6.1 Residential development will be allowed that does not conform to any one residential district.

13.6.2 The types of residential development that will be allowed in this district are: single – detached houses, manufactured homes - single detached, duplexes, semi-detached houses, single mobile homes on subdivided lots and multiple single mobile homes on a single lot.

13.6.3 Development will comply to the principles and objectives of a comprehensive plan of development.

13.6.4 A comprehensive plan of development will maintain a high quality of engineering and planning design acceptable to the Village of Longview.

### **13.7 C1 – GENERAL COMMERCIAL**

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

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

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

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

### **13.8 C2 - CORRIDOR COMMERCIAL**

13.8.1 Development will provide an area along an arterial roadway, a major collector or a service road along a primary highway for the sale of a wide variety of goods and services to the community and the surrounding region.

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

### **13.9 M1 – LIGHT INDUSTRIAL**

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

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

13.9.3 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).

### **13.10 M2 – GENERAL INDUSTRIAL**

13.10.1 Development will maintain an area for medium and heavy industrial uses.

### **13.11 P – PUBLIC PARK**

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

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

### **13.12 PS – PUBLIC AND PRIVATE SERVICE**

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

### **13.13 UR – URBAN RESERVE**

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

13.13.2 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.

### **13.14 DC – DIRECT CONTROL**

13.14.1 Council will, subject to any applicable statutory plan, regulation control the use or development of land or buildings in the district in any manner that it considers necessary.

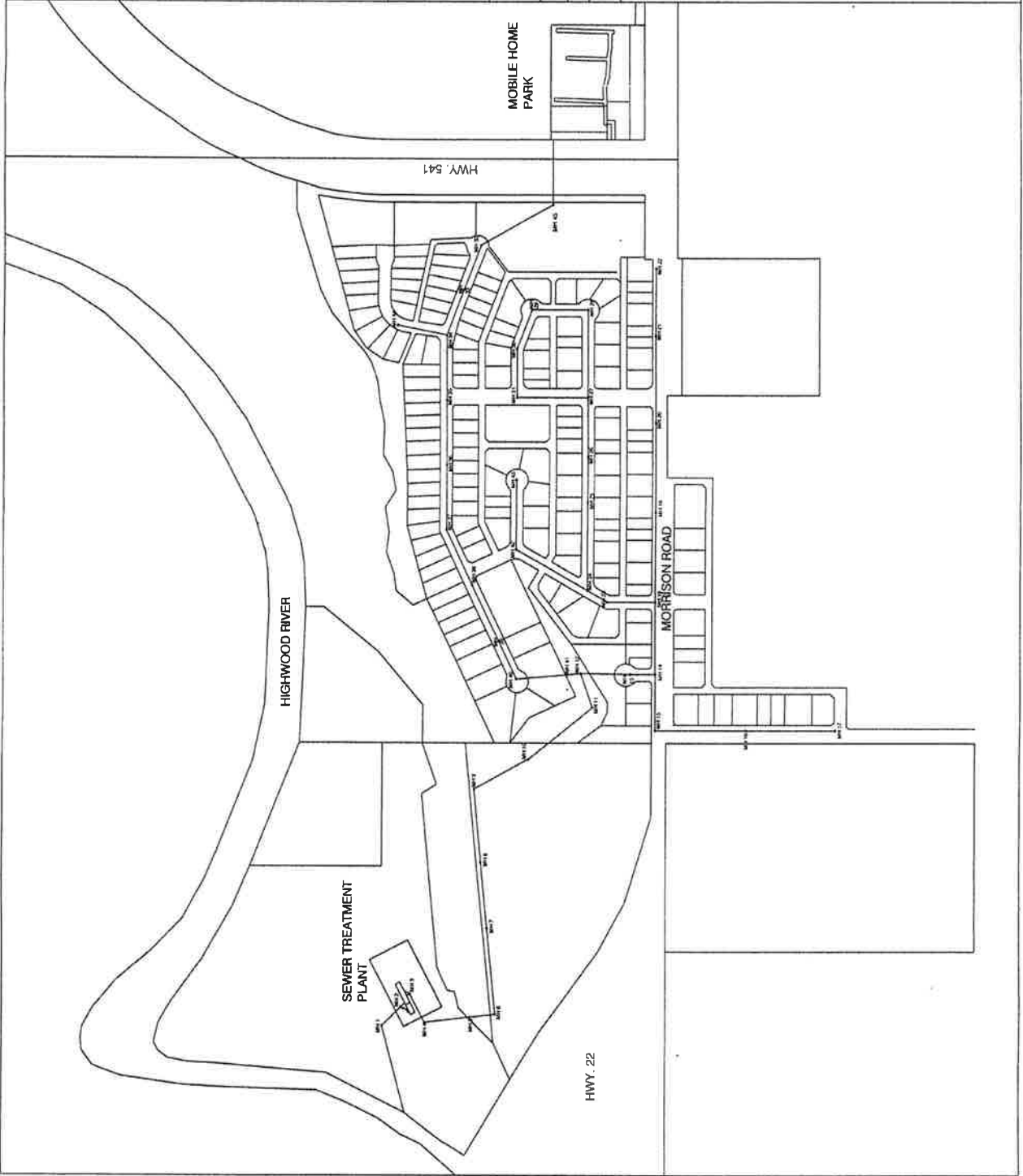
# ***APPENDIX 1***

**LEE MAHER**  
ENGINEERING ASSOCIATES LTD.

VILLAGE OF LONGVIEW  
SANITARY SEWER

SCALE 1:4000  
DRAWN BY: ROB S  
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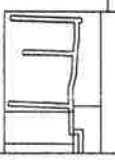
**LEE MAHER**  
ENGINEERING ASSOCIATES LTD.

VILLAGE OF LONGVIEW  
STORM SEWER

SCALE 1:4000  
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MOBILE HOME  
PARK

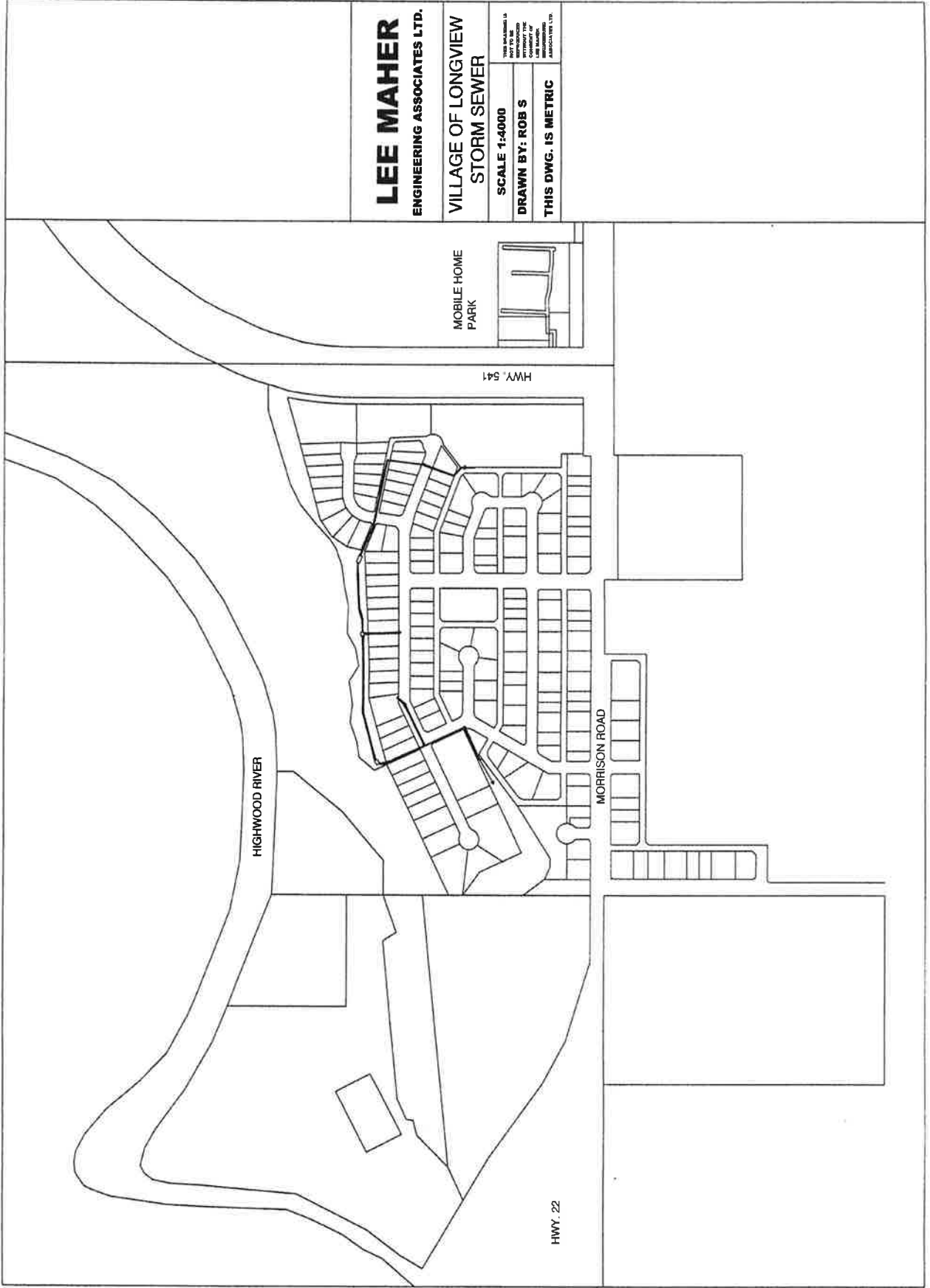


HWY. 541

HIGHWOOD RIVER

MORRISON ROAD

HWY. 22



**LEE MAHER**  
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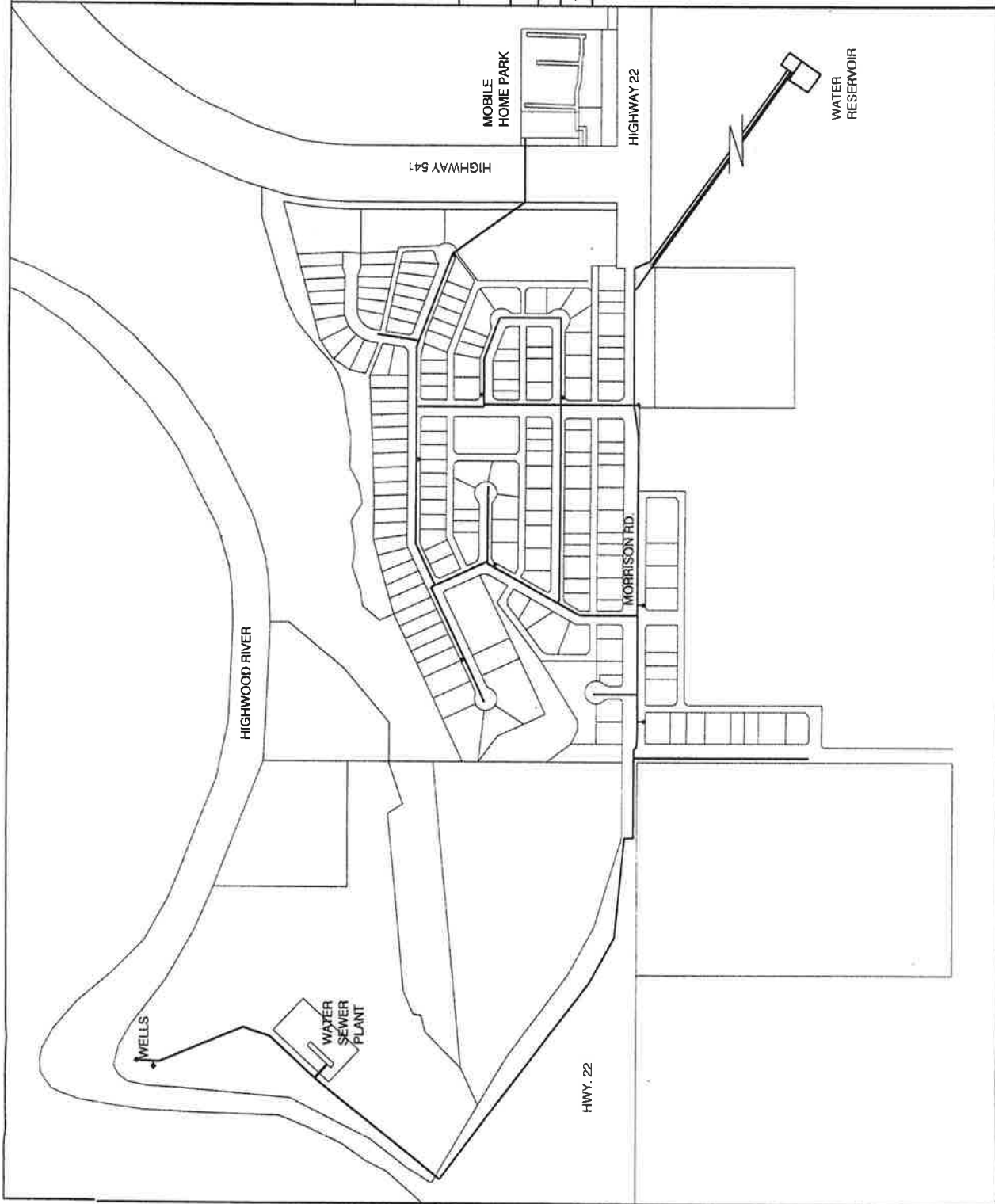
**VILLAGE OF LONGVIEW  
WATER SYSTEM**

SCALE 1:4000

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# ***APPENDIX 2***

**Village of Longview  
IN THE PROVINCE OF ALBERTA  
BYLAW #???-19**

**A BYLAW OF THE VILLAGE OF LONGVIEW, IN THE PROVINCE OF ALBERTA,  
TO SETFORTH THE GUIDELINES FOR REMUNERATION FOR MAYOR,  
COUNCIL, CAO AND OTHER VILLAGE EMPLOYEES.**

**WHEREAS**, it is expedient to make provisions for the remuneration, allowances, expenses and benefits of the Mayor, Council, Chief Administrative Officer, Public Works, Municipal Planning Committee and other Village Employees and to reimburse the expenses incurred while carrying out the functions on behalf of the municipality or when authorized to do so.

**NOW THEREFORE**, the Council of the Village of Longview, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. This Bylaw shall be known as the “Remuneration Bylaw” of the Village of Longview.
2. In this Bylaw, unless the context otherwise states or requires:
  - a. “Budget” means that sum apportioned to the Mayor, each member of Council, CAO, Public Works and/or appointments to each committee for municipal events.
  - b. “Events” means a reception, special occasion, conference and meeting which shall include, but limited to the following:
    - Alberta Urban Municipalities Association Annual Convention
    - Alberta Urban Municipalities Association Workshops/Seminars
    - Conventions, conferences, meetings, workshops, seminars for the CAO, Public Works, Disaster Services Committee, Municipal Planning Committee and/or other Village employees which shall include but not limited to:
      - Alberta Urban Municipalities Association Annual Convention
      - Emergency/Disaster Service Workshops
      - Such other workshops/seminars deemed necessary by Council or the CAO.
  - c. “Expenses” means admissions, registrations, meals, mileage and reasonable out of pocket expenses.

**REMUNERATION AND ALLOWANCES**

The Mayor and Council shall be remunerated for the performance of regular and usual duties associated with the responsibilities of each elected offices including:

1. Regular meetings of Council
2. All regional and local area committees to which the member of Council appoints or requested to attend.
3. Regular ceremonial or statutory duties
4. Attendance at meetings to Special meetings of Council, Committees or other related business meetings for which Council or a majority of Council have authorized.

The rate of remuneration to be provided shall be as indicated in “Schedule A”.

## **TRAVEL AND EXPENSES**

The rates and conditions prescribed are intended to avoid the economic loss to the elected official/municipal employee when reasonable and proper expenses are incurred.

Travel and accommodations shall be comfortable and of good quality, neither sumptuous nor sub-standard.

1. An elected official/municipal employee on travel status may claim the following expenses with a receipt:
  - a. Airport Fare
  - b. Taxi Fare
  - c. Parking Charges
  - d. Automobile Rental
  - e. Air Fare

An elected official/municipal employee who uses his/her own motor vehicle on Village business shall be reimbursed for travel as per "Schedule A".

If an elected official/municipal employee is required to travel on Village business and overnight accommodation away from his/her regular domicile is necessary, he/she may claim:

- a. The actual cost of accommodation on production of receipts to a maximum of \$200.00 per night.
- b. Elected officials/municipal employees may wish to secure alternate accommodation at no cost to the official. He/she may then claim without receipt an amount shown on "Schedule A".

## **MEALS AND GRATUITIES**

Elected officials, CAO, Disaster Committee Members and other Village Employees may claim the cost of a meal to a maximum as per "Schedule A".

Where meal costs are included on a hotel bill, they must be identified as meal costs.

Where conference or seminar registration includes meals, the Village will not re-imburse substitute meals.

Gratuities for meals and hotel service are included in the amount set for meal allowances. Gratuities for taxi services are to be included in taxi costs.

## **EXPENSE REPORT**

All claims shall be submitted within ten days of return and must be in the subscribed claim form.

Read a first time, this ..... day of ....., 2019

Read a second time, this ..... day of ....., 2019

And by Unanimous Consent of Council

Read a third and final time and finally passed this ..... day of ....., 2019.

**THE VILLAGE OF LONGVIEW**

---

Mayor

---

Administrator



**COUNCIL REMUNERATION**

	Pop	Council		Monthly Honorariums			Meals			Accommodation	Monthly	Annual		
				Meeting	Mileage	Mayor	Council	Breakfast	Lunch				Dinner	
<b>Barnwell</b>	947	5					\$350	monthly			\$1,750	\$21,000		
<b>Barons</b>	341	3	Reg & Spec Council Council Committee All Day - convention, training	\$60 \$60 \$150	0.570	\$100	\$80	monthly	\$15	\$20	\$25	\$200	\$380	\$4,560
<b>Coutts</b>	245	5	per meeeting	\$150	.54 km	\$100	Mayor only honourium						\$1,600	\$19,200
<b>Duchess</b>	1085	5	Up to 4 hours over 4 hours Not compensated for cheq signing, office discussions, community events, bbq/christmas party/school function	\$150 \$250	.60 km	New fall 2018							\$1,500	\$18,000
<b>Lomond</b>	166	3	Reg & Spec Council Council Committee	\$75 \$25	Plus mileage out-of-town								\$450	\$5,400
<b>Longview</b>	307	3	Up to 2 hours Up to 4 hours All Day	\$45 \$90 \$150	.545 km		all meetings - committee/council/training						\$405	\$4,860
<b>Nobleford</b>	1278	5	Reg & Spec Council up to 4 hours Per diem	\$100 \$100 \$200	0.54	3000 annual	1800 annual	\$15 Personal expense \$25 per day addition Allowance \$25 CAO or Council	\$20	\$25	receipt or \$50		\$1,000	\$22,200
<b>Rosemary</b>	396	3	Non attendance Committee Conventions, Seminars, Worksl Members at large FCSS, PEP	\$37.50 \$75 \$75 \$37.50	0.55 4 hours Over 4 hrs volunteer paid quarterly	\$500 (\$75)	\$400 (\$75)	monthly					\$1,300	\$15,600
<b>Raymond</b>	4252	7	Annual Honorarium Expense Allowance Committee Hourly (minimum 1 hour) Monthly Incidental Expense Allowance Monthly	\$125	0.53	\$4,000 \$2,000	\$2,963 \$1,481	\$15	\$20	\$30				\$32,664

