

**AGENDA
TOWN OF TWO HILLS
January 8, 2019
7:00 P.M.**

Regular Council Meeting

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. ADOPTION OF MINUTES**
 - a) Regular Council Meeting Minutes of December 18, 2018
- 4. OPEN FORUM**
- 5. ADMINISTRATIVE REPORTS**
 - a) Public Works Report
 - b) Chief Administrative Officer Report
- 6. CORRESPONDENCE**
- 7. OLD BUSINESS**
- 8. NEW BUSINESS**
 - a) Request for Brownfield Tax Incentive Bylaw
 - b) Support and Partner request to improve intersection at 46 Street and Highway 45
 - c) Access/Boulevard Land – Interest to Purchase
- 9. COUNCIL MEMBER REPORTS**
- 10. NEXT MEETINGS**
 - a) Regular Council Meeting January 22, 2019 7:00 p.m.
- 11. IN CAMERA (legal, land and/or personnel)**
- 12. ADJOURNMENT**

TOWN OF TWO HILLS

Minutes of the Regular Meeting of Council for the Town of Two Hills held December 18, 2018 at 7:00 P.M. in the Two Hills Town Council Chambers

PRESENT: Mayor L. L. Ewanishan, Deputy Mayor E. Sorochan, Councillor D. Tupechka, Councillor M. Tarkowski, Councillor G. Saskiw, C.A.O. E. Kiziak, Executive Secretary A. Clark, C.F.O. S. Lupul, Account Clerk D. Boutin, Public Works Foreman T. Stefiuk, and 5 members in the public gallery including a reporter.

CALL TO ORDER: Mayor L. L. Ewanishan called the Regular Town Council Meeting to order at 7:00 P.M.

ADOPTION OF AGENDA:

2018-388 **MOVED** by Deputy Mayor E. Sorochan to accept the Agenda with the addition under delegation as well as 2019 *Council Calendar* and 2019 *Operating and Capital Budget* and 3 year *Operating and 5 year Business Plan* under New Business.

CARRIED

ADOPTION OF MEETING MINUTES:

2018-389 **MOVED** by Councillor G. Saskiw to accept the Regular Council Meeting Minutes of November 13, 2018 with the following amendments:

- Correction of date in header from November 13, 2018 to November 27, 2018
- Correction of time of meeting adjournment from 10:54 to 9:54 PM

CARRIED

DELEGATION: Community Futures Elk Island Region

Chairperson Jackie Fenske and Manager Brad Gara were invited by Council to share information, collaborate and update council on their office in Two Hills. Community Futures provide small businesses and entrepreneurs with one stop access to information, advice, and loans. Due to funding and centralization their main office is in Vegreville with one main full-time person; appointments can be made for the Two Hills office. The Adult Learning Centre has been referred to for those who have an English language barrier. Community Futures has been recommended to market their services and office better; Community Futures will commit to having an open house for the public about its services and availability.

OPEN FORUM: A member of the public extended her thanks to Public Works for putting power to the Town sign at the northeast corner of Town; the resident has put up Christmas lights on the sign.

The Two Hills Town and County Chronicle shared regretfully that the last edition of the Chronicle would be this week. Sonny Rajoo thanked current and previous council for their support over the years.

ADMINISTRATIVE REPORTS:

Public Works Report

The Public Works Foreman's Report was provided to Council in advance for their review.

2018-390 **MOVED** by Councillor M. Tarkowski that the Public Works report be acknowledged as presented and incorporated into the minutes.

CARRIED

Chief Financial Officer Report

The Chief Financial Officer's report was provided to Council in advance for their review.

2018-391 **MOVED** by Councillor D. Tupechka, that the Chief Administrative Officer report be acknowledged as presented and incorporated into the minutes.

CARRIED

Chief Administrative Officer Report

The Chief Administrative Officer's report was provided to Council in advance for their review presented by C.A.O. E. Kiziak.

2018-392 **MOVED** by Councillor M. Tarkowski that the Chief Administrative Officer report be acknowledged as presented and incorporated into the minutes.

CARRIED

CORRESPONDENCE:

2018-393 **MOVED** by Councillor D. Tupechka that the Correspondence be acknowledged as presented and filed.

CARRIED

OLD BUSINESS:

Plan 0740587 Block 4 Lot A

Tabled from the last Regular Council meeting for administration to provide potential operating and capital costs as well as potential loss of revenue; which was provided to Council. Since the last Regular Council meeting it has been confirmed that the land is going through the foreclosure process. Any decisions on the land are now at the discretion of a judge.

2018-394 **MOVED** by Councillor G. Saskiw to table until Council requests Administration to bring it back to the table.

CARRIED

BYLAWS & POLICIES:

2018-985 Operating Expenditures Borrowing Bylaw

In order to maintain the Town of Two Hills' line of credit with ATB Financial, a Borrowing Bylaw must be approved. The line of credit gives the Town of Two Hills the ability to borrow for operating expenditures from time to time. Any amounts borrowed is repaid through the collection of taxes.

2018-395 **MOVED** by Councillor D. Tupechka that Bylaw 2018-985 Borrowing Bylaw for Operations be given first reading this 18th day of December, 2018.

CARRIED

2018-396 **MOVED** by Deputy Mayor E. Sorochan that Bylaw 2018-985 Borrowing Bylaw for Operations be given second reading this 18th day of December, 2018.

CARRIED

2018-397 **MOVED** by Councillor G. Saskiw that Bylaw 2018-985 Borrowing Bylaw for Operations be given consent for third and final reading.

CARRIED

2018-398 **MOVED** by Councillor M. Tarkowski that Bylaw 2018-985 Borrowing Bylaw for Operations be given third and final reading this 18th day of December, 2018.

CARRIED

1998-04 Centennial Hall Policy

The Sports Activity Council (SAC) has taken over the operations and maintenance of the Centennial Hall, and since then have set different rates and policies. The Town has a policy setting regulations and rates under the Centennial Hall policy (1998-04) which should be rescinded.

2018-399 **MOVED** by Councillor D. Tupechka to rescind 1998-04 Centennial Hall policy in its entirety.

CARRIED

NEW BUSINESS:

Task Force Appointments

During the Organizational Meeting of October 23 2018 there was a motion passed to strike a task force to conduct a comprehensive review of salaries, honorariums, and expenses of comparative municipalities to be completed by June 1, 2019. During the Regular Council Meeting of October 23, 2018 there was a motion passed to expand the Task Force

Comprehensive Review of salaries, honorariums, and expenses to include staff and the Chief Administrative Officer. Administration created an application form and Terms of Reference for the Task Force indicating up to seven individuals will be selected from interested members of the public-at-large and appointed by Council resolution.

2018-400 **MOVED** by Mayor L. L. Ewanishan to appoint Pat Dehid, Maryanne Chomlak, Lindsay Breau, Jim Darda, Wendy Darda, and Gary Gorsline to the Task Force conducting extensive review of council remuneration and expenses, and staff salaries.

CARRIED

Recycling Services

Councillor M. Tarkowski has requested “recycling” be brought to the table for discussion. Early 2017, Administration provided Council with a recycling proposal from Quik Pick to provide recycling services within the Town of Two Hills. A quote was provided for various options however administration recommended a survey to the community to determine their interest in a recycling program.

2018-401 **MOVED** by Councillor M. Tarkowski that the Town conduct a survey to find out if the overall community wants to participate in recycling by providing the type of recycling options, and the cost associated with it.

CARRIED

Appeal-Snow Removal

Property owner at Plan 0740396 Block 12 Lot 1 is appealing the cost of snow removal. The Town removed snow from the sidewalk adjacent to the property identified above on November 22, 2018 from the snowfall of November 18, 2018.

2018-402 **MOVED** by Councillor G. Saskiw to not reverse snow removal fees.

CARRIED

Municipal and School Reserves

This topic was brought up by then Councillor D. Tupechka on October 16, 2018 in which Administration provided information to all elected officials on locations of various reserves, the Provincial and Federal regulations for retail and manufacturing/production licenses of cannabis.

2018-403 **MOVED** by Councillor D. Tupechka to have Administration to proceed with disposal of municipal and school reserves.

CARRIED

2019 Council Meeting Calendar

The regular meetings of Council shall be established by resolution of Council at its annual Organizational Meeting. A draft calendar was provided to Council for their review.

2018-404 **MOVED** by Deputy Mayor E. Sorochan to adopt the 2019 Council Calendar to set Regular Council, Bylaw and Policy and Budget meetings.
CARRIED

2019 Budget and 3-year operating/5-year Capital Plans

A draft 2019 Operating and Capital Budget together with a 3 year (2020 – 2022) Operating Plan and 5 year (2020 – 2024) Capital Plan were presented to Council.

2018-405 **MOVED** by Mayor L. L. Ewanishan to approve the 2019 Operating and Capital Budget as well as the 3 year Operating (2020 – 2022) and 5-year (2020 – 2024) Capital plans.
CARRIED

COUNCIL REPORTS

2018-406 **MOVED** by Councillor D. Tupechka to accept and incorporate the Council Reports as presented into the minutes.
CARRIED

NEXT MEETING:

Regular Council Meeting, January 8, 2019 at 7:00 p.m.

ADJOURNMENT: With all items on the agenda having been addressed Mayor L. L. Ewanishan adjourned the Regular Council Meeting at 8:55 P.M.

LEONARD EWANISHAN, MAYOR

ELSIE KIZIAK, C.A.O.

OPEN FORUM

(Council Procedural Bylaw, Amendment Bylaw 2014-949)

Preamble: Welcome. Town Council is providing an opportunity for the general public to individually address Council on any topic relevant to municipal government for a period not to exceed 2 minutes per person to a maximum of 20 minutes combined. Information presented to Council may or not be acted on and will not be debated unless there is a majority vote to do so. The Open Forum is not a means of expressing insults, accusations or making any personal attacks on any member of Council or Staff. Any person who starts insulting or making accusations or attacks on any member of Council, Council as a Whole, or any Staff member will be kindly asked to remove themselves from Council Chambers. Once again, welcome.

Division 3 – Open Forums

- 11.1 Individual members of the public who constitute the audience are be provided an opportunity as part of the meeting to address the Council on any topic relevant to municipal government for a period of time not to exceed two (2) minutes per person. The intent of which is to provide the person opportunity to address Council.
- 11.2 The information or comments heard may or may not be actioned by the Council. After a person has spoken, any Councillor may, through the Mayor or other presiding officer, ask that person or the Chief Administrative Officer relevant questions but may not debate the matter or the answers.
- 11.3 Actions by Council may only be 1) receiving the information without debate; 2) referred without debate to a Standing Committee or the Chief Administrative Officer for a report; or 3) debated if by a 2/3 majority vote a resolution is passed to allow a motion to be made without notice.

Notes:

Public Works Foreman Report

January 8, 2018

1. Roads / Sidewalks

- a) Grade all town roads and back alleys
- b) Sand roads and intersections as required
- c) Load and haul snow windrows

2. Water/Wastewater

- a) Continue to monitor ground infiltration on 46 Ave.
- b) Check lagoon flows between calls.
- c) Flush main 54 Ave south on 50 St.
- d) Sewer camera & auger residence as per request
- e) Shut down office pumphouse furnace - meter removed, pump removed.
- f) Check water tower & Geleta Park pumphouse furnaces.
- g) Jetted (county truck) sewer mains 53 Ave North on 48 & 50 St.
- h) Main break on 50 St. – discovered immediately through reservoir monitoring, located and isolated. First calls notified and all notifications given. Approximately 59 m³ lost, repaired, flushed and tested.

3. Other

- a) Disconnect power and gas from well #1
- b) Disconnect gas from well #4 power still on
- c) Remove fire siren from stand and remove the stand
- d) Service and repair all snow removal equipment
- e) Complete all service request
- f) Sweep all town sidewalks, fire hall pad and parking area
- g) Repair down spout and drain grate at the dental clinic

CAO REPORT

January 8, 2018

1. Action Tracker: Administration is developing a spreadsheet to provide Council of updates for Administrative action items; to be incorporated into CAO report. Action items are those items that are supported by a motion or the driven by the budget i.e. recycling survey, RFP for IT solutions and strategic planning, disposal of municipal/school reserves, Gas Distribution System and seek grant for 47 Avenue project. So far: Administration is seeking templates for RFPs, plans to put out a survey for February, will start on process for disposal of reserves and seeking grants for 47 Avenue. Administration has sought out an update of the natural gas distribution; no update provided.
2. Plan 0740587 Block 4 Lot A: The court has lowered the sale price to \$549,000.
3. LED Streetlight Program: multiplier percentage decreased from 7.1% to 6.7% however the distribution charges (base wire charges) increased on January 1, 2019, therefore the multiplier collected dollars would remain the same.
4. MSI Update: The current MSI deal lasts for 3 more years (2019 – 2021). The Provincial Government has committed to meeting its \$11.3 billion MSI/BMTG commitment by the end of 2021; as a result municipalities should be receiving close to the same amounts of MSI/BMTG grant funds in the next 3 years as in the past years.
5. REMA: The Regional Director of Emergency Management plans to have an Advisory Council meeting first (2 elected officials and DEM's from each municipality) in the morning and the Municipal Elected Officials (MEO) training session in the afternoon of one day; date to be determined.
6. Dental Clinic: Renovations completed. Dentist will have access on January 7, 2019. Two of the rooms are equipped with chairs and spot x-ray machines, and the main x-ray machine and sterilizer are set-up. Dentist needs to furnish with remaining dental equipment, furniture, computers, etc.
7. Bulk water rates:

Lamont County	3.50/m3
Town of St. Paul	6.60/m3
County of St. Paul	6.50/m3
Town of Vermilion	10.00/m3
County of Vermilion River	3.00/m3 ag use 5.60/m3 commercial use
Town of Vegreville	5.49/m3
County of Minburn	5.49/m3
Town of Two Hills	6.00/m3
County of Two Hills	5.00/m3 potable 4.00/m3 non-potable

8. Website: New website is live; same website address. Administration is updating the Community Calendar and bylaws and policies.
9. Media: Since the Two Hills Chronicle is no longer in business 3 other local media businesses have contacted Administration. Media version of the minutes will be sent to the Vegreville Advertiser, Highway 16 News, and the St. Paul Journal. St. Paul Journal will be attending Council meetings. Highway 16 News will be distributing through the Two Hills Post Office for a trial period. Administration is considering putting out monthly newsletters with community events listing. Administration has also recommended that EagleHill Foundation forward the newsletters to their residents.

Outstanding Items:

- Natural Gas Distribution System – in progress.
- Potential Residential Lots - currently a park on 47 St. north of 53 Ave (Tabled until w/ww and road construction in area begins and have public input)
- Annexation (Discussions will be made throughout the year at RAPID meetings)
- Road/Infrastructure Funding Formula

Correspondence Listing
Council Meeting of January 8, 2019

1. **ATCO:** 2017 Franchise report outlining customer sites, franchise fees & taxes, system reliability distribution asset maintenance programs, street lights and community engagement.
2. **ATCO:** Response to Councils letter to ATCO requesting 13 streetlight poles be moved, the poles meet current setback standards as such Town would be responsible to cover the costs to move them at \$7000 per streetlight.
3. **Christmas Greetings:** Cards received: MPS, Government of Alberta Community & Social Services, Rob Gray Asset Management, Axiom Concrete, Scott Builders, Habitat Systems, Western Recreation & Development, Box of Docs, Go East of Edmonton, Amalgamated Foods, Grynn Contracting, Lambert Brothers Paving, Alberta Capital Finance Authority, Carson Power Vac
4. **Thorpe Recovery Centre:** Letter requesting support for residential addiction treatment services.
5. **Partners for the Saskatchewan River Basin:** The River Current Newsletter

December 18, 2018

Town of Two Hills
ATTN: Elsie Kiziak, CAO
PO Box 630 Stn Main
Two Hills AB T0B 4K0

RE: 2017 Franchise Report

Dear Elsie Kiziak,

Please see the enclosed franchise report outlining information relevant to your community for the 2017 year.

We apologize for the delay in distribution of this report and appreciate your patience. If you would like to discuss the information included in this report, we would be happy to meet at your earliest convenience. Please contact me with any questions you may have or to set up a time to discuss the 2017 franchise report.

We look forward to meeting with you!

Sincerely,



Nola Davis
Customer Sales Representative
ATCO
Nola.Davis@atco.com
587 217 5748

YOUR COMMUNITY. OUR COMMITMENT.

Report to Communities

ATCO

The Town of Two Hills

Serving 924 Customer Sites in the Town of Two Hills

ATCO Electric strives to improve the lives of our customers by providing reliable, sustainable, innovative and comprehensive electricity solutions to our franchise communities.

Customer Breakdown

Rate Class	2016 Number of Sites	2017 Number of Sites
Company Farm	0	0
General Service	113	135
Industrial	7	6
Oilfield	0	0
Residential	524	553
Sentinel Lights	11	11
Street Lights	219	219
Total Number of Sites	874	924

Franchise Fee and Taxes

	2017 Actual	2018 Forecast
Wires Distribution Revenue	\$1,156,140.52	\$1,226,826.33
Franchise Fee @ 4.25%	\$49,135.97	\$52,140.12
Distribution Linear Taxes	\$29,870.91	\$32,374.99
Total Estimated Fee + Tax	\$79,006.88	\$84,515.11

Based on 2017 actual revenue, a franchise fee increase of 1% would increase fee payments by \$11,561.41 per year.

System Reliability

Reliability data is derived from the number of outages (frequency) and length of outage (duration). Most unplanned outages are due to weather or third-party contact with lines. ATCO requires planned outages to conduct maintenance and repair work or to build a new electrical line. (*SAIDI/SAIFI definitions under Supporting Information)

Outages	2016	2017
*SAIFI (Feeder Average)	1.74	1.96
*SAIDI (Feeder Average)	7.01	3.19
ATCO Electric (System Average) SAIFI (Major Events Included)	1.96	1.78
ATCO Electric (System Average) SAIDI (Major Events Included)	19.16	6.31



Distribution Asset Maintenance Programs

Completed in 2016	Planned for 2017	Proposed for 2018
Test and Treat Program <ul style="list-style-type: none"> Line Town Of Two Hills @ EL0137 	Ground Rod Testing Program <ul style="list-style-type: none"> Line Town Of Two Hills @ EL0137 	Davit Replacement Program <ul style="list-style-type: none"> EL0137 - EL-Davit Test Two Hills & #Hwy 45 & Hwy 36

Street Lights

Inventory Summary

Lamp Type	Investment Rate	Non-Investment Rate
High Pressure Sodium	218	0
Total	218	0

- Number of "lights-out" identified from the street light patrols: 0
- Number of temporary overhead repairs of streetlights: 0
- Number of underground repairs made: 0

Community Engagement

Our ATCO EPIC program is a grassroots initiative involving employee-led committees that plan, implement and administer workplace fundraising campaigns within the company. The program combines fundraising events, auctions, friendly team competitions and employee pledges that support more than 800 charitable and non-profit organizations. In 2017, our people raised \$3.4 million.

ATCO Employees in your community have participated and contributed to the following initiatives:

In-Kind Support:

- Two Hills Ag Trade Fair
- EEM 2017 – Two Hills School

Regulatory Information

- The ATCO Electric Annual Rule 002 Service Quality and Reliability Performance Report for 2017 can be found at: http://www.auc.ab.ca/regulatory_documents/Pages/Service_quality_and_reliability_plans.aspx
- No Customer complaint was received by the Alberta Utilities Commission for the Town of Two Hills
- ATCO Electricity rates: <http://www.atcoelectric.com/Rates/tariffs/Current-Tariffs>



Supporting Information

*SAIFI (System Average Interruption Frequency Index): The average number of interruptions per customer.

*SAIDI (System Average Interruption Duration Index): The total average number of hours each customer power is interrupted.

Active outage information can be found at: <http://www.atcoelectric.com/Safety/Power-Outages/Outage-Map>

Davit Test and Treat Program – Program to test the structural integrity of our metal poles and treat to extend the life of the structure.

Pole Test and Treat Program – Program to test the strength of our wooden poles and treat poles to extend the life of the pole.

Ground Rod Testing – Program to test the ground rods which ensure stray electricity is grounded thus ensuring that our system is safe and reliable.

More detailed information available upon request.

Questions please contact:

Nola Davis
Customer Sales Representative
Nola.Davis@atco.com
587-217-5748

Terry Tonsi
Regional Manager
Terry.Tonsi@atco.com
780-805-1463



YOUR COMMUNITY. OUR COMMITMENT.

Report to Communities

ATCO

Putting You First

Your satisfaction is important to us. It guides the way we do business. In recent years, you and others have told us you want great service at an affordable price, more information about the charges on your bill and service disruptions, and innovative ways to reduce your environmental footprint and save money.

Here are some things we've been working on. Let us know what you think. We would love to get your feedback and to explore some of these options with you.

FASTER SERVICE, LOWER COST

We've revamped our process to build customer-requested natural gas and electricity services. The result – faster estimates, lower prices and quicker installation dates.

NATURAL GAS & POWER BILLS...101

Natural gas and power bills can be complicated. We know. So, we've developed a series of short videos that explain the different line items of your bill and the services provided for what you pay each month. Check them out on our website.

OUTAGE MAP

When the power is out, we know that all that matters is knowing when it will be back on. So, we've developed an outage map that lets you know the cause of the power outage, if known, and when we expect to get the lights back on. Watch for an outage app to come in the near future.

LED STREETLIGHTS AND INTELLIGENT STREET LIGHTING

LED street lighting is one of the most effective solutions to help municipalities reduce energy consumption, carbon emissions and maintenance costs. Adding intelligent street lighting sensors that provide "lights-on-demand" can reduce the amount of energy used by streetlights by up to 80 per cent.

CHP TECHNOLOGY

Combined heat and power technology (CHP) generates heat and electricity simultaneously. Perfect for commercial buildings, recreational facilities and construction projects, this innovative technology increases energy efficiency and reduces energy costs.

HYBRID HOUSE

It's the ideal combination of three low-carbon technologies with the capability to fully energize a 1,200 square foot home. Using a 1.5 kilowatt micro combined heat and power (mCHP) unit, solar panels and onsite battery storage, this home reduces emissions by up to 75 per cent compared with a standard built home.

LOW CARBON TRANSPORTATION

Using compressed natural gas or electricity to fuel commercial and fleet vehicles, like buses, is one way to reduce greenhouse gas emissions and lower fuel costs. We use this technology in many of our own fleet vehicles and continue to explore ways to make these services commercially available to Albertans.

We recently unveiled fast charging EV stations in Edmonton, Calgary and Red Deer to accommodate all types of electric vehicles and are working to expand this service to other communities.



GIVING BACK TO YOUR COMMUNITY

Our roots run deep in Alberta, and we are committed to helping create healthy, vibrant communities. It's our privilege to provide gifts-in-kind and financial support to organizations that help your community thrive, and to support our employees who volunteer in your community.

One way our people are known to give back is through our award-winning fundraising program, ATCO EPIC (Employees Participating in Communities). Every year, our teams raise millions of dollars for hundreds of charities through employee pledges, hosting fundraising events, auctions and friendly team competitions.



Keeping You Safe

We care about you, and because of that, we spend a lot of time developing public campaigns aimed at keeping you and those you love safe around natural gas and electrical facilities.

- Visit ClickBeforeYouDig.com before digging to get the location of underground utilities marked.
- Stay at least 7 meters away from overhead power lines (think the length of a one-ton pick-up truck)
- Have your furnace and other natural gas appliances checked regularly.
- Have a 72-hour emergency kit ready made up of bottled water, ready-to-eat foods, baby and pet supplies, a first-aid kit, warm clothes, and other essentials.
- Install a carbon monoxide detector on every floor of your home and replace batteries annually.
- Call ATCO right away if you hit a natural gas or power line.



CONTACT US

ATCOGas.com



General Inquiries

- Edmonton 780 424 5222
- Calgary 403 245 7888
- Alberta (Toll-free) 310 5678

24-hour emergency line

- Edmonton 780 420 5585
- Calgary 403 245 7222
- Other Areas 1 800 511 3447



CONTACT US

ATCOElectric.com



General Inquiries

- 1 800 668 2248

24-hour emergency line

- 1 800 668 5506



January 3, 2019

Town of Two Hills
ATTN: Elsie Kiziak, CAO
PO Box 630
Two Hills, AB T0B 4K0

RE: Request to Move Streetlight Poles

We have reviewed your letter dated October 11, 2018, regarding the 13 streetlight poles that the Town of Two Hills has requested be moved due to Council, staff and residents raising concerns over the present location of the poles.

We have reviewed the location of each pole and this letter is to advise you that the poles in question meet existing standards for setback; and as such, the Town of Two Hills would be responsible for the full cost to move the poles. In consultation with the estimating department, they have advised that the average cost to move one pole is approximately \$7,000.

If the Town of Two Hills wishes to have a firm estimate provided to relocate the 13 streetlight poles, please let me know at your earliest convenience.

Thank you.

Sincerely,



Nola Davis
Customer Sales Representative

Town of Two Hills

DEC 21 2018
RECEIVED

Together we improve lives
through overcoming addiction
& mental health concerns.



December 12, 2018

Hon. Leonard L. Ewanishan
Mayor, Town of Two Hills
Box 360
5201 50 Avenue
Two Hills, AB T0B 4K0

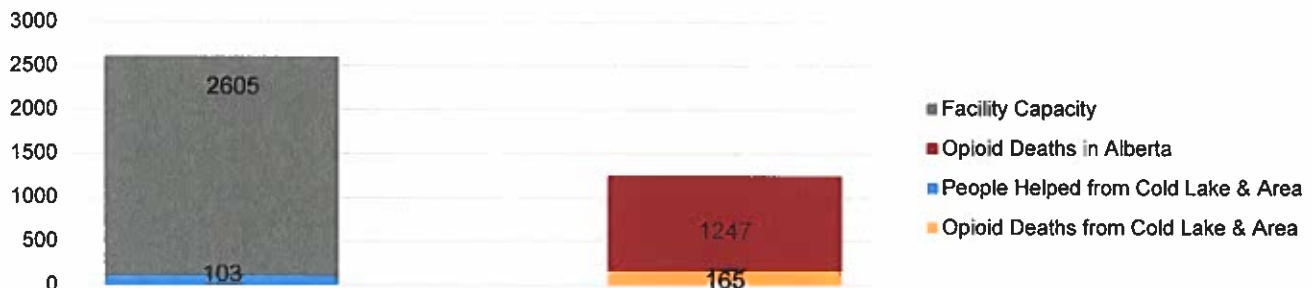
Dear Hon. Leonard L. Ewanishan,

RE: Call for support for residential addiction treatment services

As Board Members of the Walter A. "Slim" Thorpe Recovery Centre Society, who is devastated by the opioid crisis, it is our duty to bring to your attention a solution to meet the needs of our communities. Did you know that since January 2016, the Cold Lake Region has lost over 165 lives due to an accidental opioid overdose, yet there is an accredited treatment facility sitting empty, unable to help?

The Thorpe Recovery Centre's (TRC) 72-bed facility near Lloydminster AB/SK, built with the needs of the Albertans in mind, has served over 1900 since opening in 2012. Although the TRC is striving to help as many as possible, its vital programming, which includes Medically Supported Detox, Residential Addiction Treatment, Continuing Care, and Family Support Programs, is at risk of closing.

Number of Individuals Helped at TRC vs. Accidental Opioid Overdose Deaths in
COLD LAKE & AREA
January 1, 2016 - June 30, 2018



There is a high demand for addiction treatment (over 200 calls to the Centre per month) and on average two Albertans dying every day due to an accidental opioid overdose, but TRC only has the resources to accommodate 30 of its 72-bed capacity. This means that over 1,500 people are not helped each year, all because this accredited facility with over 40 years of experience, masters-level therapists, licensed medical staff, and a quality treatment program does not have adequate public support.

Our request is for you and your constituents to show your support by asking the Government of Alberta to allocate additional operational funds to the TRC. By making this client and family-centered and evidence-based programming readily available to those with a substance use disorder, lives will be saved. We know from personal experience that the unique programming at TRC eases the impact of addiction on families, resulting in healthier communities across the province.

We thank you for your time in reviewing this request to help your community access quality, addiction treatment. You can learn more about the Thorpe Recovery Centre by visiting their website, www.thorperecoverycentre.org. We look forward to your response and assistance to this important matter.

Regards,

Tom Lysak
Chairperson
Walter A. "Slim" Thorpe Recovery Centre Society

Paul Richer
Vice-Chairperson
Walter A. "Slim" Thorpe Recovery Centre Society

The River Current



Winter 2019

Sheep Eat Their Way Along Swale

Partners FOR the



Saskatchewan
River Basin

*Our Mission: Promoting
watershed sustainability through
awareness, linkages and
stewardship.*

Shepherd Sue Michalsky and her assistant Meghan Johnston spend 15 hours a day grazing a flock of 300 sheep at the Northeast Swale conservation area in Saskatoon.

It's been six weeks of work for a flock of 300 sheep that are munching their way through the shrubs and non-native grasses that have overtaken natural species in the Northeast Swale conservation area of Saskatoon. The ruminants are part of an effort to enhance the native prairie of this nature preserve and improve the nesting habitat of grassland birds such as Sprague's pipit and chestnut-collared longspur.

"Grassland birds have declined by 70 percent since the 1970s," said Renny Grilz, Resource Management Officer for the Meewasin Valley Authority, which is managing the site on behalf of the city. "What's happening is as this shrub habitat increases, you're losing your grasslands and you're getting less grass cover, which is not providing suitable habitat for the birds."

Under the three-year Habitat Stewardship Program, Meewasin is using various methods to enhance bird habitat and biodiversity on all its sites. Efforts include invasive species control, targeted conservation grazing and prescribed burning. Sue Michalsky, of Eastend, Sk. and her flock of hair sheep were contracted over the past six weeks to graze 30 acres of swale within the city of Saskatoon. "I'm a rancher but they call me the shepherd here," said Michalsky, as she and her

sheepdogs, Jake and Oz, kept an eye on things from outside the electric net fencing that surrounds the flock. "The shrubs are probably the biggest focus of the sheep grazing project. From conservation or an agricultural perspective, that's something that you want to get under control. Even if this were ranch land, the grazing opportunities are being severely limited by the shrub invasion," she said.

Each day at about 7 a.m., Michalsky, Jake and Oz, along with assistant Meghan Johnston move the sheep from their night pen to a grazing paddock. When she's not driving to get supplements for the sheep, Michalsky said she spends a lot of time talking with various groups that visit, such as elementary and high school classes, university students and even a busload of retirees.

The six-week contract was completed September 15 and the sheep did their jobs. Thousands of boulders and large patches of bare ground are now visible, free of the buck brush (western snowberry and wolf willow) that smothered the ground. Hawks can be seen circling overhead, able to hunt for ground squirrels again. "We're noticing a decrease in shrub cover and seeing some of these grassland birds utilizing the site and moving back in," said Grilz.

The Northeast Swale is officially termed a post-glacier channel scar of the South Saskatchewan River created by glaciers in the river valley 10,000 years ago. After glaciers receded, one of the largest pieces of unbroken prairie, riparian, forest and wetland in the Saskatoon region was created. The swale runs from the river within the city limits for 26 kilometres northeast of Saskatoon before re-entering the South Saskatchewan River north of the Clarksboro Ferry crossing between Warman and Aberdeen.



Sheep continued....

The city purchased 740 acres of land more than a decade ago, which the previous owner had grazed as part of a cattle ranch. An absence of ruminants since then allowed shrubs to invade and overtake natural grasses. Grilz said Meewasin hopes to do more sheep grazing next year and has plans to build permanent fencing to include cattle. However, as the landscape is slowly stewarded back to its more natural state, another form of invasion is happening from two-legged species who are steadily encroaching and surrounding it. Within sight of the grazing sheep are row upon row of newly built residences. The sounds of electric tools can be heard as another subdivision sprouts up beside the swale.

It's a concern for Grilz and Michalsky. "There's some pressure to develop some portions of the swale," said Grilz. "Some portions will remain as sort of a protected conservation area, but there's some pressure to make it more of a passive recreational area as well so people can go in and hike. One of the objectives we're trying to do is we're trying to manage that site as a natural area as a native grassland, but also allow people on the site.

"It's a real juggling act of trying to balance wildlife, human use and then also trying to manage that native prairie. We're trying to balance all three."

By William DeKay

Published: September 20, 2018, Western Producer

Biobed For Herbicide Rinsate Project

This summer a biobed for herbicide rinsate was built for urban use by Meewasin's resource management and horticultural staff. Funding for the project was received by the South Saskatchewan River Watershed Stewards (SSRWSI) from the City of Saskatoon Environmental Grant. It was decided to construct the Biobed at the Meewasin field compound and horticultural greenhouse behind Patterson Gardens near the University of Saskatchewan. Herbicide and herbicide rinsate can contaminate soil, wetlands, holding ponds, waterways or wells which can pose a danger to citizens, livestock and nature. Biobeds speed up the herbicide natural breakdown processes by creating ideal habitat for microbes which breakdown herbicides to the point where they pose no further threat to the environment (Ag Canada and Agri-Food Canada 2015). The biobed constructed consists of two fertilizer totes, with the tops cut off. The first tote was then filled with a mixture of topsoil, compost/compost and straw. There is also a small storage tank to hold the rinsate which will then be slowly released into the biomix from a perforated hose.

There are taps at the bottom of the totes to allow for removal of liquids should the system become saturated. The second tote will be filled with the biomix next spring. Liquid from the first tote will then be circulated through the second tote and mixed for even greater absorption of pesticides. Plants are growing on the first mixture and next year native grasses and shrubs will be planted by Meewasin. These plants will help with moisture control in the biobed. Meewasin staff built the biobed and will continue to maintain and manage the system.

Plans for a biobed are available from Agriculture and Agri-Food Canada. There are a variety of ways to build a biobed depending on funds available and if the use is agricultural or urban. There is also a biobed available commercially.

A "Show and Tell" was held on September 18th to explain the why and how of the biobed to interested parties. There were 23 people present from the University of Saskatchewan, City of Saskatoon, Agri-culture and Agri-Food Canada, RM Corman Park, Partners FOR Saskatchewan River Basin and Meewasin. The site is ideally situated for more demonstration days in the coming years for youth and the public.



Meewasin uses an integrated approach to invasive species management including targeted conservation grazing, prescribed burning, mechanical and hand control, biocontrol agents, and in some cases the use of selective herbicides. The use of a biobed for the herbicide rinsate from small-scale spraying equipment will help Meewasin reduce further impact to the environment.

Article Courtesy Kerry Lowndes, South Saskatchewan River Watershed Stewards

Photo courtesy Meewasin Valley Authority

Beavers along the Trails

People walking along the Meewasin Trail have been noticing that the number of fallen trees bearing the marks of beaver teeth has been increasing. The number of beavers along the South Saskatchewan River has been greater in the past several years, especially near Beaver Creek Conservation Area.

Kenton Lysak, a senior interpreter with the Meewasin Valley Authority explains that this year is not any different than other years in regards to beaver activity in the Meewasin River Valley. Beavers, like many other wildlife species, have a cyclical trend in populations where populations fluctuate depending on a variety of environmental factors, such as how available food is that year and what the annual weather conditions are. These factors determine the amount of reproductive activity and success of local populations within in river valley.

Beavers are not an invasive species, but are rather native to Saskatchewan with the earliest fossil records in North America dating back 7 million years. By diverting river systems and changing locations of small streams, beavers had a role in creating Saskatchewan into what it looks like today. Beavers are rodents and because they are rodents they need to gnaw. Their front incisors continue to grow throughout their lives and gnawing on trees helps to keep their teeth the proper length. If they do not gnaw, their teeth can continue to grow, causing serious physical problems and even death.

Beavers take an important role in creating ecosystems, such as wetlands, thus providing more readily available habitat for thousands of native plant and animal species that depend on these habitat types, such as endangered northern leopard frogs and tiger salamanders. Although beavers can potentially be viewed as an unwanted species for some humans, these animals provide important functions to their habitats and are directly connected to the species that coexist alongside them. For an example, take the favorite food of beavers, which is the trembling aspen. Beavers tend to gravitate to areas where these trees grow.

Trembling aspen is a native tree that reproduces by sending up suckers, creating trembling aspen bluffs. When beavers remove trees from the bluffs, the tree numbers usually rebound within a decade. There is an evolutionary connection between beavers and the native trees they have existed alongside for thousands of years and while the beavers will prefer native trees, they will go after other trees if hungry. Learning to coexist with this species is a fundamental step in not only conserving beavers, but also all the other species that depend on beavers for their survival.

There are some ways that homeowners can help protect their trees. Meewasin Valley Authority has experimented with a variety of ways to try to protect some of the trees at Beaver Creek Conservation Area. Chicken wire is not effective as beavers can chew right through the wire. Wrapping the tree trunks in chain-link fencing can deter the beavers, unless they are very hungry. In that case, beavers can chew through that too. The most effective way to reduce damage is to use a combination of coated chain-link fencing and ensuring the availability of species such as the aspens for the beavers to eat.

Beavers are truly fascinating creatures once you learn about their behaviours and the role they take within ecosystems.

Kenton Lysak, Senior Interpreter, Meewasin Valley Authority
Photo courtesy Steve



Churchill, Manitoba, on the shore of Hudson Bay, is the best place in the world to see the Aurora Borealis or northern lights. The type of molecules the solar wind particles collide with as they enter the earth's atmosphere is what determines the colours of these bright dancing lights. When oxygen molecules collide with solar wind particles, the result is green and yellow lights, nitrogen molecules produce red, violet and blue light. The best time to see the aurora is January through March.

***Moopher's
Amazing
Facts***

Nutrien Inc. understands that taking care of the world requires more than simply talking about it. It calls for stewardship and a lighter footprint.

Caring for our Watersheds is an international program, with branches in Alberta, Manitoba, Ontario and Saskatchewan, as well as the United States, and Argentina. It is dedicated to encouraging students to care about the health of their local watershed and brainstorm ideas on what they can do to ensure that health. Open to all grade 7 to 12 students who live in areas where Nutrien has operations, individuals or groups of up to 4 students are asked to research their local watershed, identify an environmental issue, and offer a realistic solution to the question of, "What can we do to improve our watershed?"

Contest deadlines are listed below:

Central Alberta:	Contest entry deadline is April 10, 2019; Final competition is May 11, 2019
Southern Alberta:	Contest entry deadline is March 15, 2019; Final competition is April 27, 2019
Manitoba:	Contest entry deadline is March 8, 2019; Final competition is April 13, 2019
Saskatchewan:	Contest entry deadline is March 15, 2019; Final competition is May 4, 2019

For more information please go to the website: www.caringforourwatersheds.com.

Event Listings

CWRA Saskatchewan Branch

Drainage and Drought Workshop

February 1, 2019

www.cwra.org

Regina, SK

Action on Climate Change Through Education

EECOM 2019 Conference

May 10 - 12, 2019

www.eecom.org/eecom-2019

Saskatoon, SK

ICEWW 2019

21st International Conference on Environment, Water and Wetlands

May 23 - 24, 2019

<https://waset.org/conference/2019/05/montreal/ICEWW>

Montreal, Quebec

CWRA 2019 Water Week at Blue

Shared Water, Competing Ethics: Collaboration in Water Management

May 26 - 31, 2019

www.watersummit.ca

Collingwood, ON

IWA Young Water Professionals Conference

International Water Association

June 24, 2019

<http://iwa-youngwaterprofessionals.org>

Toronto, Ont

If you have an event you would like to include under our listings, please email us at partners@saskriverbasin.ca.

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**TOWN OF TWO HILLS
COUNCIL MEETING
AGENDA ITEMS**

Meeting Date: January 8, 2019	Confidential:	Yes	No	X
Topic: Request for Brownfield Tax Incentive Bylaw				
Originated By: Elsie Kiziak		Title: C.A.O.		
BACKGROUND:				

Cornerstone Co-operative, who have a development permit for constructing a bulk fuel station at the northeast corner of town (old Rudyk's Marine property) are requesting information about tax incentives that the Town offers as well as a brownfield tax incentive that a municipality may choose to do as per the Municipal Government Act. Administration has provided the town's current tax incentives. The Town does not currently have a brownfield tax incentive.

If Council is in the opinion that a commercial or industrial property is, or possibly is contaminated, is vacant, derelict or under-utilized, and is suitable for development or redevelopment for the general benefit of the municipality, may by bylaw, provide for full or partial exemptions from taxation or deferrals for the collection of taxes. (MGA, Section 364.1)

DOCUMENTATION ATTACHED:

- Letter, Cornerstone Co-operative, January 2, 2019 (2 pages)
- Summary of *Contaminated Site Management Program – Environmental Review* prepared by Federated Co-operatives Limited (6 pages)
- Site Plan showing environmental & geotechnical assessment locations and analytical results prepared by wood Environment & Infrastructure Solutions (3 pages)
- Hazardous Material Assessment results; email provided by wood Environmental & Infrastructure Solutions to Cornerstone Co-operative (2 pages)
- Municipal Government Act, Sections 364.1 (3 pages)

DISCUSSION:

Administration has requested more information from Cornerstone Co-operative i.e. *What would Cornerstone COOP like Council to consider: full or partial exemption from taxation, deferral of taxation (if so, how many years), any other criteria, etc. Note, as this is an incentive, the bylaw would have to state whether this incentive can be applied in conjunction with the Community Revitalization incentive.*

COMMUNICATION PLAN/COMMUNITY INVOLVEMENT:

Bylaw for Brownfield Incentives must be advertised and a public hearing must be held.

RECOMMENDED ACTION(S):

Depending on discussion.

CAO – Elsie Kiziak

DISTRIBUTION:	Council: X	Admin: X	Other:
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Attn: Mayor and Council, Town of Two Hills
c.c.: Elsie Kiziak -C.A.O. , Town of Two Hills

January 2, 2019

Dear Mayor and Council,

We are excited of our plans to expand into Two Hills. As we continue in our planning phase of this project a number of topics came to light that will we felt needs to be discussed between the Town of Two Hills and Cornerstone Co-operative before we continue. We are asking for clarify, commitment, and support on the below topics.

Firstly, we are requiring some clarification on municipal tax incentive programs that are available. We understand that there are possibly two tax incentive programs that we could be eligible.

Bylaw 2013-939 The Community Revitalization Incentive Program speaks to "an individual" who intends to establish a business and can apply for the municipal portion of tax to be cancelled as follows: first year of assessment on new improvement – no municipal taxes. Second year of assessment on new improvement – 50% cancellation in municipal taxes. Third, and final, year of assessment on new improvement – 25% cancellation in municipal taxes. We would like to understand how this would be relevant in our situation as a Co-operative and how this bylaw works in conjunction with other incentive programs.

In the *Municipal Government Act of Alberta*, (Dated July 1,2018), Section 364.1 speaks to *Brownfield Tax Incentives*.

We have invested in extensive testing that there is some isolated groundwater contamination on the property. It is our understanding that Section 364.1 gives municipalities the ability to assist developers with the costs of reclamation of brownfield property by offsetting the municipal taxes. We can prove the following for this property:

- 1) is, or possibly is, contaminated
- 2) is vacant, derelict or under-utilized, and
- 3) is suitable for development or redevelopment for the benefit of the community.

Upon your request, we will provide the Town of Two Hills our findings and documentation of the costs associated with the remediating this brownfield site, we would like to understand how the Town of Two Hills would accept this information based on Section 364.1 of the *Municipal Government Act of Alberta*, (Dated July 1, 2018). We are interested if the Town of Two Hills is prepared to adopt this Section of the Act, and how would this incentive work in conjunction with other incentive programs. We would appreciate clarification in this area as well.

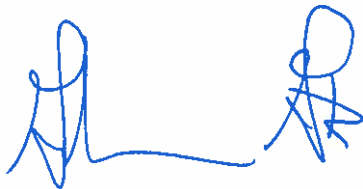
Secondly, we have recently conducted a Traffic Impact Analysis with a third party for Alberta Highways. The preliminary findings show that the existing intersection of Highway 45 and 46th Street resembles that of Alberta's Transportation standard Type I intersection and is inadequate based on today's traffic volumes and specifications outlined in the Highways Capacity Manual. While a Type II (likely a Type IIb) intersection will only accommodate the 2019 background and post development traffic requirements, it is recommended and anticipated that a Type III (likely a Type IIIb) intersection will accommodate both the 2039 background and post development traffic requirements. Once we receive the final report we will circulate a copy to you.

In our understanding of the Report, we are asking the Town of Two Hills to support and partner with us to execute these recommendations by enhancing this intersection.

Finally, although we do not require the land north of 5401- 46 Street for our project, we would be open to offers from the Town of Two Hills of Cornerstone Co-operative owning this property. We understand that there will be long-term and on-going maintenance costs associated with this property from our side, and we ask that this is taken into consideration.

We have a history of working together in the communities we live, work and play. We look forward to hearing from you soon on our project and potential long-term partnership.

Co-operatively Yours,



Graham Getz
General Manager
Cornerstone Co-operative

**Federated Co-operatives Limited**

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CONTAMINATED SITE MANAGEMENT (CSM) PROGRAM – ENVIRONMENTAL REVIEW

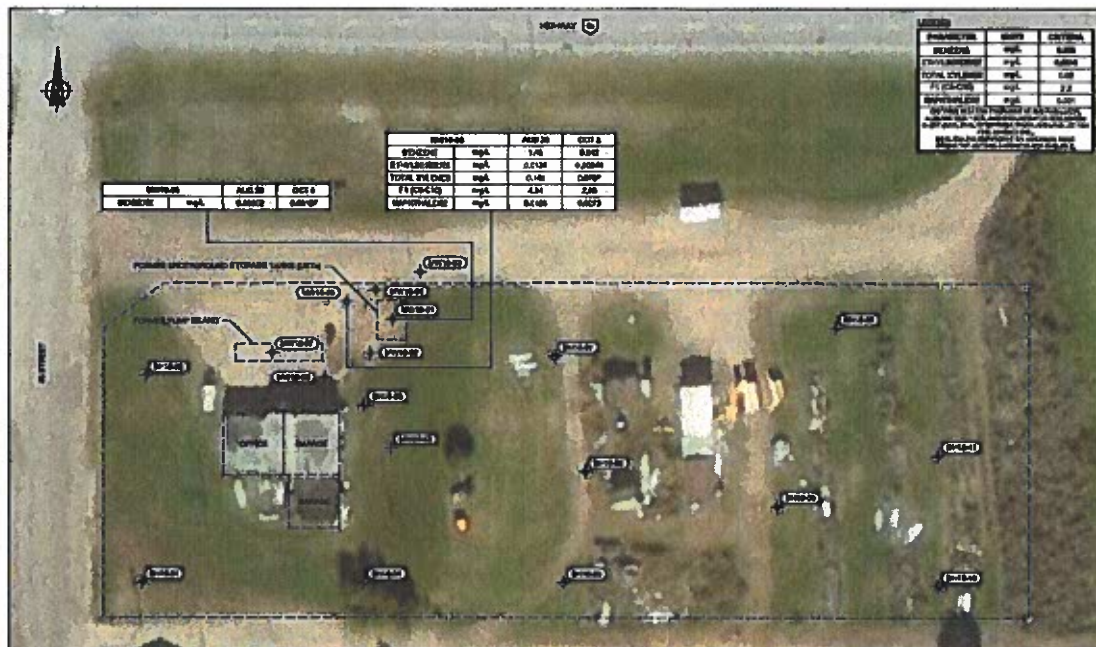
Project:	Two Hills Proposed Cardlock
Location:	5401 – 46 th Street
Legal Location:	Plan 3521 MC Lot A
Property Size:	~60 m x 80 m
Operational Areas of potential environmental concern:	<ul style="list-style-type: none">■ Former Rudyk Marine and Auto Limited, previously decommissioned, however some residual groundwater impacts remain on- and possibly off property■ Former USTs and pump islands – removed■ Past remedial excavation completed.
Available Historical Assessment / Reports	<p>The following three (3) environmental reports were provided for the Property:</p> <ol style="list-style-type: none">1) Environmental Site Investigation Phase II Soil Investigation Phase II Groundwater Investigation Former Rudyk Marine and Auto Limited, 5401 – 46th Street, Two Hills, Alberta, Enviro Scan Technologies Inc., Project No. 2575, February 20, 2008.2) Remediation of Petroleum Hydrocarbon Contaminated (PHC) Soil AMA Site #9474 Rudyk Marine and Auto Limited Former Service Station, 5401 – 46th Street, Two Hills, Alberta, Enviro Scan Technologies Inc., January 23, 2009.3) Petroleum Tank Management Association of Alberta Petroleum Storage Tank Closure Report, 5401 – 46th Street, Two Hills, Alberta, July 3, 2009.
Historical Summary	<p>Based on the reports reviewed, the following pertinent site information was obtained:</p> <ul style="list-style-type: none">• A former service station formerly operated on the site from approximately the 1950's to the 1980's<ul style="list-style-type: none">• The service station contained the following infrastructure:<ul style="list-style-type: none">(i) three (3) steel gasoline underground storage tanks ("USTs"),(ii) pump island area,• In 2007, a Phase II Environmental Site Assessment was conducted to determine subsurface soil and groundwater conditions as a result of the historical petroleum operations. The assessment identified contamination.• A remedial excavation was undertaken in the area of the

	<p>former underground storage tank nest in 2008. The former USTs were also decommissioned. The results of confirmatory sampling concluded that the soils met the September 2008 Alberta Tier 1 Soil and Groundwater Remediation Guidelines at the time. No Groundwater closure samples collected.</p> <ul style="list-style-type: none"> • A Petroleum Storage Tank Closure Report was submitted to Petroleum Tank Management Association of Alberta (PTMAA) on July 3, 2009.
Contaminants of Concern	<ul style="list-style-type: none"> ■ Petroleum (Gasoline storage/transfer) <ul style="list-style-type: none"> - Confirmed historic releases from the former tank nest
Potential Risk Receptors	<p>Based on the applicable regulatory groundwater guidelines:</p> <ul style="list-style-type: none"> ■ Commercial <ul style="list-style-type: none"> ○ Vapor Inhalation ○ Drinking Use Aquifer (DUA) ○ Inhalation (vapour) ○ Offsite migration
Environmental Assessment Completed	<ul style="list-style-type: none"> ■ Pre-Purchase Phase II Environmental Site Assessments – Wood, October 2018
Environmental Assessment Findings	<ul style="list-style-type: none"> ■ Soil <ul style="list-style-type: none"> ○ No soil exceedances identified. ■ Groundwater <ul style="list-style-type: none"> ○ Benzene/ethylbenzene/xylene/hydrocarbon F1 and naphthalene impacts exist near the former USTs ○ Groundwater depth approximately at 5.42 meters below ground level ○ Flow direction (2017): Indeterminate ○ Groundwater exceedance at 18-05 not delineated
Environmental Management Plan Assumptions	<ul style="list-style-type: none"> ■ Site anticipated to operate as a cardlock facility for the next 20+ years ■ Inflation rate 2% and a discount rate of 4.62% ■ Estimate of the current cost in today's dollars to remediate the Site is \$120,000 ■ Cost is based on a delineation assessment, evaluation of applicable pathways (potential elimination of DUA), remedial amendment injection and monitored approach

- Net present value based on 2% inflation rate and the financial discount rate of 4.62% is \$113,393

Appendix

Site Plans





LEGEND: MW18-01 GROUNDWATER MONITORING WELL BH18-01 GEOTECHNICAL BOREHOLE BH18-07 GEOTECHNICAL PIEZOMETER PROPERTY BOUNDARY	CLIENT: FEDERATED CO-OPERATIVES LIMITED wood. Environment & Infrastructure Solutions 5881-70 STREET, EDMONTON, ALBERTA, T6B 2P6 PHONE 780-435-1157 FAX 780-435-4405	DATE: AUG, 2018 PROJECT NO.: EE215667 REV. NO.: A FIGURE NO.: FIGURE 1	PROJECT: PHASE II ENVIRONMENTAL SITE ASSESSMENT 5401 - 46 STREET, TWO HILLS, ALBERTA TITLE: Site Plan Showing Environmental & Geotechnical Assessment Locations	DRAWN BY: RR CHECKED BY: CH DATE: NAD 83 PROJECTION: UTM Zone 12 SCALE: NTS

EE25567 - Federated Co-op

Soil Analytical Results

Parameters		Criteria	MW18-1				MW18-2				MW18-3				MW18-4				MW18-5				MW18-6				MW18-7			
Sample Location ID	Depth (m)		2.23	3.00	3.00	3.75	2.25	3.00	5.25	5.25	3.00	4.50	5.25	5.25	2.25	4.50	5.25	3.00	4.50	2.25	4.50	5.25	3.00	4.50	2.25	4.50	5.25	3.00	4.50	
Date Sampled		L214073541	L214073542	L214073543	L214073544	L214073545	L214073546	L214073547	L214073548	L214073549	L214073550	L214073551	L214073552	L214073553	L214073554	L214073555	L214073556	L214073557	L214073558	L214073559	L214073560	L214073561	L214073562	L214073563	L214073564	L214073565	L214073566	L214073567	L214073568	
Soil Type		16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	16-Aug-18	
Physical Properties		%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
General Texture Class		14.6	15.2	15.3	12.0	11.5	15.8	14.6	14.6	13.2	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	
Moisture		14.6	15.2	15.3	12.0	11.5	15.8	14.6	14.6	13.2	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	
Metals																														
	Antimony	20	0.47	0.17	7.31	2.92																								
	Arsenic	17	0.47	0.17	7.31	2.92																								
	Barium	500	164	517	164	517																								
	Benzene	5	0.89	0.24	0.89	0.24																								
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	Benzene	5	0.89	0.24	0.89	0.24																								
	Benzene	5	0.89	0.24	0.89	0																								

Applicable Criteria: Alberta Environment and Parks, 2016. Alberta Tier 1 Soil and Groundwater Remediation Guidelines. Residential/Industrial land use, fine-grained soil.

Notes:

Bold and boxed: above criteria

Blank cells: no criterion/parameter not analyzed

Table 1: Groundwater Analytical Data Summary

Parameters	Sample ID	Lab MDL	Criteria	MW07-03	MW18-01		MW18-02		MW18-03	MW18-04	MW18-05		MW18-06	MW18-07	
	Sample Date			29-Aug-18	29-Aug-18	5-Oct-18	29-Aug-18	29-Aug-18	29-Aug-18	29-Aug-18	29-Aug-18	29-Aug-18	5-Oct-18	29-Aug-18	29-Aug-18
	Lab ID Units			L2160729-1	L2160729-2	L2176819-1	L2160729-3	L2160729-9	L2160729-4	L2160729-5	L2160729-6	L2176819-2	L2160729-7	L2160729-8	
Dissolved Metals															
Aluminum	mg/L	0.0010	0.05	0.0032	0.0021		0.0071	0.0070		0.0103	0.0336		0.195		
Antimony	mg/L	0.00010	0.006	0.00018	0.00031		0.00043	0.00053		0.00018	0.00024		0.00026		
Arsenic	mg/L	0.00010	0.005	0.00055	0.00058		0.00100	0.00103		0.00134	0.00107		0.00118		
Barium	mg/L	0.00010	1	0.102	0.241		0.204	0.203		0.121	0.0776		0.208		
Beryllium	mg/L	0.00010		<0.00010	<0.00010		<0.00010	<0.00010		<0.00010	<0.00010		<0.00010		
Bismuth	mg/L	0.000050		<0.000050	<0.000050		<0.000050	<0.000050		<0.000050	<0.000050		<0.000050		
Boron	mg/L	0.010	1.5	0.201	0.165		0.084	0.098		0.139	0.079		0.064		
Cadmium	mg/L	0.0000050	0.00004 [H]	0.0000189	0.000162		0.000225	0.000235		0.0000876	0.000163		0.000171		
Calcium	mg/L	0.050		108	202		199	224		175	220		231		
Cesium	mg/L	0.000010		<0.000010	0.000023		<0.000010	<0.000010		<0.000010	<0.000010		0.000022		
Chromium	mg/L	0.00010	0.0089	<0.00010	<0.00010		0.00013	0.00013		0.00014	0.00030		0.00141		
Cobalt	mg/L	0.00010		<0.00010	0.00153		0.0102	0.0102		0.0127	0.00487		0.00282		
Copper	mg/L	0.00020	0.007	0.00435	0.00300		0.00315	0.00316		0.00213	0.00275		0.00480		
Iron	mg/L	0.010	0.3	<0.010	<0.010		<0.010	<0.010		1.09	0.089		0.399		
Lead	mg/L	0.000050	0.001 [H]	<0.000050	0.000059		<0.000050	<0.000050		0.000072	0.000103		0.000918		
Lithium	mg/L	0.0010		0.161	0.158		0.0370	0.0431		0.0441	0.230		0.0931		
Magnesium	mg/L	0.0050		66.9	95.7		77.7	80.6		121	88.9		80.9		
Manganese	mg/L	0.00010	0.05	0.00059	3.02		3.06	3.01		5.31	1.17		0.416		
Mercury	mg/L	0.0000050	0.000005	<0.0000050	<0.0000050		<0.0000050	<0.0000050		0.0000053	<0.0000050		<0.0000050		
Molybdenum	mg/L	0.000050		0.00132	0.00417		0.0360	0.0431		0.00176	0.00417		0.00748		
Nickel	mg/L	0.00050	0.007 [H]	0.00362	0.0236		0.0341	0.0345		0.0277	0.0184		0.0154		
Phosphorous	mg/L	0.050		<0.050	<0.050		<0.050	<0.050		<0.050	<0.050		0.081		
Potassium	mg/L	0.050		2.91	6.21		6.75	7.19		4.78	6.85		5.97		
Rubidium	mg/L	0.00020		0.00116	0.00492		0.00326	0.00328		0.00224	0.00245		0.00299		
Selenium	mg/L	0.000050	0.001	0.000341	0.000395		0.000687	0.000883		0.000320	0.00163		0.000623		
Silicon	mg/L	0.050		9.12	10.7		9.76	12.1		8.11	12.2		10.4		
Silver	mg/L	0.000010	0.0001	<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010		0.000011		
Sodium	mg/L	0.050		54.4	58.0		45.1	48.9		61.8	48.5		28.5		
Strontium	mg/L	0.00020		0.831	1.26		0.806	0.915		1.04	1.31		1.08		
Sulfur	mg/L	0.50		8.80	28.5		30.8	39.6		48.1	77.8		73.7		
Tellurium	mg/L	0.00020		<0.00020	<0.00020		<0.00020	<0.00020		<0.00020	<0.00020		<0.00020		
Thallium	mg/L	0.000010		0.000017	0.000107		0.000057	0.000068		0.000063	0.000051		0.000051		
Thorium	mg/L	0.00010		<0.00010	<0.00010		<0.00010	<0.00010		<0.00010	<0.00010		<0.00010		
Tin	mg/L	0.00010		0.00024	0.00019		0.00079	0.00090		0.00019	0.00303		0.00331		
Titanium	mg/L	0.00030		<0.00030	0.00031		0.00054	0.00060		0.00046	0.00166		0.00792		
Tungsten	mg/L	0.00010		<0.00010	<0.00010		<0.00010	<0.00010		<0.00010	<0.00010		<0.00010		
Uranium	mg/L	0.000010	0.015	0.0263	0.0399		0.0116	0.0137		0.0122	0.0480		0.0263		
Vanadium	mg/L	0.00050		<0.00050	<0.00050		0.00052	0.00052		<0.00050	0.00067		0.00114		
Zinc	mg/L	0.0010	0.03	0.0048	0.0018		0.0066	0.0065		0.0073	0.0191		0.0277		
Zirconium	mg/L	0.000060		0.000310	0.00108		0.00228	0.00261		0.00156	0.00187		0.00174		
Hydrocarbons															
Benzene	mg/L	0.00050	0.005	<0.00050	0.00602	0.00197	<0.00050	<0.00050	<0.00050	<0.00050	1.45	0.942	<0.00050	<0.00050	
Toluene	mg/L	0.00050	0.024	<0.00050	0.00058	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.00174	0.00121	<0.00050	<0.00050	
Ethylbenzene	mg/L	0.00050	0.0016	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.0134	0.00844	<0.00050	<0.00050	
Total Xylenes	mg/L	0.00071	0.02	<0.00071	<0.00071	<0.00050	<0.00071	<0.00071	<0.00071	<0.00071	0.141	0.0767	<0.00071	<0.00071	
ortho-Xylene	mg/L	0.00050		<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	
meta- & para-Xylene	mg/L	0.00050		<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	<0.00050	0.141	0.0767	<0.00050	<0.00050	
Styrene	mg/L	0.0010	0.072	<0.00050	<0.00050	<0.00050	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010	<0.00050	<0.0010	<0.0010	
F1 (C6-C10)	mg/L	0.10	2.2	<0.10	0.55	<0.10	<0.10	<0.10	<0.10	<0.10	4.84	2.85	<0.10	<0.10	
F1-BTEX	mg/L	0.10		<0.10	0.54	<0.10	<0.10	<0.10	<0.10	<0.10	3.24	1.82	<0.10	<0.10	
F2 (C10-C16)	mg/L	0.10	1.1	<0.10	0.15		<0.10	<0.10	<0.10	<0.10	0.40		<0.10		
Polycyclic Aromatic Hydrocarbons															
Acenaphthene	mg/L	0.000010	0.0058	<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Acenaphthylene	mg/L	0.000010		<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Anthracene	mg/L	0.000010	0.000012	<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Benzo(a)anthracene	mg/L	0.000010	0.000018	<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Benzo(a)pyrene	mg/L	0.0000050	0.000017	<0.0000050	<0.0000050		<0.0000050	<0.0000050		<0.0000050	<0.0000050	<0.0000050	<0.0000050		
Benzo(b&j)fluoranthene	mg/L	0.000010		<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Benzo(g,h,i)perylene	mg/L	0.000010		<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Benzo(k)fluoranthene	mg/L	0.000010		<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Chrysene	mg/L	0.000010		<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Dibenzo(a,h)anthracene	mg/L	0.0000050		<0.0000050	<0.0000050		<0.0000050	<0.0000050		<0.0000050	<0.0000050	<0.0000050	<0.0000050		
Fluoranthene	mg/L	0.000010	0.00004	<0.000010	<0.000010		0.000012	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Fluorene	mg/L	0.000010	0.003	<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	0.000024	0.000017	0.000022		
Indeno(1,2,3-cd)pyrene	mg/L	0.000010		<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
Naphthalene	mg/L	0.000050	0.001	<0.000050	<0.00058		<0.000050	<0.000050		<0.000050	0.0165	0.0273	<0.000050		
Phenanthrene	mg/L	0.000020	0.0004	<0.000020	<0.000020		0.000034	<0.000020		<0.000020	0.000034	0.000027	0.000027		
Pyrene	mg/L	0.000010	0.000025	<0.000010	<0.000010		0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		
B(A)P Total Potency Equivalent	mg/L	0.000010		<0.000010	<0.000010		<0.000010	<0.000010		<0.000010	<0.000010	<0.000010	<0.000010		

Criteria: Alberta Environment and Parks (AEP). Alberta Tier 1 Soil and Groundwater Remediation Guidelines. 2016. Residential/Parkland landuse for fine grained soil.

[H] guideline dependant on hardness, most stringent used as hardness not available

Bold and boxed values indicate above guidelines

Blanks: no data/not analyzed

Graham Getz

From: Lawson, Keith <keith.lawson@woodplc.com>
Sent: July-09-18 2:42 PM
To: Graham Getz
Cc: Heseltine, Cheryl
Subject: Hazardous Materials Assessment (HMA) Results: Two Hills Former Service Station

Hi Graham,

Update: The materials identified as asbestos, during the Hazardous Materials Assessment (HMA) at the Two Hills, Former Service Station were as follows;

Amec Foster Wheeler Sample No.	Sample Location Description	Sample Description	Laboratory Results
ASB-01	Former Service Station: Front Entrance & Reception	Floor Tile: Red	3% Chrysotile
ASB-01	Former Service Station: Front Entrance & Reception	Mastic (Floor Tile): Black	2% Chrysotile
ASB-02	Former Service Station: Front Entrance & Reception	Drywall Joint Compound	2% Chrysotile
ASB-07	Former Service Station: Restaurant / Retail Area	Drywall Joint Compound	2% Chrysotile
ASB-08	Former Service Station: Office (rear)	Stipple Ceiling (texture coat)	4% Chrysotile
ASB-10	Former Service Station: Furnace Room	Drywall Joint Compound	2% Chrysotile
ASB-11	Former Service Station: Back Room (Kitchen / Staff Room), Hallway	Acoustic Ceiling Tile	< 1% Chrysotile
ASB-12	Former Service Station: Women's Washroom	Drywall Joint Compound	2% Chrysotile
ASB-13	Former Service Station: Men's Washroom	Drywall Joint Compound	2% Chrysotile
ASB-15	Former Service Station: Back Room (Kitchen / Staff Room)	Acoustic Ceiling Tile	< 1% Chrysotile, < 1% Amosite
ASB-18	Former Service Station: Garage, Wood Room (Extension), West Wall	Drywall Joint Compound	2% Chrysotile
ASB-19	Former Service Station: Garage, East Side Wall	Drywall Joint Compound	2% Chrysotile
ASB-20	Former Service Station: Garage, West Side Wall	Drywall Joint Compound	2% Chrysotile
ASB-22	Former Service Station: Roof Top (Lower)	(Core Sample) Roofing Surface: Tar 2	10% Chrysotile
ASB-23	Former Service Station: Roof Top (Upper)	(Core Sample) Roofing Surface: Tar 2	10% Chrysotile
ASB-24	Former Service Station: Roof Top (Lower)	Vent Mastic	10% Chrysotile
ASB-30	Former Service Station: Back Room (Kitchen / Staff Room)	Drywall Joint Compound	2% Chrysotile

ASB-31	Former Service Station: Front Entrance & Reception	Window Caulking: Grey	5% Chrysotile
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Keith W.R. Lawson

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(4) A council proposing to pass a bylaw under subsection (2) must notify, in writing, the person or group that will be affected of the proposed bylaw.

(5) A bylaw under subsection (2) has no effect until the expiration of one year after it is passed.

RSA 2000 cM-26 s363;2017 c13 s1(37)

Exemptions granted by bylaw

364(1) A council may by bylaw exempt from taxation under this Division property held by a non-profit organization.

(1.1) A council may by bylaw exempt from taxation under this Division machinery and equipment used for manufacturing or processing.

(2) Property is exempt under this section to any extent the council considers appropriate.

1994 cM-26.1 s364;1995 c24 s53

Brownfield tax incentives

364.1(1) In this section, "brownfield property" means property, other than designated industrial property, that

- (a) is a commercial or industrial property when a bylaw under subsection (2) is made or an agreement under subsection (11) is entered into in respect of the property, or was a commercial or industrial property at any earlier time, and
- (b) in the opinion of the council making the bylaw,
 - (i) is, or possibly is, contaminated,
 - (ii) is vacant, derelict or under-utilized, and
 - (iii) is suitable for development or redevelopment for the general benefit of the municipality when a bylaw under subsection (2) is made or an agreement under subsection (11) is entered into in respect of the property.

(2) A council may by bylaw, for the purpose of encouraging development or redevelopment for the general benefit of the municipality, provide for

- (a) full or partial exemptions from taxation under this Division for brownfield properties, or
- (b) deferrals of the collection of tax under this Division on brownfield properties.

(3) A bylaw under subsection (2)

- (a) must identify the brownfield properties in respect of which an application may be made for a full or partial exemption or for a deferral,
 - (b) may set criteria to be met for a brownfield property to qualify for an exemption or deferral,
 - (c) must specify the taxation year or years for which the identified brownfield properties may qualify for an exemption or deferral, and
 - (d) must specify any conditions the breach of which cancels an exemption or deferral and the taxation year or years to which the condition applies.
- (4) Before giving second reading to a bylaw proposed to be made under subsection (2), a council must hold a public hearing with respect to the proposed bylaw in accordance with section 230 after giving notice of it in accordance with section 606.
- (5) An owner of brownfield property identified in a bylaw under subsection (2) may apply in the form and manner required by the municipality for an exemption or deferral in respect of the property.
- (6) If after reviewing the application a designated officer of the municipality determines that the brownfield property meets the requirements of the bylaw for a full or partial exemption or for a deferral of the collection of tax under this Division, the designated officer may issue a certificate granting the exemption or deferral.
- (7) The certificate must set out
 - (a) the taxation years to which the exemption or deferral applies, which must not include any tax year earlier than the tax year in which the certificate is issued,
 - (b) in the case of a partial exemption, the extent of the exemption, and
 - (c) all criteria, conditions and taxation years specified in the bylaw in accordance with subsection (3).
- (8) If at any time after an exemption or deferral is granted under a bylaw under this section a designated officer of the municipality determines that the property did not meet or has ceased to meet a criterion referred to in subsection (3)(b) or that a condition referred to in subsection (3)(d) has been breached, the designated officer must cancel the exemption or deferral for the taxation year or years in which the criterion was not met or to which the condition applies.

(9) Where a designated officer refuses to grant an exemption or deferral, a written notice of the refusal must be sent to the applicant stating the reasons for the refusal and the date by which any complaint must be made, which date must be 60 days after the written notice of refusal is sent.

(10) An exemption or deferral granted under a bylaw under this section remains valid, subject to subsection (8) and the criteria and conditions on which it was granted, regardless of whether the bylaw is subsequently amended or repealed or otherwise ceases to have effect.

(11) Despite subsections (2) to (10), a council may enter into an agreement with the owner of a brownfield property

- (a) exempting, either fully or partially, the brownfield property from taxation under this Division, or
- (b) deferring the collection of tax under this Division on the brownfield property.

(12) The agreement must specify

- (a) the taxation years to which the exemption or deferral applies, which must not include any tax year earlier than the one in which the agreement is entered into,
- (b) the conditions on which the exemption or deferral is granted, and
- (c) the consequences, rights and remedies arising in the event of any breach.

(13) Before voting on a resolution to enter into an agreement referred to in subsection (11), a council must hold a public hearing with respect to the proposed agreement in accordance with section 230 after giving notice of it in accordance with section 606.

2016 c24 s58

Licensed premises

365(1) Property that is licensed under the *Gaming, Liquor and Cannabis Act* is not exempt from taxation under this Division, despite sections 351(1)(b) and 361 to 364.1 and any other Act.

(2) Despite subsection (1), property listed in section 362(1)(n) in respect of which a licence that is specified in the regulations has been issued is exempt from taxation under this Division.

RSA 2000 cM-26 s365;2016 c24 s59;2017 c21 s28

**TOWN OF TWO HILLS
COUNCIL MEETING
AGENDA ITEMS**

Meeting Date: January 8, 2019	Confidential:	Yes	No	X
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Topic: Support and Partner request to improve intersection at 46 Street and Highway 45

Originated By: Elsie Kiziak	Title: C.A.O.
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BACKGROUND:

Cornerstone Co-operative is requesting Council's support and to partner with them in executing recommendations of the Traffic Impact Analysis at the request of Alberta Transportation.

The intersection at 46 Street and Highway 45 is a Type I intersection and is "inadequate based on today's traffic volumes and specifications" and "while Type II will likely accommodate the 2019 background and post development traffic requirements, it is recommended and anticipated that a Type III intersection will accommodate both the 2039 background and post development traffic requirements."

DOCUMENTATION ATTACHED:

- Letter, Cornerstone Co-operative, January 2, 2019 (provided in previous agenda item 8a)
- Partial of Traffic Impact Assessment report and design of proposed intersection upgrade provided by MPE Engineering Ltd. (5 pages)

DISCUSSION:

The final report will be provided to Council. This project could cost approximately \$500,000.

Municipalities are responsible for improvements to highways if it is a direct benefit to the municipality. Town may be able to assist by applying for grants (P3 grants or otherwise).

COMMUNICATION PLAN/COMMUNITY INVOLVEMENT:

None at this time.

RECOMMENDED ACTION(S):

To table this agenda item, Support and Partner request to improve intersection at 46 Street and Highway 45, until Cornerstone Co-operative provides the full final report on the Traffic Impact Analysis and its estimated costs.

CAO – Elsie Kiziak

DISTRIBUTION:	Council: X	Admin: X	Other:
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1 INTRODUCTION

MPE Engineering Ltd. (MPE) was retained by Federated Co-operatives Limited (CO-OP) to prepare a Traffic Impact Assessment (TIA) in support of the proposed Cornerstone CO-OP Cardlock facility development. All traffic projections, analysis, and recommendations included herein were prepared by MPE in accordance to Alberta Transportation (AT) and the Town of Two Hills (the Town) requirements and guidelines.

1.1 BACKGROUND AND DEVELOPMENT DETAILS

CO-OP is proposing to develop a cardlock facility for Cornerstone CO-OP on approximately 1.04 Ha (2.57 ac) of land located at 5401 - 46th Street in Two Hills, Alberta, on the southeast side of the intersection of Highway 45 (Veterans Memorial Highway) & 46 Street.

The proposed site is bounded by Highway 45 to the north, farm lands to the east, 46 Street to the west, and a service road to the south (access to the Hospital deliveries). On the south and west sides are also located residential single family houses and the Town's Hospital (on the south). A location plan for the proposed development is provided as **Figure A1 of Appendix A – Location and Site Plan**.

It is proposed that direct access to the site be gained via 46 Street. A secondary emergency access is also provided along Highway 45. Traffic generated by the development is anticipated to have an impact on the intersection of Highway 45 & 46 Street. A recent site plan provided by CO-OP is included in **Appendix A – Location and Site Plan**. Development Phasing and analysis horizons are provided in **Table 1.1**.

Table 1.1: Development Phasing

Development Phase	Description	Anticipated Schedule
Phase 1	Cardlock facility (7 fuel stations) and grain bin storage facility	2019 opening day
Phase 2	Cardlock facility (9 fuel stations)	20-year horizon

1.2 STUDY OBJECTIVES

The objectives of this study are to assess the impact that the proposed cardlock facility will have on the adjacent road network, and identify improvements that will be necessary to accommodate projected traffic demands.

1.3 STUDY AREA

The study area for this TIA is bounded to the west by 46 Street, to the north by Highway 45, to the east by farms lands, and to the south by a service road. Intersections for analysis in this TIA include:

- Highway 45 & 46 Street
- Site access onto 46 Street

1.4 STUDY PERIODS

Weekday morning (AM) and afternoon (PM) peak hours were identified as the hours of interest for traffic operations on adjacent roadways and are assessed accordingly in this study. Estimates of daily traffic volumes are also provided.

In consideration of the proposed phasing for the development, and based on discussions with AT and the Town, the following analysis horizons were selected for this study:

- **2019** to align with the anticipated opening day
- **2039** to satisfy 20-year long-term analysis requirements (full development)

1.5 SCOPE OF WORK

The scope of work for this study was confirmed through email and telephone correspondence with AT and Town of Two Hills development officers. In brief, the scope of this study is to:

- Assess existing conditions through undertaking a review of existing technical information available from AT and the Town; performing a site visit; and conducting 12-hour traffic count at the intersection of Highway 45 & 46 Street.
- Confirm the adequacy of intersection and access sight distances.
- Forecast traffic growth for roads within the study area and undertake analysis for the study periods outlined in Section 1.4.
- Provide estimates of trip generation associated with the proposed development and assign the site traffic to the road network.
- Evaluate traffic operations at each study area intersection under background and post-development traffic conditions.
- Undertake turn lane, signalization and illumination warrant reviews.
- Provide recommendations regarding the site access.
- Identify potential right-of-way needs.
- Document road network improvements required to accommodate the anticipated traffic demands.
- Prepare an order-of-magnitude cost estimate for recommended roadway improvements.

1.6 OTHER DEVELOPMENTS AND STUDIES IN THE AREA

The approving authorities did not identified any other developments that can significantly impact future anticipated background traffic volumes in the study area.

6 CONCLUSIONS

6.1 FINDINGS

Key findings of the study are as follows:

- Historical Collision Data Review:
 - ▶ Collision rates at the intersection of Hwy 45 & 46 St were found to be below the provincial benchmark, with frequency and collision cost to be well below the provincial benchmark.
- Sight Distances:
 - ▶ Adequate sight distances were found at Hwy 45 & 46 St Intersection.
- Traffic Volumes
 - ▶ The proposed development is expected to generated 92 daily trips (18 new daily trips and 74 pass-by daily trips), 9 pass-by trips in AM Peak and 6 pass-by trips in the PM Peak by 2019; and 119 daily trips (24 new daily trips and 95 pass-by daily trips), 12 pass-by trips in AM Peak and 7 pass-by trips in the PM Peak at full development by 2039.
- Traffic Analysis
 - ▶ Capacity Analysis
 - Intersection improvements are not anticipated at the study intersections based on the capacity analysis and traffic simulation for the background and Post-development traffic volumes by both horizon years 2019 and 2039.
 - ▶ Turn Lane Analysis
 - Hwy 45 & 46 St Intersection's turn-lane warrants indicate the need for a Type IIb intersection treatment with 2019 background and post-development traffic volumes, and Type IIIb intersection treatment with 2039 background and post-development traffic volumes. Left turn lane additional space is not warranted.
 - At the intersection of Hwy 45 & 46 St right-turn channelization is not warranted for the 2019 and 2039 background and post-development traffic conditions.
 - ▶ Signalization Warrant
 - Hwy 45 & 46 St intersection does not warrant signalization for the background and post-development traffic conditions at all study horizons
 - ▶ Illumination Warrant
 - Hwy 45 & 46 St does not warrant illumination for the 2019 background and post-development traffic conditions; however, partial or delineation illumination is warranted for the 2039 background and post-development traffic conditions. However, the proximity between the site access and the intersection of Hwy 45 & 46 St, as well as the anticipated design-vehicle's access path (provided in AutoTurn by the client) suggest that further

examination of illumination needs might be required for post-development conditions

➤ Other Considerations:

- ▶ The right turn design-vehicle path (from Hwy 45 into 46 Street southbound) seems to cross in diagonal, and across the opposite lane, 46 Street between Hwy 45 and the site access. This might result in potential road safety issues.

6.2 RECOMMENDATIONS

Based on these findings, the following recommendations were made:

➤ Hwy 45 and 46 St

- ▶ The existing intersection configuration resembles that of AT's standard Type I intersection treatment. It is anticipated that a Type III (likely a Type IIIb) intersection will accommodate both the 2039 background and post development traffic requirements; while a Type II (likely a Type IIb) intersection will only accommodate the 2019 background and post development traffic requirements
- ▶ It is recommended to provide minimum storage distance that accommodates the design vehicle at future left-turn and right-turn auxiliary lanes along Hwy 45
- ▶ Two-way stop control is recommended for the existing and Type III intersection, with stop signs on 46 St
- ▶ It is recommended to consider the application of partial or delineation lighting at the intersection according to the illumination warrant for the 2039 horizons. Furthermore, a close look into the access path of the design vehicle into the proposed card lock facility suggest the potential need of partial or delineation lighting or full illumination in order to improve road safety for the 2019 post-development conditions
- ▶ It is recommended to review the design vehicle access path to the proposed development at the design stage of the future Hwy 45 & 46 St to ensure the design mitigates or eliminates potential road safety issues
- ▶ Due to high load traffic, a detailed pavement design is recommended to provide recommendations on an appropriate road structure for use along 46 St between Hwy 45 and the Site Access

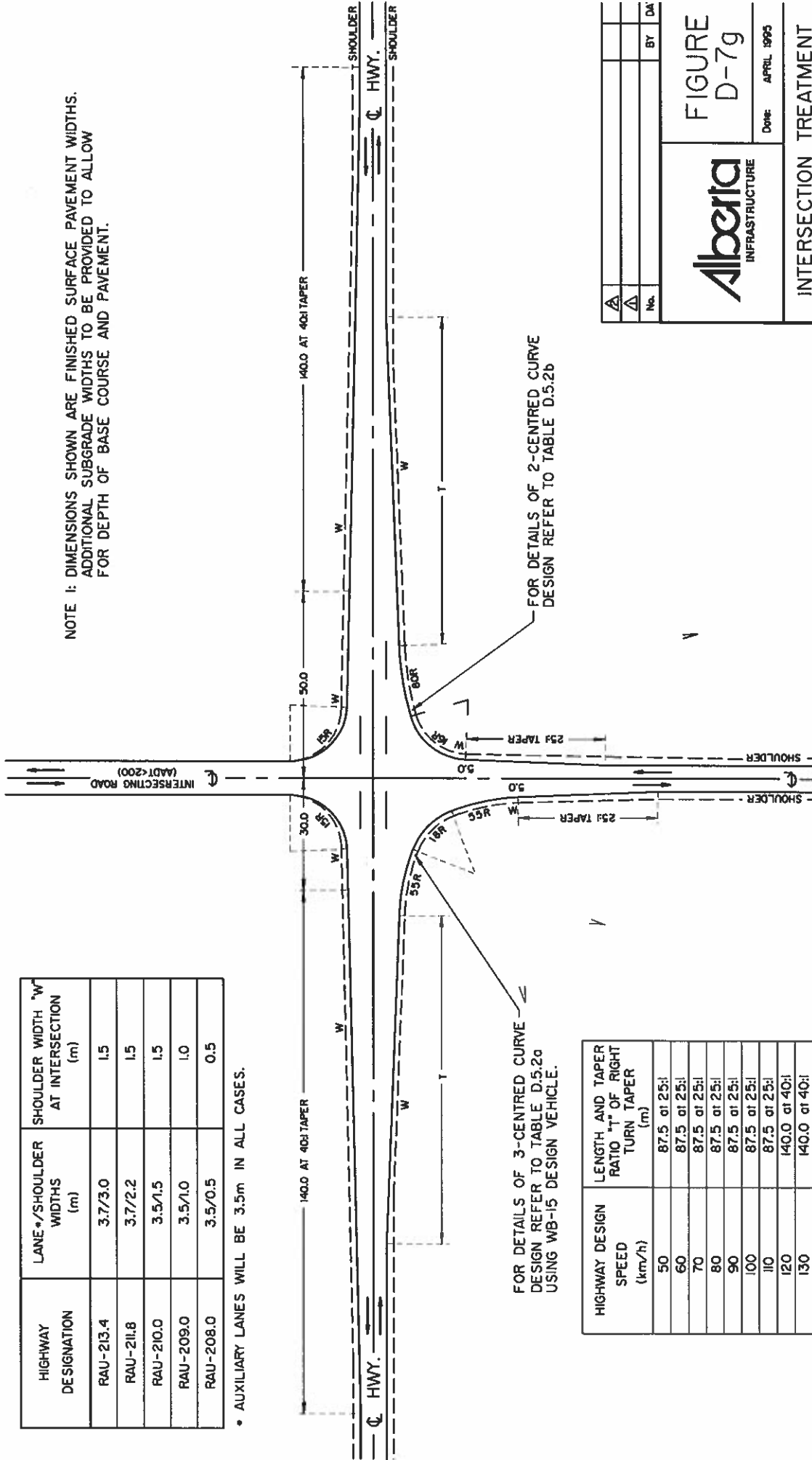
➤ 46 Street & Site Access

- ▶ It is recommended to design the site access to accommodate the design vehicle ensuring that the storage distances at 46 Street between Hwy 45 and the Site Access are able to accommodate the design vehicle

HIGHWAY DESIGNATION	LANE #/SHOULDER WIDTHS (m)	SHOULDER WIDTH "W" AT INTERSECTION (m)
RAU-213.4	3.7/3.0	1.5
RAU-211.8	3.7/2.2	1.5
RAU-210.0	3.5/1.5	1.5
RAU-209.0	3.5/1.0	1.0
RAU-208.0	3.5/0.5	0.5

• AUXILIARY LANES WILL BE 3.5m IN ALL CASES.

NOTE 1: DIMENSIONS SHOWN ARE FINISHED SURFACE PAVEMENT WIDTHS. ADDITIONAL SUBGRADE WIDTHS TO BE PROVIDED TO ALLOW FOR DEPTH OF BASE COURSE AND PAVEMENT.



FOR DETAILS OF 2-CENTRED CURVE DESIGN REFER TO TABLE D.5.2b

FOR DETAILS OF 3-CENTRED CURVE DESIGN REFER TO TABLE D.5.2a USING WB-15 DESIGN VEHICLE.

HIGHWAY DESIGN SPEED (km/h)	LENGTH AND TAPER RATIO "T" OF RIGHT TURN TAPER (m)
50	87.5 at 25:1
60	87.5 at 25:1
70	87.5 at 25:1
80	87.5 at 25:1
90	87.5 at 25:1
100	87.5 at 25:1
110	87.5 at 25:1
120	87.5 at 25:1
130	140.0 at 40:1

Δ				
Δ				
No.		BY	DA	

FIGURE D-7g

Done: APRIL 1995

INTERSECTION TREATMENT TYPE IIIb

(TWO-LANE HIGHWAY)

Prepared By: Cpk	Checked By: B.K.	Scale: N.T.S.	PAGE D-125
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**TOWN OF TWO HILLS
COUNCIL MEETING
AGENDA ITEMS**

Meeting Date: January 8, 2019	Confidential:	Yes		No	X
Topic: Service Street/Boulevard Land – Interest to Purchase					
Originated By: Elsie Kiziak		Title:	C.A.O.		
BACKGROUND:					

Cornerstone Co-operative may be interested in purchasing the land north of the parcel that they will be building the bulk fuel station.

At present, the land adjacent to the access/boulevard is one large parcel.

DOCUMENTATION ATTACHED:

- Letter, Cornerstone Co-operative, January 2, 2019 (provided in previous agenda item 8a)
- Arial map of area involving the parcel where the bulk fuel station will be built on and the land adjacent (north) currently being used as a service street/boulevard.
- Survey Plan (3521MC) of area currently being used as a service street/boulevard.

DISCUSSION:

Pros of not owning the access road/boulevard: Town is not responsible for upgrading it to a standard for heavy traffic, no road or boulevard maintenance. Note the access road only has one access being off of 46 Street as Alberta Transportation has closed the access off Highway 45 (Access Management Study adopted by Council). Not inclusive.

Cons of not owning the access road/boulevard: Cannot develop/beautify boulevard without permission, however, landowner may beautify it. Not inclusive.

Process for closing a road: Advertised bylaw, approved by the Minister before second reading.

COMMUNICATION PLAN/COMMUNITY INVOLVEMENT:

Not at this time. Bylaw must be advertised; persons who claim to be affected must be given an opportunity to be heard by Council.

RECOMMENDED ACTION(S):

Depending on discussions.

CAO – Elsie Kiziak

DISTRIBUTION: Council: X Admin: X Other:



Scale 1: 1,099



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Town of Two Hills

Town of Two Hills

Date Created: 1/4/2019

14023-1916

5304

ORIG

57 P190

I certify that the within instrument is
correctly and lawfully registered in the
Land Titles Office for the North West
Registration District of Edmonton, in the
Province of Alberta at 11/18/61
A.M. on the 21st day of Dec.
A.D. 1961, by the 3321.
Book 11/18, Folio 11/18.
Notarized by
Notary Public
H.L.L.P.

PLAN SHOWING SURVEY OF SUBDIVISION

IN NE SEC. 32-34-12-W4

TWO HILLS

SCALE: 1"=200' 1961 S.CHERWONICK, PLS.

IRON POSTS FOUND AS INDICATED
IRON POSTS PLANTED SHOWN

AREA TO BE REGISTERED OUTLINED IN RED.
CONTAINS: IN SERVICE STREET - 1.51 AC'S
IN LOT A - 2.60 AC'S
TOTAL - 4.11 AC'S

APPROVED
60-D-23
1961

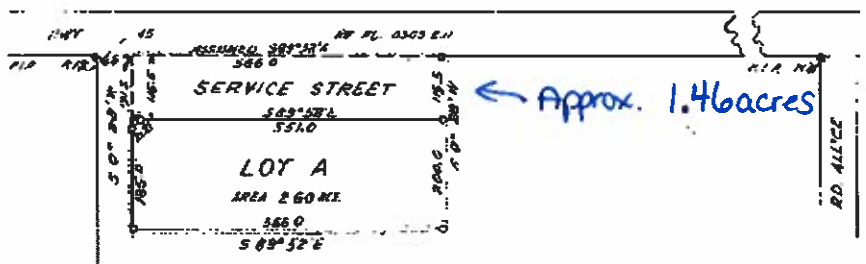
326-7
D.L.L.

Victor Babish of the City of Edmonton in the Province of
Alta. MAKE OATH AND SAY:
I WAS PERSONALLY PRESENT AND DID SEE Metina Gregorova
PERSONALLY PROMISE TO BE THE PERSON NAMED HEREIN, BUT
AND EXECUTE THE SAME FOR THE PURPOSE NAMED HEREIN.
THE SAME WAS EXECUTED AT THE Town of Two Hills, in the
N.W. of ALBERTA AND THAT I, Victor Babish, AM THE
CREDITOR WITHIN TWENTY
I KNOW THE SAID Metina Gregorova AND
WHY BELIEVE OF THE FULL AGE OF TWENTY-ONE (21) YEARS.
IN BEFORE ME AT
Two Hills, in the
N.W. of ALBERTA
28 DAY OF Sept.
A.D. 1961

Victor Babish
WITNESSED TO OWNERS SIGNATURE

Ken Carlson
COMMISSIONER FOR OATHS

OWNER'S SIGNATURE



S.CHERWONICK, OF THE CITY OF EDMONTON, IN THE PROVINCE
OF ALBERTA LAND SURVEYOR, MAKE OATH AND SAY:
THE SURVEY REPRESENTED BY THIS PLAN HAS BEEN
MADE IN ACCORDANCE WITH THE PROVISIONS OF
ALBERTA SURVEYS ACT,
THIS SURVEY WAS PERFORMED ON THE DATE OF
21st Dec. 1961, AND THAT THE PLAN IS CORRECT AND TRUE
AS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF
LAND TITLES ACT.
IN BEFORE ME AT
Edmonton, in the
N.W. of ALBERTA
28 DAY OF Sept.
A.D. 1961

S.Cherwonick
ALBERTA LAND SURVEYOR

Ken Carlson
COMMISSIONER FOR OATHS

PLAN 4742 K.B.

2ND AVENUE

PLAN 8309 E.T.

BLK. 6

NE 32-34-12-W4

TWO HILLS



Town of Two Hills Councillor Report

Date: January 8, 2019

ACE Water Corporation

N/A

Airport Commission

N/A

Economic Development Committee - Alternate

N/A

Emergency Management

N/A

Joint Community Policing Committee

N/A

Grow Arena Group

Finalized Drawings
Tendering Mid January
Tenders back by February
Start Date March
No news on grants
\$75,000 total profit
\$20,000 to keep in bank account
March 16 th Gala