



Clearwater County

Regular Council Meeting - 23 Jun 2026

Agenda

9:00 AM - Tuesday, June 23, 2026

Council Chambers, 4340 – 47 Avenue, Rocky Mountain House, AB

Our Vision Statement: Our communities are connected by our appreciation for, and stewardship of, our natural beauty, our economic prosperity, our quality living, and the diversity of our wonderful people.

Our Purpose Statement: Through proactive municipal leadership, we will invest innovatively to generate and support economic and population growth that position Clearwater County for a sustainable, prosperous future.

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MINUTES

Regular Council Meeting

9:00 AM - Tuesday, June 9, 2026

Council Chambers, 4340 – 47 Avenue,
Rocky Mountain House, AB

**COUNCIL
PRESENT:**

Reeve Jordon Northcott
Deputy Reeve Drew McKay
Councillor Breanne Powell
Councillor Hazen Letwin
Councillor Tyler McCauley
Councillor Lorne Humphrey

**COUNCIL
ABSENT:**

Councillor Bryan Cermak

**ADMINISTRATION
PRESENT:**

Chief Administrative Officer, Rick Emmons
Acting Director, Planning & Development, Kim Gilham
Director, Agriculture & Community Services, Bettina van Nieuwkerk
Fire Chief & Acting Director, Emergency Services, Kristofer Heemeryck
Director, Public Works Infrastructure, Erik Hansen
Finance Manager, Rhonda Serhan
Legislative Services Coordinator, Tracy Haight
Planner, Planning & Development, Adrian Clark
Senior Development Officer, Planning & Development, Holly Bily
Capital Project Supervisor, Kate Reglin
Community Services Supervisor, Sydney Graham
Communications Coordinator, Djurdjica Tutic
Health & Safety Technician, Fallon Johnson
Recording Secretary, Jana Thomson

OTHERS:

Bylaw 26/089 – Application No. 11/26

Terry Pengelly

Bylaw 26/097 – Application No. 15/26

Kevin Bowman – President Paladin Services Group

Mark Hanson – Paladin Services Group

Delegation – STARS Foundation

Jackie Seely – Donor Relations and Development Officer

1. CALL TO ORDER

Reeve Northcott called the meeting to order at 9:04 a.m.

2. ADOPTION OF AGENDA

2.1. Adoption of the Agenda

RES-350-2026 Motion by Councillor Tyler McCauley that the June 9, 2026 Regular Council Meeting agenda be approved as presented.
CARRIED

3. ADOPTION OF MINUTES

3.1. Regular Council Meeting Minutes

RES-351-2026 Motion by Deputy Reeve Drew McKay that the May 26, 2026 Regular Council Meeting minutes be approved as circulated.
CARRIED

4. PUBLIC HEARING

4.1. 9:00 a.m. - Public Hearing - Bylaw 26/095 to Amend the Land Use Bylaw

Reeve Northcott called the hearing to order at 9:06 a.m.

The purpose of Bylaw 26/095 is to provide for textual amendments to residential uses and setbacks within Clearwater County's Land Use Bylaw 25/050 in residential districts.

As required by legislation, notice of today's Public Hearing was advertised in the local newspapers and County website, and comments were invited from adjacent landowners and referral agencies.

K. Gilham presented background information reviewed relevant sections of the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB).

Reeve Northcott invited comments from referral agencies to be presented.
K. Gilham reviewed comments from the following referral agencies:

Alberta Health Services

No concerns with the proposed textual amendments to the Land Use Bylaw.

Alberta Transportation and Economic Corridors

Transportation and Economic Corridors has no objections in principle and offers the following comments and observations with respect to the proposed land use bylaw amendment(s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable.
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Rocky Gas Coop

No comments or concerns regarding the proposed textual amendments to the Land Use Bylaw.

Clearwater County - Public Works Infrastructure

Public Works Infrastructure has no objection to the proposed amendments.

Clearwater County – Regional Fire

County of Wetaskiwin No. 10

Has no objections or concerns regarding the proposed textual amendments to the Land Use Bylaw.

Mountain View County

No Comments or concerns.

Town of Rocky Mountain House

At this time the Town sees no conflict with these proposed textual amendments in Clearwater's Land Use Bylaw after reviewing the provided information. There are no concerns or objections to these amendments.

Lacombe County

Lacombe County has reviewed the proposed bylaw and has no concerns.

The MD of Bighorn No. 8

The MD of Bighorn has no comments on the proposed amendments to the Land Use Bylaw.

Reeve Northcott invited questions from Council.

No questions were posed by Council.

Reeve Northcott invited members of the public, in person and virtually, wishing to speak in favour of the application.

No members of the public, in person or virtually, stepped forward and no written submissions in support of the request were received.

Reeve Northcott invited members of the public, in person or virtually, wishing to speak in opposition of the application.

No members of the public, in person and virtually, stepped forward and no written submissions in opposition of the request were received.

Reeve Northcott invited final comments from Administration.

K. Gilham noted that there will be further amendments to come, but this is cleaning up the Bylaw for the short term.

Reeve Northcott closed the hearing at 9:14 a.m.

4.2. 9:30 a.m. - Public Hearing - Bylaw 26/089 Application No. 11/26 to amend the Land Use Bylaw

Reeve Northcott called the hearing to order at 9:33 a.m.

The purpose of Bylaw 26/089 is to amend Land Use Bylaw 25/050 to redesignate 39.5 acres at NE 13-36-07 W5 from Agricultural District "A" to the Recreation - Major District "R-Ma".

As required by legislation, notice of today's Public Hearing was advertised in the local newspapers and County website, and comments were invited from adjacent landowners and referral agencies.

A. Clarke presented background information on the application and reviewed relevant sections of the County's Municipal Development Plan (MDP) and Land Use Bylaw (LUB).

Reeve Northcott invited comments from referral agencies to be presented.

A. Clarke reviewed comments from the following referral agencies:

Alberta Environment – Water Approvals

Based on the contents of the referral we have no comments

Alberta Health Services

We have no objections to the approval of this application.

Following review of the application to redesignate Legal: NE 13-36-07-W5M, an unserviced 39.5-acre parcel of land, from agricultural to recreational use, Safe Healthy Environments (SHE) recommends the following measures to ensure compliance and prevent nuisances as outlined in the Public Health Act: Nuisance and General Sanitation Regulation (AR 243/2003). The setback distances outlined in Section 15(1) and (2) the Nuisance and General Sanitation Regulation must be met, these include:

- o No person shall locate a water well within:
 - o No person shall locate a water well within:
 - a. **10 m** of a watertight septic tank, pump out tank or other watertight compartment of a sewage or wastewater system,
 - b. **15 m** of a weeping tile field, evaporation treatment mound, or outdoor pit privy,
 - c. **30 m** of a leaching cesspool,
 - d. **50 m** of sewage effluent on the ground surface,
 - e. **100 m** of a sewage lagoon,
 - f. Or **450 m** of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)
 - Nor shall you locate any of the aforementioned items in a-f within the stipulated distances of an existing well.

A copy of the Nuisance and General Sanitation Regulation has been included below for your reference.

<https://www.canlii.org/en/ab/laws/regu/alta-reg-243-2003/latest/alta-reg-243-2003.html>

Alberta Transportation and Economic Corridors

Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed land use amendment(s).

Transportation and Economic Corridors has no objections in principle and offers the following comments and observations with respect to the proposed land use amendment (s):

1. Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
2. Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.
3. Prior to future growth and development in the area, a Traffic Impact Assessment will likely be required. TEC's TIA Guidelines can be found at the following link: <https://open.alberta.ca/publications/traffic-impact-assessment-guidelines/>. To avoid any unnecessary work, and be consistent with TEC's TIA Guidelines, it is recommended that the applicant submit a proposed scope of work for the TIA prior to completion of the full report.

Telus Communications

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Blue Mountain Power Co-op

The Blue Mountain Power Co-op (BMPC) incorporated as Rocky REA has no objection to the Land Use Amendment Application 11/26.

Rocky Gas Co-op Ltd

Rocky Gas Co-op has no objections or concerns with Land Use Amendment Application No. 11/26 for the redesignation of ±39.5 acres, from Agricultural District (A) to Recreation - Major District (R-Ma).

If this application is successful, could we please ask that the following is included on the proposed Land Use Amendment: FOR INFORMATION ON THE INSTALLATION OF NATURAL GAS SERVICES PLEASE CONTACT ROCKY GAS CO-OP LTD, YOUR NON-PROFIT MEMBER OWNED PROVIDER.

Fortis Alberta

FortisAlberta has no concerns with the proposed land use amendment.

Please contact 310-WIRE for electrical services, or if working within 8 metres of our facilities to arrange for an onsite safety orientation.

Clearwater County Assessment

Although the Assessment Department has no concern with the redesignation of the property from the agricultural (A) district to the recreation major (R-Ma) district, the Assessment Department would like to advise the applicant that the property is currently exempt from property taxes under section 362(1)(n)(ii) of the Municipal Government Act.

The future development of a campground may shift the exemption status of the property from that outlined in the MGA to exemption status outlined in the Community Organization Property Tax Exemption Regulation (COPTER) in whole or in part.

The Assessment Department would encourage the applicant to contact the department for further discussion.

Clearwater County - Public Works Operations

Public Works Operations has reviewed the application to amend the Land Use Bylaw request. Public Works has no comments or concerns.

Clearwater County - Public Works Infrastructure

Public Works Infrastructure has reviewed the proposed application and has no objections requests.

Clearwater County – Regional Fire

CRFRS and Fire SCOs have no concerns with the approval of the attached LUA application.

CRFRS Fire SCOs have the following comments:

- This property is within the Forest Protection Area (FPA) – Alberta Forestry and Parks is the authority having jurisdiction for events/incidents including:
 - controlled burning,
 - fireworks,
 - vegetation/wildland fires.
- This property does not have a water supply for firefighting and water supply is limited to that which is transported to scene by fire apparatus.
- The closest fire station is in the Hamlet of Caroline and is paid-on-call staffed only.

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on May 20, 2026. MPC recommends that Council favourably consider granting Second and Third Reading to the Land Use Amendment Application No. 11/26.

The MPC provided the following reasons for their decision:

- The proposed area is currently being used as a recreation event space
- This will make the parcel more in alignment with the current use

Reeve Northcott invited the applicant to speak to the proposal, add any comments in support of their request and to respond to agencies' comments. The applicant noted that nothing new is being developed or added, they're just changing the use of the land.

Reeve Northcott invited questions from Council.
Council had no questions for the applicant.

Reeve Northcott invited members of the public, in person and virtually, wishing to speak in favour of the application.
No members of the public, in person or virtually, stepped forward and no written submissions in support of the request were received.

Reeve Northcott invited members of the public, in person and virtually, wishing to speak in opposition of the application.
No members of the public, in person or virtually, stepped forward and no written submissions in opposition of the request were received.

Reeve Northcott invited final comments from the applicant.
The applicant declined to comment.

Reeve Northcott closed the hearing at 9:49 a.m.

5. BYLAWS

5.1. Consideration of Second and Third Readings - Bylaw 26/095 to Amend the Text of the Land Use Bylaw 25/050

RES-352-2026 Motion by Deputy Reeve Drew McKay that Council grants second reading to Bylaw 26/095 for textual amendments to the Land Use Bylaw 25/050.
CARRIED

RES-353-2026 Motion by Councillor Tyler McCauley that Council grants third reading to Bylaw 26/095 for textual amendments to the Land Use Bylaw 25/050.
CARRIED

5.2. Consideration of Second and Third Readings - Bylaw 26/089 Application No. 11/26 to amend the Land Use Bylaw

RES-354-2026 Motion by Deputy Reeve Drew McKay that Council grants second reading to Bylaw 26/089 to amend the Land Use Bylaw for the purpose of reallocating +/-39.5 acres at NE 13-36-07 W5M from the Agricultural District "A" to Recreation - Major District "R-Ma".
CARRIED

RES-355-2026 Motion by Councillor Lorne Humphrey that Council grants third reading to Bylaw 26/089 to amend the Land Use Bylaw for the purpose of reallocating +/-39.5 acres at NE 13-36-07 W5M from the Agricultural District "A" to Recreation - Major District "R-Ma".

CARRIED

5.3. First Reading of Bylaw No. 26/097 for Application No. 15/26 to amend the Land Use Bylaw

RES-356-2026 Motion by Deputy Reeve Drew McKay that Council grants first reading of Bylaw No. 26/097 to amend the Land Use Bylaw for the purpose of redesignating +/-17.9 acres at NW 12-38-05-W5M from the Agricultural District "A" to the Industrial District "I" and proceed to a Public Hearing.

CARRIED

5.4. First Reading of Bylaw No. 26/098 and Bylaw No. 26/099 for Application No. 16/26 to amend the Land Use Bylaw

RES-357-2026 Motion by Deputy Reeve Drew McKay that Council grants first reading to Bylaw No. 26/098 to amend Land Use Bylaw 25/050 for the purpose of redesignating +/- 5.0 acres at NE 24-39-05 W5M from Agricultural District "A" to Community Amenity "CA" and proceed to a Public Hearing.

CARRIED

RES-358-2026 Motion by Councillor Tyler McCauley that Council grants first reading to Bylaw No. 26/099 to amend the Land Use Bylaw 25/050 for the purpose of redesignating +/- 4.6 acres at NE 24-39-05 W5M from Agricultural District "A" to Country Residential Agricultural District "CRA" and proceed to a Public Hearing.

CARRIED

5.5. Clearwater County Bylaw Review - Bylaw 26/090 Repeal of Obsolete or Redundant Bylaw

RES-359-2026 Motion by Councillor Lorne Humphrey that Council grants first reading to Bylaw 26/090 for the purpose of repealing the obsolete or redundant bylaw.

CARRIED

RES-360-2026 Motion by Councillor Tyler McCauley that Council grants second reading to Bylaw 26/090 for the purpose of repealing the obsolete or redundant bylaw.

CARRIED

RES-361-2026 Motion by Reeve Jordon Northcott that Council grants unanimous consent for third reading to Bylaw 26/090 for the purpose of repealing the obsolete or redundant bylaw.

CARRIED

RES-362-2026 Motion by Deputy Reeve Drew McKay that Council grants third reading to Bylaw 26/090 for the purpose of repealing the obsolete or redundant bylaw.

CARRIED

5.6. First Reading - Bylaw 25/068 - Repeal of Saunders - Alexo - Development Node Area Structure Plan - Bylaw 25/045 and Whitegoat Lakes - Development Node Area Structure Plan - Bylaw 25/046

RES-363-2026 Motion by Deputy Reeve Drew McKay that Council lift first reading of Bylaw 26/068 to repeal Bylaws 25/045 and 25/046 for the Saunders - Alexo and Whitegoat Lakes Development Nodes from the table.

CARRIED

RES-364-2026 Motion by Deputy Reeve Drew McKay that Council grant first reading to Bylaw 25/068 to repeal Bylaws 25/045 and 25/046 for the Saunders - Alexo and Whitegoat Lakes Development Nodes.

DEFEATED

6. DELEGATION/PRESENTATION

6.1. 10:00 a.m. Jackie Seely - Donor Relations and Development Officer - STARS

RES-365-2026 Motion by Deputy Reeve Drew McKay that Council receives the STARS Foundation update as presented, and that Council directs administration to include STARS Foundation's annual request for funding in the 2027 budget deliberations.

CARRIED

7. NEW BUSINESS

Councillor Letwin joined the meeting at 10:45 a.m.

7.1. AGRICULTURE & COMMUNITY SERVICES

7.1.1. Condor Trail

RES-366-2026 Motion by Deputy Reeve Drew McKay that Council reallocates \$3000 from Municipal Recreation and School Reserve to the Community Services budget for the Condor Trail.

CARRIED

7.2. EMERGENCY SERVICES

7.2.1. Operational Review of Ambulance Type and Coverage - Hamlet of Caroline and Area

RES-367-2026 Motion by Councillor Tyler McCauley that Council receives the correspondence from Emergency Health Services - Alberta, Alberta Paramedic Health, Mr. Les Fisher as information.
CARRIED

7.3. PLANNING & DEVELOPMENT

7.3.1. What We Heard Report - Development Node Area Structure Plans (ASP)

RES-368-2026 Motion by Deputy Reeve Drew McKay that the June 9, 2026 Regular Council Meeting agenda be amended.
CARRIED

RES-369-2026 Motion by Councillor Breanne Powell that the June 9, 2026 agenda be amended to add item 5.6. First Reading - Bylaw 25/068 - Repeal of Saunders - Alexo - Development Node Area Structure Plan - Bylaw 25/045 and Whitegoat Lakes - Development Node Area Structure Plan - Bylaw 25/046.
CARRIED

RES-370-2026 Motion by Councillor Tyler McCauley that Council receives the What We Heard Report - Development Node Area Structure Plans (ASP) for information as presented.
CARRIED

7.4. PUBLIC WORKS INFRASTRUCTURE

7.4.1. Clearwater County Bylaw Review - Expired Bylaws for Public Works Infrastructure

RES-371-2026 that Council authorizes Administration to remove expired Public Works Infrastructure Bylaws 35, 296, 371, 444, 455, 524, 525, 536, 551, 11, 52, 168, 206, 272, 315, 424, 762 from the Master Active Bylaw Directory.
CARRIED

7.5. OFFICE OF THE CAO

7.5.1. Health and Safety Policies (Template Alignment and Legislative Updates)

RES-372-2026 Motion by Councillor Breanne Powell that Council approve Health and Safety policies, HS-2001 Employee Vaccination Policy, HS-2002 Working Alone Policy, HS-2003 Incident Reporting to Council Policy and HS-2004 Incident Reporting Policy.
CARRIED

7.5.2. Draft Protection of Privacy Policy

RES-373-2026 Motion by Councillor Breanne Powell that Council adopts the *Council-007 Protection of Privacy Policy* which is to be included in the *2026 Clearwater County Privacy Management Program* document.

CARRIED

7.5.3. Clearwater County 2026 Privacy Management Program

RES-374-2026 Motion by Councillor Breanne Powell that Council receives the *Clearwater County 2026 Privacy Management Program* document for information as presented.

CARRIED

7.5.4. Adoption of the Updated “Welcome to Rural Clearwater County Resident Guide”

Council reviewed the "Welcome to Rural Clearwater County Resident Guide" and suggested minor changes to be brought back to a future Council meeting.

8. REPORTS**8.1. Chief Administrative Officer (CAO) Report****8.2. Rocky Mountain House Airport Briefing Report****8.3. Verbal Councillor Reports**

RES-375-2026 Motion by Councillor Hazen Letwin that Council receives Report items 8.1. through 8.3. as information as presented.

CARRIED

9. CORRESPONDENCE**9.1. 2025 Clearwater County Libraries' Return on Investment & Quick Facts****9.2. Letter from Caroline & District Athletic and Agricultural Society**

RES-376-2026 Motion by Councillor Breanne Powell that Council receives Correspondence items 9.1. and 9.2. as information.

CARRIED

10. NOTICES OF MOTION**10.1. Notices of Motion**

No Notices of Motion were brought forward.

RES-377-2026 that Council enter closed session to discuss item 11.1. Wild Rose School Division ATIA s. 26 Disclosure Harmful to Intergovernmental Relations at 11:36 a.m.

CARRIED

11. CLOSED SESSION*

* For discussions relating to and in accordance with: a) the *Municipal Government Act*, Section 197 (2) and b) the *Access to Information Act* and *Protection of Privacy Act*.

COUNCIL PRESENT: Councillor Breanne Powell
Councillor Hazen Letwin
Deputy Reeve Drew McKay
Councillor Lorne Humphrey
Reeve Jordon Northcott
Councillor Tyler McCauley

COUNCIL ABSENT: Councillor Bryan Cermak

ADMINISTRATION PRESENT: Chief Administrative Officer, Rick Emmons
Director, Agriculture & Community Services, Bettina van Nieuwkerk
Community Services Supervisor, Sydney Graham
Recording Secretary, Jana Thomson

11.1. Wild Rose School Division ATIA s. 26 Disclosure Harmful to Intergovernmental Relations

RES-378-2026 Motion by Councillor Tyler McCauley that Council return to open session at 12:13 p.m.

CARRIED

RES-379-2026 that Council directs administration to pay \$117,995 to Wild Rose School Division and transfers the funds from the Municipal Recreation and School restricted surplus to Community Services to conclude Clearwater County's funding obligations for the completion of the corridor school builds.

CARRIED

12. ADJOURNMENT

12.1. Adjournment

RES-380-2026 Motion by Councillor Hazen Letwin that the matters of the June 9, 2026 Regular Council Meeting have concluded, and the meeting be adjourned at 1:19 p.m.

CARRIED

Reeve

Chief Administrative Officer



MINUTES

Special Council Meeting

9:00 AM - Friday, June 12, 2026

Council Chambers, 4340 – 47 Avenue,
Rocky Mountain House, AB

COUNCIL Reeve Jordon Northcott
PRESENT: Deputy Reeve Drew McKay
 Councillor Breanne Powell
 Councillor Hazen Letwin
 Councillor Tyler McCauley
 Councillor Bryan Cermak (Virtual)
 Councillor Lorne Humphrey

ADMINISTRATION Chief Administrative Officer, Rick Emmons
PRESENT: Legislative Services Coordinator, Tracy Haight
 Recording Secretary, Jana Thomson

1. CALL TO ORDER

Reeve Northcott called the meeting to order at 10:00 a.m.

2. ADOPTION OF AGENDA

a) Adoption of the Agenda

RES-380-2026 Motion by Councillor Lorne Humphrey that the June 12, 2026 Special Council Meeting agenda be approved as presented.

CARRIED

3. APPOINTMENT OF CHIEF ADMINISTRATIVE OFFICER AND INTERIM CHIEF ADMINISTRATIVE OFFICER

a) Appointment of Chief Administrative Officer and Interim Chief Administrative Officer

RES-381-2026 Motion by Reeve Jordon Northcott that Council appoint Michael Simpson as Chief Administrative Officer, as established by Clearwater County Bylaw 26/071, effective July 13, 2026.

CARRIED

RES-382-2026 Motion by Deputy Reeve Drew McKay that Council appoint senior management employee, Erik Hansen, as Interim Chief Administrative Officer for a term effective from July 1 to July 12, 2026.

CARRIED

4. ADJOURNMENT

a) Adjournment

RES-383-2026 Motion by Councillor Tyler McCauley that the matters of the June 12, 2026 Special Council Meeting have concluded, and the meeting be adjourned at 10:06 a.m.

CARRIED






Reeve

Chief Administrative Officer



Agenda Item Report

Regular Council Meeting

AIR Type:	Presentation			
SUBJECT:	9:00 a.m. - Public Hearing - Bylaw 26/093 Application No. 12/26 to amend the Land Use Bylaw			
PRESENTATION DATE:	Tuesday, June 23, 2026			
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Dustin Bisson, Senior Planner Kim Gilham, Acting Director & Rick Emmons, CAO			
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation			
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (LUB 25/050 & MDP 2023)			
Council Values				
 <p>Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.</p>	 <p>Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.</p>	 <p>Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.</p>	 <p>Community Social Growth Ensure the health and well-being of our communities and its residents.</p>	 <p>Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.</p>
ATTACHMENTS:				
Bylaw 26-093 Aerial Photo Surrounding Lands Industrial (I)				

STAFF RECOMMENDATION:

Pending the results of the public hearing, it is recommended that Council consider granting Second and Third readings to Bylaw 26/093.

BACKGROUND:

The applicants, Dustin & Angela Leslie, currently hold title to Plan 072 1013, Block 1, Lot 1 (Pt. NW 01-39-05 W5M), containing 5.54 acres. The subject land is located approximately 3 miles south of the Hamlet of Leslieville and a 1/2 mile north of the Highway 11 & Highway 761 intersection along Highway 761. The application before Council today is to redesignate the entire property containing 5.54 acres from the Country Residential Agricultural District "CRA" to the Industrial District "I".

This redesignation request came about as a result of Development Permit 105/25, that was issued to allow for the construction of a shop associated with an approved tradesperson's business, Development Permit #115/25. The Municipal Planning Commission felt that the scope of the business had begun to exceed the residential nature of the land and is better suited within an industrial designation. A requirement of Development Permit 105/25 approval was to redesignate the subject land within one year of the date of decision, July 16, 2025.

The existing stand alone residential parcel was created in 2007. Development approval was granted to D. Leslie Welding, as a tradesperson business, in 2025, which is a listed use in the "CRA" District. Limitations were outlined on this approval, restricting both the number of employees and outside storage. The business has been operating from this site since 2013.

The subject land contains a residence, two (2) shops, two accessory buildings, and a granary. D. Leslie Welding is a mobile welding and fabrication business that employs 5 people including the landowner. 75% of the business operation takes place off site. The subject property is situated in the southwest corner of the quarter section. Access to the parcel exists off Highway 761, adjacent to the west property boundary.

Surrounding land uses are predominately agricultural designated lands.

Pending the results of the land use amendment, the applicant will proceed with the current business operation. The attached package provides more detail on the existing business and the applicant is present to speak to the proposal.

PLANNING DIRECTION:

Municipal Government Act – Matters Related to Subdivision and Development Regulation

Section 9 states:

In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

1. Its topography,
2. Its soil characteristics,
3. Storm water collection and disposal,
4. Any potential for the flooding, subsidence or erosion of the land,
5. Its accessibility to a road,
6. The availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
7. In the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 4(4)(b) and (c),
8. The use of the land in the vicinity of the land is the subject of the application, and
9. Any other matters that it considers necessary to determine whether lands that is the subject of the application is suitable for the purpose for which the subdivision is intended.

Clearwater County's Municipal Development Plan (2023)

MDP Policy 5.2.4, Agricultural Operations

In making decisions on proposed land redesignations, subdivisions or developments in areas of the County where agriculture is the primary use, Clearwater County should seek to limit infringements on agricultural operations except where otherwise provided for in the MDP.

MDP Policy 7.2.1, Economic Development

Clearwater County encourages the retention and expansion of existing business and industry, and the attraction of new business and industry as a means to diversify the County's economic base.

MDP Policy 7.2.2, Commercial and Industrial

Through the Land Use Bylaw Clearwater County shall provide for a variety of commercial and industrial land uses within the County, including a variety of locations for these uses.

MDP Policy 11.2.7, Road Access Requirements

In accordance with the Subdivision and Development Regulation, Clearwater County shall not allow the development of a discretionary use, the subdivision of lands, and/or the redesignation of lands where the subject lands do not have access to a Provincial Highways or a County maintained roadway.

MDP Policy 14.2.4, Redesignation, Subdivision, and Development

Clearwater County shall implement the policies of the MDP when making decisions on any proposed redesignation, subdivision, or development application and on any proposed statutory plan or outline plan.

MDP Policy 14.2.5, Redesignation, Subdivision, and Development

To provide information relevant to a proposed redesignation, subdivision or development of land, Clearwater County may require the applicant to have prepared and submitted by a qualified professional any or all of the following:

- a) a geotechnical study;
- b) a traffic impact study;
- c) a water supply study addressing domestic use and fire supply;
- d) a wastewater servicing study;
- e) a stormwater management plan;
- f) an environmental assessment; and
- g) any other study or plan required by the County.

MDP Policy 14.2.6, Redesignation, Subdivision, and Development

Clearwater County shall consider, where applicable, the following when evaluating an application to redesignate, subdivide or develop land:

- a) impact on adjoining and nearby land uses;
- b) impact on natural capital and agricultural land;
- c) impact on the environment;
- d) scale and density;
- e) site suitability and capacity;
- f) road requirements and traffic impacts, including access and egress considerations, including Subdivision and Development Regulations related to land in the vicinity of a highway;

- g) utility requirements and impacts;
- h) open space needs;
- i) availability of protective and emergency services;
- j) FireSmart provisions;
- k) BearSmart provisions;
- l) impacts on school and health care systems;
- m) measures to mitigate effects;
- n) County responsibilities that may result from the development or subdivision; and
- o) any other matters the County considers relevant.

Clearwater County's Land Use Bylaw No. 25/050

Section 11.9, Industrial District "I"

The purpose and intent of this District is to provide for a range of industrial uses that fit within the rural context as well as within hamlets.

Section 11.9 a) Exempt, Permitted and Discretionary Uses

Permitted Uses:

Accessory Building
 Dwelling – Security / Surveillance
 Industrial – Medium

Discretionary Uses:

Outdoor Storage

Section 11.9 b) Site Regulations (Parcel Size)

0.4 ha (1.0 acres) for unserviced or partially serviced parcels; and
 0.2 ha (0.5 acres) for fully serviced parcels.

Definitions:

Industrial Medium:

The use of land, buildings and/or structures for an industrial activity that creates adverse impacts beyond the boundaries of the site for which the associated activity takes place due to appearance, emission of contaminants, noise, traffic volume, odour, fire, explosive hazards or dangerous goods.

Characteristics of Industrial, Medium may include:

- a) light to moderate open storage, but screened with fencing and/or landscaping
- b) may have a retail or wholesale component that is subordinate to the principal use
- c) moderate nuisance factors may extend past the boundaries of the site
- d) potential for a moderate degree of hazardous industry

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on June 17, 2026. MPC defeated a motion that Council favorably consider granting Second and Third Reading to the Land Use Amendment Application No. 12/26.

The MPC provided the following reasons for their decision:

- The current use is appropriate under the current "CRA" land use district as a tradesperson business.

- Not enough transparency with what could potentially take place on the property if the redesignation to the Industrial is approved.

POLICY CONSIDERATION

The proposed redesignation would result in the entire 5.54 acre parcel being designated, Industrial "I" District. This would allow an existing operation to continue the business within our community which aligns with the MDP. The location and size of the area to be redesignated does not impact any agricultural land. The MDP outlines providing a variety of locations for industrial uses; and industrial operations and outdoor storage are listed as uses in the "I" District. At this time the applicants are not proposing any changes to the existing business operation. Access is available off of a Provincially maintained Highway adjacent to the west boundary of the property. The proposed Land Use Amendment would also allow the applicants to meet the conditions outlined in Development Permit application 105/25.

RECOMENDATION:

At the Regular Council Meeting held on May 12, 2026, Council reviewed and gave first reading to Bylaw 26/093. As required by legislation, notice of today's Public Hearing was advertised in the local newspapers, and comments were invited from adjacent landowners and referral agencies.

Upon consideration of the representations made at the Public Hearing, Council will consider whether or not to grant second and third readings to Bylaw 26/093.

**CLEARWATER COUNTY
BYLAW NUMBER 26/093**

Being a bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw 25/050.

PURSUANT, to the Authority conferred upon it by the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, and;

AND WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

AND WHEREAS, the purpose and intent of this District is to provide for a range of industrial uses that fit within the rural context as well as withing the hamlets.

NOW THEREFORE, the Council of Clearwater County in the Province of Alberta, enacts as follows:

That all ±5.54 acres of Plan 072 1013, Block 1, Lot 1 be redesignated from Country Residential Agricultural District "CRA" to Industrial District "I"

As outlined in red on the attached Schedule "A."

1 EFFECTIVE DATE

1.1 This bylaw comes into force and effect upon third and final reading.

Read a first time on ____ day of _____, ____.

Reeve

Chief Administrative Officer

Public hearing held on ____ day of _____, ____.

Read a second time on ____ day of _____, ____.

Read a third and final time on ____ day of _____, ____.

Reeve

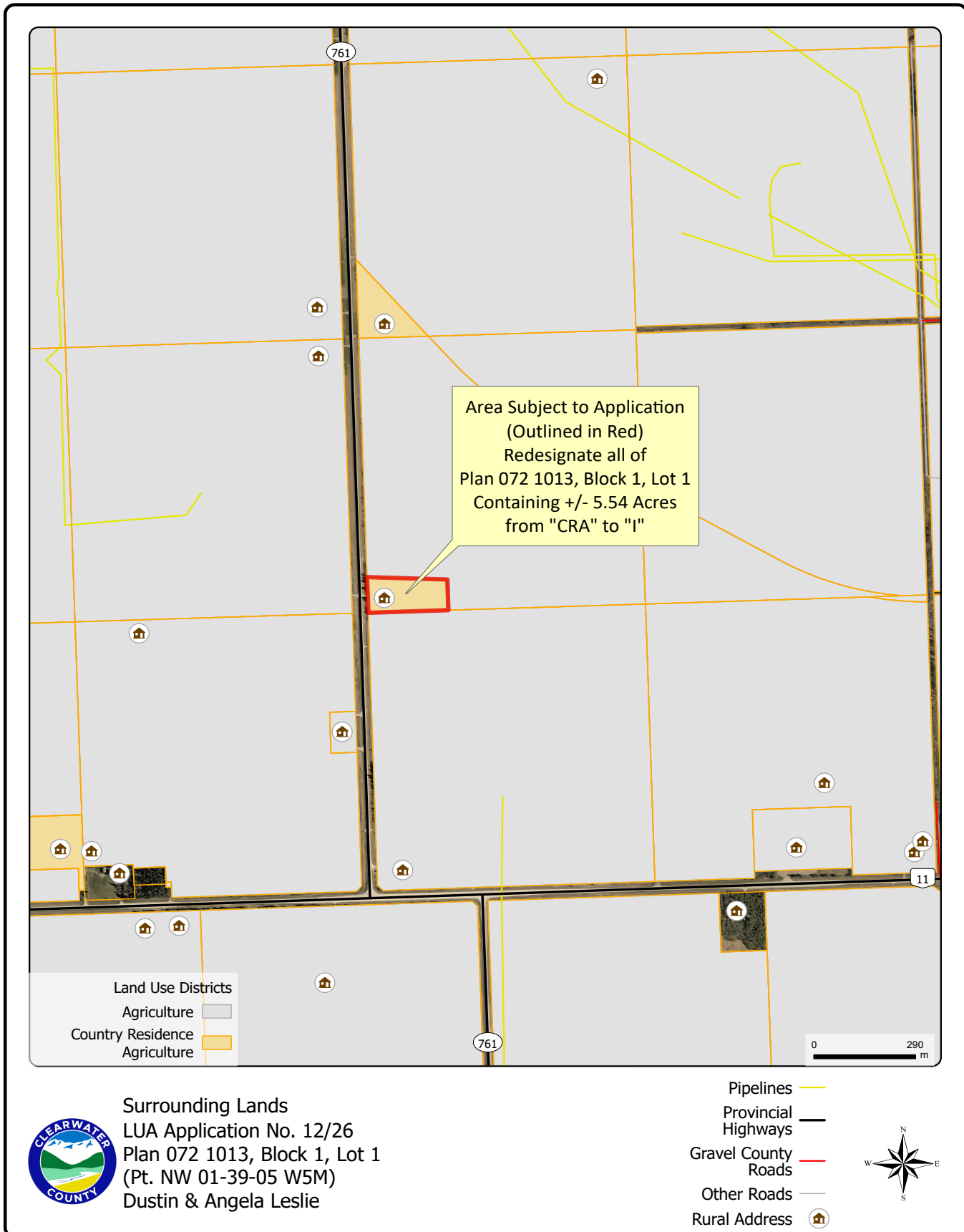
Chief Administrative Officer



Aerial Photo
LUA Application No. 12/26
Plan 072 1013, Block 1, Lot 1
(Pt. NW 01-39-05 W5M)
Dustin & Angela Leslie

Provincial Highways —
Parcels 
Rural Address 





11.9 Industrial (I) District

Purpose and Intent

The purpose and intent of this District is to provide for a range of industrial uses that fit within the rural context as well as within hamlets.

Exempt, Permitted and Discretionary Uses

- a) The following uses shall be Exempt Uses, Permitted or Discretionary with or without conditions provided that the application complies with the regulations of this District and Bylaw:

Exempt Uses (No Development Permit Required)	
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance and other uses refer to Section 3.2: Development Permits Not Required	Personal Recreation Vehicle Storage (maximum of 1)
Accessory building not exceeding 46.45 square metres (500 sq ft)	Personal Use Agriculture
Agricultural Operation	Private Greenhouse (less than 23.2 square metres (250 sq ft) as an accessory building)
Construction Trailer	Propane/Fuel Tanks in compliance with Safety Codes legislation
Construction and maintenance of that part of a utility placed in or upon a public right-of-way or public utility easement;	Retaining Wall (provided the retaining wall is not located within 30 metres of an escarpment and is not more than 1.0 metres at the highest point)
Deck/Patio (provided it complies with lot coverage and setback regulations)	Stripping & Grading (as part of approved development)
Demolition (in accordance with Section 3.2)	Signs Exempt as Per Section 10.2
Direct Market Sales	Solar Collector < 30 kW: attached to a wall or roof of a building
Dugouts, fishponds, driveways	Temporary Sea-Cans in accordance with regulations of Section 9.28
Dwelling – Manufactured located in an industrial or construction camp as defined in the <i>Public Health Act</i> Regulations – Industrial and Construction Camps, when in compliance with a previously approved Development Permit	Telecommunications Tower

Flagpoles, Towers or other poles that don't exceed 5.0m (16.4 ft.)	Temporary Use of Building for Emergency Purposes or Election Purposes
Landscaping that does not impact drainage	

Permitted Uses	Discretionary Uses
Accessory Building	Agricultural Processing – Major
Agricultural Operation	Agriculture (Regulated)
Agricultural Processing – Minor	Alcohol Production
Agricultural Support Services	Alternative/Renewable Energy, Facility
Agricultural/Farm Building	Automotive Test Track
Automotive and Equipment Services	Cannabis Production Facility
Dwelling – Security / Surveillance	Casino
Farm Subsidiary Business	Composting Facility
Greenhouse – Public	Construction Camp
Industrial Training Service	Data Processing Centre
Industrial – Light	Dwelling – Staff Housing
Industrial – Medium	Eating and Drinking Establishment
Livestock Sales Yard	Essential Public Service
Office	Funeral Home
Recycling Depot	Industrial – Heavy
Retail – Minor	Micro-Brewery
Sawmill – Minor	Outdoor Storage
Sea-Can	Public Utility
Service Station	Recreation Facility – Major
Solar Collector < 30kW: free standing	Recreation Facility – Minor
Tradesperson's Business	Recreational Vehicle Storage
Warehouse Storage	Retail – Major
	Salvage Yard
	Sawmill – Major
	Solar Collector > 30kW
	Stripping & Grading
	Temporary Work Camp
	WECS-small
	Veterinary Clinic
	Warehouse Sales
	WECS

Site Regulations

- b) The following regulations shall apply to all approved development within this District:

Minimum Parcel Size	0.4 ha (1.0 ac) for unserviced or partially serviced parcels; and 0.2 ha (0.5 ac) for fully serviced parcels
Maximum Lot Coverage	No buildings, structures or impervious surfaces shall cover more than 80% of the total lot coverage
Front Yard Setbacks	50 m (164 ft) from the centre-line of a public road
	15.0 m (49.2 ft) from the right-of-way of an internal subdivision road or within a Hamlet
Side Yard Setbacks	3.0 m (9.8 ft) from an adjacent property line, provided the adjacent use is industrial or commercial uses in nature.
	15.0 m (49.2 ft) from an adjacent property line if the adjacent use is not an industrial or commercial use.
	15.0 m (49.2 ft) from the right-of-way of a public road (corner lots)
	10.0 m (32.8 ft) from the right-of-way of an internal subdivision road (corner lots)
Rear Yard Setbacks	7.5 m (24.6 ft) from an adjacent rear property line, provided the adjacent use is industrial or commercial uses in nature.
	15.0 m (49.2 ft) from an adjacent rear property line if the adjacent use is not an industrial or commercial use.
Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation and Economic Corridors or 70.0m (230.0 ft), whichever is greater
Maximum Building Height	For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use at the discretion of the Development Authority

Special Requirements

Landscaping

- c) Landscaping, screening, buffering and other site design elements related to the landscape shall be completed in accordance with the Landscape section in the General Use Regulations section of this Bylaw.

Outdoor Storage

- d) Outdoor Storage shall be fully screened and buffered within the site and concealed from view from adjacent residential properties or roadways by landscaping, fencing or other suitable screening. Screening shall be completed to the satisfaction of the Development Authority.

Safety Requirements

- e) Safety and risk assessment is an integral component and concern regarding industrial Development Permits. The Development Authority may require an Applicant to retain a Qualified Consultant to provide a concept plan inclusive of a risk assessment report on a proposed development. Additional conditions relating to emergency response planning and requirements for fire, rescue and ambulance care may also be required.

Hamlet of Nordegg (for applications within the Hamlet of Nordegg)

- f) See Part 12: Hamlet of Nordegg Lot and Building Design Regulations for additional regulations that apply to lots with this designation within the Hamlet of Nordegg.



Agenda Item Report

Regular Council Meeting

AIR Type:	Presentation					
SUBJECT:	9:30 a.m. - Public Hearing - Bylaw 26/094 Application No. 13/26 to amend the Land Use Bylaw					
PRESENTATION DATE:	Tuesday, June 23, 2026					
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Dustin Bisson, Senior Planner Kim Gilham, Acting Director & Rick Emmons, CAO					
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation					
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (LUB 25/050 & Village of Caroline MDP 2019/05)					
<p>Council Values</p> <table border="0"> <tr> <td style="text-align: center;"> Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry. </td> <td style="text-align: center;"> Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing. </td> <td style="text-align: center;"> Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits. </td> <td style="text-align: center;"> Community Social Growth Ensure the health and well-being of our communities and its residents. </td> <td style="text-align: center;"> Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come. </td> </tr> </table>		 Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.	 Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.	 Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.	 Community Social Growth Ensure the health and well-being of our communities and its residents.	 Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.
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<p>ATTACHMENTS:</p> <p>Bylaw 26/094</p> <p>Aerial Photo</p> <p>Surrounding Lands</p> <p>Room Layout</p> <p>Lease Agreement-Redacted</p> <p>Hamlet Multi Dwelling (HMD)</p>						

STAFF RECOMMENDATION:

Pending the results of the public hearing, it is recommended that Council consider granting Second and Third readings to Bylaw 26/094.

BACKGROUND:

1256237 Alberta Ltd. currently holds title to Plan 3067ET, Block 1, Lot 5, containing 8,500 square feet. The subject land is located at 4903, 50th Ave. in the Hamlet of Caroline. Seth Schalk has made application on behalf of the company to redesignate all of 3067ET, Block 1, Lot 5, from the Hamlet Commercial Mixed Use District “HCM” to the Hamlet Multiple Dwelling District “HMD”.

The parcel is developed with a 18 unit motel that is in the process of being converted to medium to long term rental suites. The applicant has indicated that they have installed new flooring and paint as well as updated the kitchen cabinets. They are also planning on painting the exterior of the building and hoping to add an outdoor community space where tenants can gather and hang out. Topography can be described as flat with a paved parking lot between the front of the structure and 49th street. There are storage units built along the north property boundary of the subject lands. Access to the parcel will remain the same and can be obtained from 49th Street, adjacent the east property boundary or from the lane adjacent the north property boundary.

Surrounding land uses in the area are mainly Hamlet Commercial Mixed Use.

Pending the results of the land use amendment, the applicant will proceed with a development permit application for the legalization of the dwelling multi-unit, which could provide for low cost living in the Hamlet. The applicant will be present at the meeting to speak to the proposal.

PLANNING DIRECTION:**Municipal Government Act – Matters Related to Subdivision and Development Regulation****Section 9 states:**

In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

1. Its topography,
2. Its soil characteristics,
3. Storm water collection and disposal,
4. Any potential for the flooding, subsidence or erosion of the land,
5. Its accessibility to a road,
6. The availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
7. In the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 4(4)(b) and (c),
8. The use of the land in the vicinity of the land is the subject of the application, and
9. Any other matters that it considers necessary to determine whether lands that is the subject of the application is suitable for the purpose for which the subdivision is intended.

Village of Caroline Municipal Development Plan
MDP Policy 3 Growth Management

Subsection 5.

In considering a proposal for a change in Land Use Bylaw designation, subdivision or development that allows for more intense subdivision or development than presently exists, the Village may require submission of an outline plan. In preparation of the outline plan the following matters should be considered where applicable:

- (a) the type and scale of the proposed use or uses;
- (b) the suitability of the site for the proposed use or uses;
- (c) site design with respect to natural topography, treed areas, landscape features, wetlands and steep slopes;
- (d) compatibility with surrounding existing and future land uses;
- (e) proposed access, intersection treatments and impacts on the road system;
- (f) availability of municipal utility services;
- (g) provision of open space in terms of public access and use;
- (h) adequacy of parcel sizes to support the intended use, design and appearance;
- (i) consistency with provisions contained in applicable statutory plans and the Land Use Bylaw;
- (j) proximity to oil and gas infrastructure, wastewater treatment facilities and solid waste handling facilities;
- (k) the need for the development and the benefits the development would bring to the community; and
- (l) any other matters deemed relevant by the Village.

Subsection 9.

Infill development and intensification within existing built areas shall be encouraged to take advantage of existing municipal utilities and roads.

Subsection 10.

The Village shall promote the development of a compact community and encourage development at efficient density levels to make maximum use of infrastructure, land supply, and public expenditures for maintenance and operating and reduce per unit development costs.

Subsection 13.

Caroline's growth and development should be monitored by the Village in relation to:

- (a) the rate of population growth and new housing construction;
- (b) the supply of serviced and non-serviced land for residential, commercial and industrial uses;
- (c) the capacity of the water, sanitary sewer and storm water systems;
- (d) road access, safety and internal traffic patterns;
- (e) adequacy of open space system and community services; and
- (f) any other matter deemed appropriate by Council.

MDP Policy 6 Housing and Neighbourhood Design

Subsection 1.

The Village shall direct residential development to the areas identified on Map 2: Land Use Concept.

Subsection 2.

The Village shall encourage the provision of a variety of housing forms in terms of lot size, dwelling type, appearance, and affordability.

Subsection 3.

In considering new statutory and non-statutory plans, subdivisions, and Land Use Bylaw designations the Village should ensure that the following mix of housing types is achieved across the community's overall residential area:

- (a) no less than 60 percent of the total potential dwelling units being single detached dwellings; and
- (b) no more than 40 percent of the total potential dwelling units being semi-detached, apartment, fourplex, town housing and manufactured home units.

This mix is to be achieved on a community-wide basis rather than on a site specific basis to allow for the creation of distinct residential neighbourhoods or sub-neighbourhoods.

Subsection 4.

In locating sites for multi-family housing, the following criteria should be applied:

- (a) close proximity to a major collector or arterial road;
- (b) adjacent or nearby open space and path system;
- (c) compatibility with existing housing and uses; and
- (d) lot size sufficient to minimize traffic and parking congestion.

Subsection 7.

Residential areas shall be adequately buffered from major arterial roads and industrial and commercial areas.

Subsection 8.

The overall design density for existing and future residential areas of the Village, with the exception of the low density residential area and live/work residential area, should average between 10 and 12.5 dwelling units per gross developable hectare. This design density does not apply to individual sites. Variations may be permitted if accommodated in an adopted statutory or non-statutory plan.

Subsection 11.

The Village shall work in partnership with community agencies, non-profit organizations, senior levels of government and the business community in pursuing affordable housing options including the provision of rental units, garden suites and secondary suites when opportunities or funding programs arise.

Clearwater County's Land Use Bylaw

Section 10.1 Off-Street Parking and Loading Requirements

Unless otherwise provided for in this Bylaw, the minimum number of off-street parking spaces that shall be provided is as follows with areas based on Gross Floor Area of buildings associated with the use and rounded to the largest number:

- Dwelling – Duplex - 2 per dwelling unit
- Dwelling – Multi-Unit - 1 per dwelling unit

Section 11.5 Hamlet Multiple-Dwelling "HMD" District

The purpose and intent of this District is to accommodate a mix of medium and higher-density housing options within hamlets.

Section 11.5 (a) Exempt, Permitted and Discretionary Uses

Permitted Uses: Dwelling - Duplex

Discretionary Uses: Dwelling – Mixed-Use, Dwelling – Multi-Unit

Section 11.5 (b) Site Regulations (Parcel Size)

Minimum Parcel Size (Dwelling - Duplex) 230.0m² (2475.7 sq ft)

Maximum Lot Coverage (Dwelling - Duplex) - 65%

Minimum Lot Width (Dwelling - Duplex) - (24.6 ft)

Setbacks:

Front Yard Setbacks - 7.5m (24.6ft)

Side Yard Setbacks - 1.52m (4.99 ft)

Rear Yard Setbacks - 6.0m (19.7 ft) from the rear property line

Maximum Building Height:

8.0m (26.24 ft) for a dwelling unit

5.0m (16.4 ft) for an accessory building

Municipal Planning Commission

The Municipal Planning Commission reviewed the application on June 17, 2026. MPC defeated a motion that Council favorably consider granting Second and Third Reading to the Land Use Amendment Application No. 13/26.

The MPC provided the following reasons for their decision:

- The property is on Highway frontage.
- Surrounded by other commercial uses.
- Incompatible Land Use.

POLICY CONSIDERATIONS

The proposed redesignation would allow for the intensification of the Hamlet's population, which is in line with the former village's MDP. The proposal promotes the development of a compact community, maximizing the efficiency of existing infrastructure. The proposal adds to the variety of housing forms in the amlet. The proposal would not exceed the minimum and maximum housing type options listed in MDP section 6, subsection 3. The proposal may not meet MDP policy 6, subsection 4 c, as adjacent properties are Hamlet Commercial Mixed Use. The Minimum off-street parking requirements can be met.

RECOMMENDATION:

At the Regular Council Meeting held on May 12, 2026, Council reviewed and gave first reading to Bylaw 26/094. As required by legislation, notice of today's Public Hearing was advertised in the local newspapers, and comments were invited from adjacent landowners and referral agencies.

Upon consideration of the representations made at the Public Hearing, Council will consider whether or not to grant second and third readings to Bylaw 26/094.

**CLEARWATER COUNTY
BYLAW NUMBER 26/094**

Being a bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw 25/050.

PURSUANT, to the Authority conferred upon it by the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, and;

AND WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

AND WHEREAS, the purpose and intent of this District is to accommodate a mix of medium and higher-density housing options within hamlets.

NOW THEREFORE, the Council of Clearwater County in the Province of Alberta, enacts as follows:

That all ±8,500 square feet of Plan 3067ET, Block 1, Lot 5 located within the Hamlet of Caroline be redesignated from the Hamlet Commercial Mixed Use District "HCM" to Hamlet Multiple Dwelling District "HMD."

As outlined in red on the attached Schedule "A."

1 EFFECTIVE DATE

1.1 This bylaw comes into force and effect upon third and final reading.

Read a first time on _____ day of _____, _____.

Reeve

Chief Administrative Officer

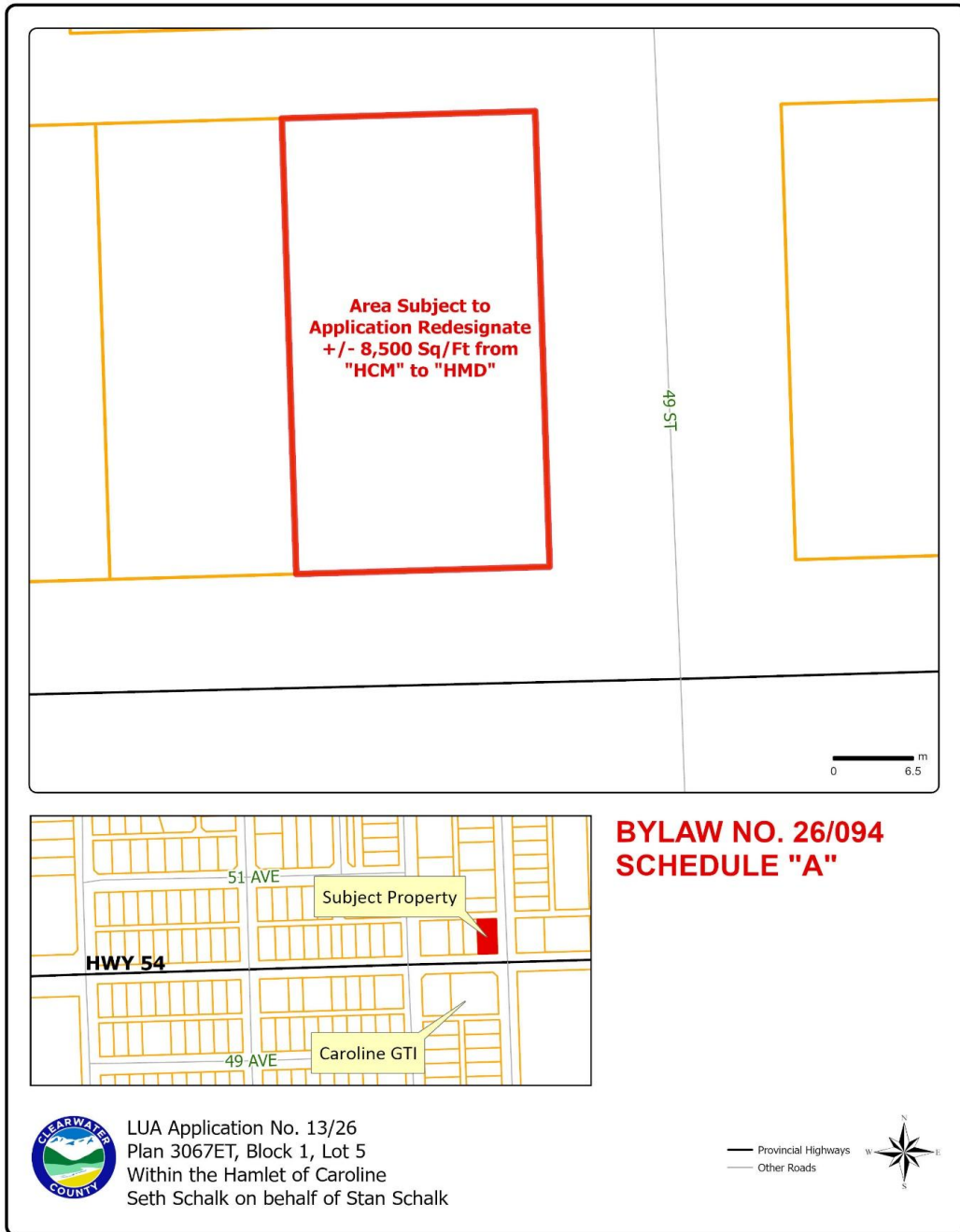
Public hearing held on ____ day of _____, ____.

Read a second time on ____ day of _____, ____.

Read a third and final time on ____ day of _____, ____.

Reeve

Chief Administrative Officer





Aerial Photo
LUA Application No. 13/26
Plan 3067ET, Block 1, Lot 5
Within the Hamlet of Caroline
Seth Schalk on behalf of Stan Schalk

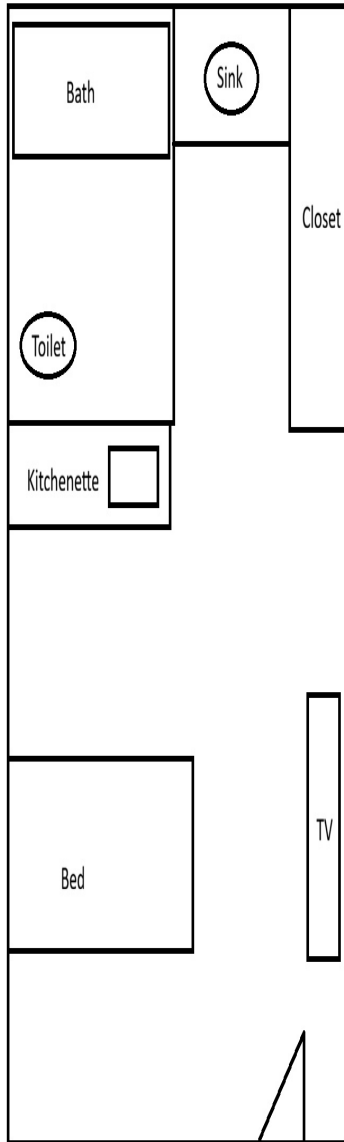
Provincial Highways ———
Other Roads ———
Rural Address 





Surrounding Lands
 LUA Application No. 13/26
 Plan 3067ET, Block 1, Lot 5
 Within the Hamlet of Caroline
 Seth Schalk on behalf of Stan Schalk





Residential Lease Agreement

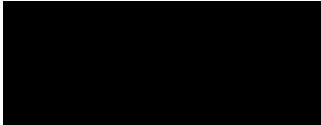
This agreement is made on the _____ day of _____, 20____.

The Landlord

and

The Tenant:

1256237 AB LTD



Name of Tenant

Name of Tenant

1. The Landlord agrees to rent to the Tenant the premises at:
Room/Address # _____ 4904 50th Ave, Caroline, AB _____
2. Term of Tenancy: Month to month
Tenancy start date _____, 20____,
3. The Rent is as follows (monthly):
Room: _____
Parking: _____
Other: _____
Total Monthly Rent: _____
Tenant's Phone: _____
Tenant's Email: _____

Each Tenant is equally responsible for full payment of the rent. The Landlord may collect rent from any or all Tenants named in this agreement.

The Tenant will pay the total rent through (check one)

_____ Direct Deposit

_____ E-transfer

_____ Cash paid by the first of the month

_____ Government cheque

Rent includes the following: Electricity, Heat and Water; the Tenant is responsible for any other utilities and services and must pay the appropriate authorities for them (phone, cable, etc.).
Etransfers can be paid to "**alixinn@hotmail.com**"

_____ Initials

4. Other Occupants

We agree, that in addition to the Tenant(s) named above, the following occupants will live in the premises:

Names: _____

- No pets are allowed in the building or rooms unless written permission from Landlord.
- We agree that NO other occupants will occupy the premises without the written consent of the Landlord and the Tenant.

5. Security Deposit

The Tenant has paid to the Landlord a security deposit of \$ _____ (one month's rent).
The Landlord may make deductions for:

- a) Repair or damage to the premises caused or permitted by the Tenant.
- b) Cleaning needed to make the premises reasonably clean.
- c) Rent owed to the Landlord.
- d) Keys that are lost or unreturned.
- e) Any other liability or obligation owed by the Tenant to the Landlord

6. Insurance

The Tenant must insure his or her property against damage or loss.

7. Condition of the Premises

Tenant must document any damage during move-in on the signature page so that deductions will not be made for any previous damage to room.

8. Entry Premises by Landlord

The Landlord is required to give the Tenant 24 hours' written notice to enter the suite.

The Tenant has received a copy of this agreement, signed by the Landlord or Landlord's Agent this _____ day of _____, 20 _____.

_____ Initials

9. Building Rules and Regulations

We agree to the following building rules and regulations. The Landlord may make reasonable changes from time to time by giving written notice to the Tenant.

- a) Noise which, in the opinion of the Landlord, disturbs the comfort of the other Tenants must not be permitted in the premises.
- b) The Tenant must not leave guests in charge of the premises nor have guests stay overnight without notifying the Landlord. Guest hours are 8am till 10pm. Any guest issues outside of these hours will result in immediate eviction.
- c) The Tenant must obey any reasonable rules posed regarding the use and care of the building, parking lot, laundry room and other common facilities that are provided for the use of Tenants.
- d) The Tenant must not place or expose anywhere inside or outside the premises any placard, notice, or sign for advertising purposes.
- e) The Tenant must have no more than 2 guests in the building at any time.
- f) The Tenant must dispose of all garbage from the premises in a proper manner.
- g) The hallways, passages and stairs of the building in which the premises are situated must be used only for going to and from the premises. The Tenant must not block those areas with boxes, furniture, or other material or leave rubbish in those and other areas used by the Tenants.
- h) The Tenant must not do any structural alterations, painting, papering or redecorating without the prior written consent of the Landlord.
- i) The Tenant must not install any electric wiring or heating units in the premises without the prior written approval of the Landlord. No Air Conditioners allowed unless written permission from Landlord (additional \$50 monthly charge during summer months).
- j) The Tenant must not keep combustible material or flammable liquid on the premises except in small quantities and in containers approved for this purpose.
- k) If the Tenant is absent and the premises are unoccupied for an extended period, the Tenant must let the Landlord know that he/she will be absent and arrange for regular inspections by a competent person.
- l) The Tenant must keep noise down between the hours of 10:00 pm till 7:00 am.
- m) The Landlord can choose to ban any guest of the Tenant for any reason and the tenant must comply.
- n) No pets or animals of any sort shall be allowed or kept in or about the premises without the prior written consent of the Landlord.
- o) Tenant is to check the smoke detectors monthly in their rental unit and advise the landlord or management of any malfunctions as per the National Fire Code.
- p) Only propane barbecues permitted on balconies with written permission from the Landlord.
- q) No smoking in building

ANY breaking of rules can result in eviction.

Smoke Alarm, Inspection, Testing and Maintenance Records

3

_____Initials

The above location was tested on the lease date

 E / B Type of Alarm (electric/battery) (circle one)

 Tested/Cleaned

 Visual Inspection

 Provided CAN/ULC-S552 to tenant (last page of lease to be given to tenant)

Tenant Signature

The Tenant agrees the room is in good shape unless otherwise written on this page.

Any Issues (please write down):

Dated the _____ day of _____, 20____.

Signed by the Landlord in the presence of:

Witness

Signature of Landlord or Landlord Agent

Signed by the Tenant in the presence of:

Witness

Signature of Tenant

This page to be left with Tenant

_____Initials

**MAINTENANCE AND TESTING OF SMOKE ALARMS
(TENANT COPY)**

Prior to moving into a dwelling unit, the owner of the (leased or rented) dwelling unit shall ensure smoke alarms are tested and cleaned prior to occupancy and provide tenants with information concerning ongoing smoke alarm inspection, testing and maintenance.

Each smoke-alarm shall be visually inspected to ensure that the smoke-alarm is securely fastened to the ceiling or wall.

Each smoke-alarm shall be visibly inspected to ensure that it is not obstructed in a manner that would prevent smoke from reaching or entering the smoke-alarm. The ventilation holes of the smoke-alarm shall be kept clean.

MAINTENANCE AND ANNUAL TESTING

The exterior of the smoke-alarm shall be vacuumed with a household vacuum cleaner. A brush attachment may assist in removing accumulated dust on the cover.

After vacuuming, each smoke-alarm shall be tested using smoke or simulated smoke intended to test smoke-alarms. Smoke may be generated with a smoldering incense stick, punk stick, candle after flame is blown out or a cotton string in a suitable metal of fire-resistant container.

REPLACEMENT

Smoke alarms shall be replaced if:

- A. The smoke-alarm does not sound an alarm during either of the following tests for AC powered (wired - in) units, or after having replaced the battery in battery operated units:
 - (i) Testing using smoke or simulated smoke intended to test smoke-alarms and
 - (ii) Testing by means of the test button.
- B. The exterior case is physically damaged;
- C. The exterior case has been painted;
- D. The smoke-alarm is covered in smoke stains or heavy grease or dirt accumulation;
- E. The smoke-alarm causes frequent false alarms that are not the result of cooking or steam; or
- F. Battery terminals are corroded.

All smoke-alarms shall be replaced after 10 years of service.

ADDITIONAL TESTING AND BATTERY REPLACEMENT

Batteries shall be replaced when a low battery signal sounds. Battery operated smoke-alarms sound an intermittent audible signal to indicate a low battery condition.

Battery operated smoke-alarms shall be tested using smoke or simulated smoke intended to test smoke-alarms –or- by means of the test button when the occupants have been absent for more than seven consecutive days.

AC powered smoke-alarms shall be tested using smoke or simulated smoke intended to test smoke-alarms –or- by means of the test button after any changes have been made to the electrical system in the dwelling unit. Electrical switches installed to control lighting or receptacles shall not remove power to the smoke-alarm.

From: CAN/ULC S552-02

11.5 Hamlet Multiple-Dwelling (HMD) District

Purpose and Intent

The purpose and intent of this District is to accommodate a mix of medium and higher-density housing options within hamlets.

Exempt, Permitted and Discretionary Uses

- a) The following uses shall be Exempt Uses, Permitted or Discretionary with or without conditions provided that the application complies with the regulations of this District and Bylaw:

Exempt Uses (No Development Permit Required)	
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance and other uses refer to Section 3.2: Development Permits Not Required	Personal Recreation Vehicle Storage (maximum of 1)
Accessory Building: not exceeding 23.2 square metres (250 sq ft);	Private Greenhouse (less than 23.2 square metres (250 sq ft) as an accessory building)
Construction Trailer	Propane/Fuel Tanks in compliance with Safety Codes legislation
Construction and maintenance of that part of a utility placed in or upon a public right-of-way or public utility easement;	Retaining Wall (provided the retaining wall is not located within 30 metres of an escarpment and is not more than 1.0 metres at the highest point)
Day Home	Stripping & Grading (as part of approved development)
Deck/Patio (provided it complies with lot coverage and setback regulations)	Signs Exempt as Per Section 10.2
Demolition (in accordance with Section 3.2)	Solar Collector < 30 kW: attached to a wall or roof of a building
Direct Market Sales	Temporary Sea-Cans in accordance with regulations of Section 9.28
Dugouts, fishponds, driveways	Telecommunications Tower
Flagpoles, Towers or other poles that don't exceed 5.0m (16.4 ft.)	Temporary Use of Building for Emergency Purposes or Election Purposes
Personal Use Agriculture	Temporary Living Accommodation in Personal Recreation Vehicle (in accordance with Section 9.20)
Landscaping that does not impact drainage	

Permitted Uses	Discretionary Uses
One Accessory Building over 23.2 square metres (250 sq ft)	Additional Accessory Building(s) beyond those listed as Permitted Uses
Dwelling - Duplex	Dwelling – Bed and Breakfast
Dwelling - Secondary Suite	Dwelling – Boarding House
Home Occupation – Minor	Dwelling – Mixed-Use
Solar Collector < 30kW: free-standing	Dwelling – Relocated
	Dwelling – Multi-Unit
	Home Occupation - Major
	Home Sales Center
	Parks – Minor
	Public Utility
	Sea-Can
	Short Term Rental
	Show Home
	Stripping & Grading
	WECS-small

Site Regulations

b) The following regulations shall apply to all approved development within this District:

Minimum Parcel Size (Dwelling - Duplex)	230.0m ² (2475.7 sq ft)
Minimum Parcel Size (All Other Uses)	At the Discretion of the Development Authority
Maximum Lot Coverage (Dwelling - Duplex)	No buildings, structures or impervious surfaces shall cover more than 65% of the total lot coverage
Minimum Lot Width (Dwelling - Duplex)	7.5m (24.6 ft)
Maximum Lot Coverage (All Other Uses)	At the Discretion of the Development Authority
Minimum Lot Width (All Other Uses)	At the Discretion of the Development Authority
Front Yard Setbacks	7.5m (24.6ft)
Side Yard Setbacks	1.52m (4.99 ft) 3.0m (9.84 ft) for a side property line abutting a public road right-of-way (corner lots) 0.0m for duplex lots with a shared party wall
Rear Yard Setbacks	6.0m (19.7 ft) from the rear property line

Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation and Economic Corridors
Maximum Building Height	8.0m (26.24 ft) for a dwelling unit
	5.0m (16.4 ft) for an accessory building

Special Requirements

Servicing

- c) Any multi-residential housing options, including duplexes shall be required to be connected to a piped system.

Subdivision

- d) All new subdivisions within hamlet boundaries will be required to connect to municipal services, where available. If services are not currently available, a deferred services agreement will be registered on title.

Hamlet of Nordegg (for applications within the Hamlet of Nordegg)

- e) See Part 12: Hamlet of Nordegg Lot and Building Design Regulations for additional regulations that apply to lots with this designation within the Hamlet of Nordegg.



Agenda Item Report

Regular Council Meeting

AIR Type:	Presentation					
SUBJECT:	Public Hearing for Development Permit No. 51/25, Development & Operation of an Aggregate Extraction/Processing Operation, Sections 1 & 2-37-07 W5M, Premier Tech Horticulture Ltd.					
PRESENTATION DATE:	Tuesday, June 23, 2026					
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Holly Bily, Senior Development Officer Kim Gilham, Manager of Planning & Rick Emmons, CAO					
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation					
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (LUB No. 25/050 and MDP (2023))					
<p>Council Values</p> <table border="0"> <tr> <td style="text-align: center;"> Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry. </td> <td style="text-align: center;"> Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing. </td> <td style="text-align: center;"> Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits. </td> <td style="text-align: center;"> Community Social Growth Ensure the health and well-being of our communities and its residents. </td> <td style="text-align: center;"> Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come. </td> </tr> </table>		 Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.	 Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.	 Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.	 Community Social Growth Ensure the health and well-being of our communities and its residents.	 Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.
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<p>ATTACHMENTS:</p> <p>Aerial Map</p> <p>Letters Read Aloud - April 2026</p> <p>Letters Received June 2026</p>						

STAFF RECOMMENDATION:

Pending the results of the public hearing, Council will consider whether or not to grant Development Permit No. 51/25.

BACKGROUND:

This is a non-statutory public hearing, at Council's request, to provide opportunity for county residents and agencies to speak directly to Council on the development and operation of an aggregate extraction/processing operation. This application was initially presented to Council on April 28, 2026 and can be found [here](#).

Premier Horticulture Ltd. application is to develop and operate an aggregate extraction/processing operation, being a peat harvesting project. The subject lands are located three and a half (3 1/2) miles northwest of the Highway 22 & 54/591 intersection and approximately one (1) mile southwest of Dovercourt Community Hall. Legally described as Pt. Section 1 & 2-37-07 W5M. Mudd Creek borders this proposal to the north which flows downstream to the Clearwater River, located approximately five (5) miles to the east.

The subject lands are crown-owned and designated Direct Control- Aggregate Extraction (DC-AE) District, wherein the proposal is a listed discretionary use. In the DC-AE District, Council is the sole decision maker with no option to appeal to the Subdivision & Development Appeal Board, as per the Municipal Government Act (MGA) Section 685(4).

For those who may not be familiar, peat harvesting involves the extraction of partially decomposed plant matter found in waterlogged, acidic bog environments. Any natural resource extraction has environmental repercussions. Harvesting peat drains waterlogged bogs that can result in habitat loss, degradation to water quality, increased greenhouse gas emissions, and reproduction can take centuries. The province has mapping resources to identify areas for peat harvesting, such as the subject lands, to manage and reduce impacts to sensitive lands, fish & wildlife, and species at risk.

The applicants first approached Clearwater County in 2012, as part of their consultation requirement with Alberta Environment & Protected Areas, as well as for the Water Act notification and first nations consultation. Permission was granted by Alberta Forestry & Parks: Public Lands, to explore the lands (outlining the quality and quantity of peat to support their commercial operation), which is a requirement prior to applying for their disposition. The findings were reviewed, along with the applicants Biophysical Report (watershed/hydrology/vegetation description, soil/bog information, fish & wildlife species and habitat, hydrology, water quality), Development & Operational Plan (site details, operations, and assessment impacts & mitigation measures), and their Conservation & Reclamation Plan (meeting the requirements of Environmental Protection & Enhancement Act, associated conservation & reclamation regulations, and public lands administration regulations). The Conservation and Reclamation Plan also addresses monitoring re-establishment of hydrology and associated monitoring for reclamation. The proposal aligned with the Public Lands Act. Therefore, an approved disposition for SML 090026, containing 140.6 ha (347.43 acres), was issued by Alberta Forestry & Parks remaining effective until February 26, 2035. Note, annual reports are required.

Peat harvesting also requires approval from Alberta Environment & Protected Areas to manage surface water, potential siltation, and drainage alteration. The same reports outlined above were also submitted to Alberta Environment for their consideration; along with additional information addressing drainage management and water diversion (surface), water monitoring (use, flow, level, quality, quantity and monitoring equipment), and overall water ecosystem. Public notification is a requirement of the Water Act. The proposal aligns with the Water Act Peat Policy (2017), Environment Protection & Enhancement Act, and Public Lands Act. Therefore, Water Act Approval, No. 00403446-00-00, was issued by Alberta Environment & Protected Areas, remaining effective until April 3, 2050. Please note, this approval does not allow mining into the groundwater or offsite water diversion.

As part of the development permit application process, public consultation with adjacent landowners is a requirement. The intent is to gather feedback in hopes of mitigating concerns prior to submitting a

development permit application with the County. An Open House shall be advertised in the newspapers prior to the event. Premier Horticulture held their Open House in June of 2025 at the Dovercourt Community Hall.

Premier's proposal is to harvest peat for commercial use, producing peat based horticulture products like ProMix, utilizing Canadian sphagnum peat moss. They mine a natural resource to produce a product that enhances plant growth for agriculture producer(s), professional commercial greenhouse operators, and home gardeners.

This project will require upgrades and construction of internal roads and access road, development of a yard site, site preparation, project operations, and reclamation. The yard site, located in the northeast portion of SE 2-37-07 W5M, will have a quonset style shop, mobile office, utility shed, containment pad for diesel and waste oil storage tanks, generator/batteries, equipment storage, and staff parking.

Site preparation includes tree clearing & removal, perimeter & secondary ditching (in and around the project area), field profiling and harrowing, sediment ponds development, and installation of a pump station. A forty (40) metre undisturbed tree buffer is to remain around the project area, in its entirety. As well as a 100 metre natural vegetation buffer from the southerly bank of Mudd Creek, which flows into the headwaters of the Clearwater River.

Project operations include harvesting, stockpiling, hauling, and reclamation. The total peat harvesting area is 119.9 ha (296.28 acres). Operations are to occur in five phases over portions of five quarter sections, commencing in the east central portion, continuing east in Phase Two, then west till completed for Phase 3, 4, and 5. Each stage is outlined to be reclaimed within three years of closing the harvested Phase. This project does divert surface water within the lands utilizing secondary ditches. Once a harvested section is completed, water flows through the secondary ditches to perimeter ditches, prior to flowing into one of three sedimentation ponds, and entering the pump station to be released into the undisturbed natural vegetation area of Mudd Creek. All water flowing through the pump station goes through an agriculture irrigation system. Stockpile location is along the access road for ease of hauls and to create a buffer for the site. When stockpiles remain onsite for longer durations they will be covered. This project will operate year-round with training and maintenance occurring during the winter months, and the harvest operations during April through November, weather dependent. Hauling is proposed year-round with the exception of January when the plant facility is closed for maintenance.

The operating schedule requested is Monday to Friday, 8 am to 4 pm, during the winter months and 7 days/week, 7 am to 9 pm, during harvest. Please note, harvest is weather dependent therefore harvesting activities are estimated to be 80 days/year. The applicants have outlined approximately fourteen (14) employees: a supervisor, seasonal harvesters, and three to four (3 to 4) truck drivers. Access/ egress, including the haul route, is via Range Road 7-1 , Township Road 36-5A, to Highway 22 wherein truck traffic will proceed south to the plant facility in the City of Olds. Truck traffic associated with hauls is estimated to be 1000 trucks/year, which is approximately 3 truck trips/day. The site will be gated at the entry with speed signage posted throughout. The Lifespan for this project is thirty (30) years.

POLICY CONSIDERATIONS:

Municipal Government Act

685(4) Grounds for Appeal: Despite subsection (1), (2), (2.1) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) is made by Council, there is no appeal to the subdivision and development appeal board

Clearwater County's Municipal Development Plan

4.2.1, PROTECTING SURFACE WATER AND GROUND WATER RESOURCES

In recognizing the importance of protecting water resources, when considering a proposed plan, redesignation, subdivision or development, Clearwater County:

- (a) shall consider the impacts of the proposal on surface water including the quantity of water, the quality of water and local area watershed conditions;
- (b) shall consider impacts on aquifers, including the quality and quantity of groundwater; and
- (c) where appropriate, may require provisions to adequately address the conservation of surface water resources and aquifers.

4.2.2, HEALTHY AQUATIC ESCOSYSTEMS

In approving a plan, redesignation, subdivision or development, Clearwater County shall seek to retain healthy aquatic ecosystems, and where appropriate, seek to improvements to the aquatic ecosystem.

4.2.3, RIPARIAN LANDS

In approving a plan, redesignation, subdivision or development for an area which includes or may impact riparian lands, being lands adjacent to rivers, streams, lakes, and wetlands, Clearwater County shall seek to minimize the loss and degradation of riparian lands, and where avoidance is not achievable to mitigate impacts on riparian lands.

4.2.4, WETLANDS

In approving a plan, redesignation, subdivision or development for an area which includes a wetland, Clearwater County shall seek to avoid the loss or degradation of wetlands, and where avoidance is not achievable to minimize and mitigate impacts on wetlands in accordance with the Provincial Wetland Policy.

4.2.11, WILDLIFE HABITAT

When approving a subdivision or development, Clearwater County may require the design to minimize impacts on wildlife habitat and where appropriate provide wildlife corridors.

4.2.16, ENVIRONMENTALLY SIGNIFICANT AREAS

The lands and features considered by Clearwater County to be environmentally significant areas are:

- (a) rivers and streams, including their valleys, ravines and escarpments;
- (b) lakes and their shorelands;
- (c) wetlands;
- (d) riparian lands;
- (e) hazard lands and features;
- (f) wilderness areas designated by the Province;
- (g) ecological reserves designated by the Province;
- (h) natural areas designated by the Province;
- (i) provincial parks designated by the Province; and
- (j) provincial recreation areas designated by the Province.
- (k) additional lands and features as determined by the Development Authority.

4.2.17, ENVIRONMENTALLY SIGNIFICANT AREAS

Where an application for subdivision or development impacts, or may impact, an environmentally significant area, Clearwater County should apply one or more of the following to help conserve the area:

- (a) directing inappropriate uses away from these areas;
- (b) requiring development setbacks;
- (c) permitting a density of development consistent with the capabilities of the area;
- (d) requiring ample open space, which may include open space corridors;
- (e) requiring, where appropriate, the conservation of areas of natural vegetation;
- (f) conserving shorelines, escarpments and other sensitive natural features;
- (g) dedicating environmental reserve and municipal reserve;
- (h) applying environmental reserve easement or conservation easements; and
- (i) applying other measures deemed appropriate by County.

4.2.19, ENVIRONMENTAL ASSESSMENT REPORT

Clearwater County may require the proponent of a proposed area structure plan, outline plan, land use redesignation, subdivision or development to prepare an environmental assessment report prepared by a qualified professional that addresses any or all of the following to the satisfaction of the County:

- (a) a description of the proposed undertaking, including any potential phasing;
 - (b) a description of the features and resources contained in the site and of the adjacent and nearby properties that may be affected;
 - (c) a description of the sensitivity of these features and resources;
 - (d) a description of the predicted effects on the features and resources;
 - (e) a description of the limitations of the criteria used in predicting effects and the persons and agencies consulted;
 - (f) the proposed actions to mitigate any adverse effects and actions to monitor the performance of the mitigation actions;
 - (g) ongoing monitoring programs; and
- any other matters required by the County.

5.2.5, AGRICULTURAL OPERATIONS

Clearwater County encourages the development of agri-business within the County where the following criteria are met to the satisfaction of the County:

- (a) legal and year-round physical access is developed to meet the applicable road standards;
- (b) the proposed subdivision or development can be serviced onsite in accordance with provincial regulations;
- (c) the proposed subdivision or development is located in a manner that minimizes any potential impacts on natural capital lands and agricultural operations; and
- (d) all other applicable provisions of this MDP and applicable County policies.

7.1.1, ECONOMIC DEVELOPMENT GOAL

Continue to recognize existing economic activities throughout the County such as agriculture production, tourism based industry and responsible extraction of natural resources.

7.1.2, ECONOMIC DEVELOPMENT GOAL

Promote appropriate economic development activities that enhance and diversify the local economy.

7.2.1, ECONOMIC DEVELOPMENT GENERAL

Clearwater County encourages the retention and expansion of existing business and industry, and the attraction of new business and industry as a means to diversify the County's economic base.

7.2.17, AGGREGATE & OTHER SURFACE RESOURCE EXTRACTION

For areas that the County has development control, Clearwater County should discourage the encroachment of incompatible uses into areas of active and potential extraction resource development.

7.2.21, AGGREGATE & OTHER SURFACE RESOURCE EXTRACTION

In order to assess an application for aggregate resource extraction and processing, Clearwater County may require the submission of a report prepared by a qualified professional which addresses any or all of the following:

- (a) proposed method and phasing of operations;
- (b) operating plan, including days of the week and hours of operation;
- (c) effects on surrounding land uses and proposed methods to mitigate impacts;
- (d) effects on agricultural land and agricultural operations and proposed measures to mitigate impacts, including the conservation of top soil through storage and return to use;
- (e) effects on natural capital lands, and measures to mitigate impacts;
- (f) site accessibility and road suitability to accommodate traffic generated by the development;
- (g) designation of haul routes and plans to upgrade and maintain the affected roads, and identify measures to mitigate impacts, including but not limited to noise, dust, and excessive maintenance problems;
- (h) the presence of surface water and groundwater, and impacts thereon, and proposed measures to mitigate impacts.
- (i) a reclamation plan, including proposed land uses;
- (j) comments by and copies of necessary permits and approvals from applicable government agencies; and
- (k) any other information deemed necessary by the County in order to process the permit.

7.2.22, AGGREGATE & OTHER SURFACE RESOURCE EXTRACTION

Clearwater County shall require applicants for new and expanded aggregate resource extraction developments to develop a public consultation plan to satisfaction of the County prior to consideration of the application by the County.

7.2.23, AGGREGATE & OTHER SURFACE RESOURCE EXTRACTION

In approving a resource extraction operation, Clearwater County may apply conditions related to any of the considerations outlined in Policy 7.2.21 and any other provision in the Municipal Development Plan.

8.2.16, RIVER VALLEYS & LAKE SHORELANDS

Clearwater County recognizes river and stream valleys as important open space and conservation corridors. The priority uses within river and stream valleys should be agricultural operations, recreation, forestry and resource extraction, each where appropriate and in manner that seek to retain the character and integrity of the valley, including natural habitat.

8.2.18, RIVER VALLEYS & LAKE SHORELANDS

In approving a subdivision or development within a valley or adjacent to a lake or permanent wetland, public access shall be provided into areas appropriate for public use in a manner that minimizes the potential for intrusions onto private land.

11.2.10, DEVELOPMENT ADJACENT TO ROADS

A development adjacent to or near a road, especially a highway or County maintained road, may be required to implement appropriate screening or buffering to the satisfaction of the County.

11.2.11, DEVELOPMENT ADJACENT TO ROADS

Clearwater County requires development that will generate higher traffic volumes to have:

- (a) legal road access;
- (b) physical road access;
- (c) be located at an appropriate location along or near a highway or a County maintained road in accordance with other applicable provisions of this Plan. and
- (d) the developer shall pay all costs associated with road upgrades required by County.

11.2.12, SUBDIVISION & DEVELOPMENT REQUIREMENTS

Through the subdivision and development approval process, Clearwater County:

- (a) shall require the provision of road right of way, including road widening for adjacent public roads and area required for road embankment and cuts;
- (b) shall require the construction of roads and accesses to County standards, and where the development is private the cost is to be the responsibility of the developer;
- (c) shall limit the number and proximity of access points;
- (d) shall require adequate setbacks to protect roads from encroachment;
- (e) shall require adequate sight lines to be maintained at intersections of roads; and may require the upgrading of County roads at the developers expense that provide access to the site being subdivided or developed.

11.2.14, VISUAL & NOISE ATTENUATION

In approving development adjacent to roads and railways, Clearwater County may apply conditions that enhance noise attenuation, including but not limited to fencing, berming and/or vegetative buffer, and to visually screen development from the road and/or railway.

11.2.16, HAUL ROUTES

Clearwater County may require natural resource extraction and/or processing operations and other major development to:

- (a) establish defined access roads to which general traffic to and from the development should be limited;
- (b) where applicable, provide and implement a haul route plan to the satisfaction of the County; and
- (c) enter into a road use agreement, which may include conditions for road maintenance and upgrades based on the size of the operation or development in accordance with the County Road Policy.

14.2.4, REDESIGNATION, SUBDIVISION & DEVELOPMENT

Clearwater County shall implement the policies of the MDP when making decisions on any proposed redesignation, subdivision or development application and on any proposed statutory plan or outline plan.

14.2.5, REDESIGNATION, SUBDIVISION & DEVELOPMENT

To provide information relevant to a proposed redesignation, subdivision or development of land, Clearwater County may require the applicant to have prepared and submitted by a qualified professional any or all of the following:

- (a) a geotechnical study;
- (b) a traffic impact study;
- (c) a water supply study addressing domestic use and fire supply;
- (d) a wastewater servicing study;
- (e) a stormwater management plan;
- (f) an environmental assessment; and
- (g) any other study or plan required by the County.

14.2.6, REDESIGNATION, SUBDIVISION & DEVELOPMENT

Clearwater County shall consider, where applicable, the following when evaluating an application to redesignate, subdivide or develop land:

- (a) impacts on adjoining and nearby land uses;
- (b) impacts on natural capital and agricultural land;
- (c) impacts on the environment;
- (d) scale and density;
- (e) site suitability and capacity;
- (f) road requirements and traffic impacts, including access and egress considerations, including Subdivision and Development Regulations related to land in the vicinity of a highway;
- (g) utility requirements and impacts;
- (h) open space needs;
- (i) availability of protective and emergency services;
- (j) FireSmart provisions;
- (k) BearSmart provisions;
- (l) Impacts on school and health care systems;
- (m) measures to mitigate effects;
- (n) County responsibilities that may result from the development or subdivision; and
- (o) any other matters the County considers relevant.

Clearwater County's Land Use Bylaw No. 25/050

8.3.2, ACCESSORY BUILDING

Accessory Buildings must be secondary and subordinate to the Principle Building or use on the same site or when more than one lot is owned by the same landowner and directly adjacent to a parcel with the principle use or building.

8.3.7 ACCESSORY BUILDING

In Non-residential Districts:

- (a) with the exception of any agricultural district, no accessory Building or any portion thereof shall be erected or placed within the front yard of any lot unless otherwise approved by the Development Authority.
- (b) An accessory Building shall be located so that it meets the minimum side and rear yard requirements of the district in which the property is located, unless otherwise approved by the Development Authority.

8.6.2, MOVED, RELOCATED BUILDINGS AND DWELLING - RELOCATED

Approval of a Development Permit for the relocation of a building may not be granted unless the Development Authority is satisfied that:

- (a) the building and the proposed location of the building meet the requirements of the land use district in which the building is to be located; and
- (b) the building is compatible with the character of the neighborhood to which the building is to be relocated.

8.6.4, MOVED, RELOCATED BUILDINGS AND DWELLING - RELOCATED

In considering an application to move a building onto a parcel of land or relocate a building within the parcel of land, the Development Officer may consider comments obtained from a referral of the application to adjacent landowners.

8.10.4 DEVELOPMENT SETBACKS FROM ROADS & INTERSECTIONS

The Development Authority may not approve an application for a Development Permit affecting land within 300 metres (1000 feet) of a provincial highway or within 800 metres (1/2 mile) of a provincial highway intersection unless the applicant provides a copy of a highway vicinity development approval from Alberta Transportation & Economic Corridor.

8.12.2 SITE ELEVATIONS/GRADE

The developer of a site is responsible to ensure that grading is completed to provide effective site drainage. The Development Authority may require a developer to submit a site grading or drainage plan to be prepared by a qualified consultant.

8.15.1, BUILDING DESIGN, CHARACTER AND APPEARANCE

In all developments, the design, character and appearance of buildings including but not limited to the use of exterior finishing materials and facade design, shall be to the satisfaction of the Development Authority.

8.15.6, BUILDING DESIGN, CHARACTER AND APPEARANCE

For Commercial, Industrial and Institutional development:

- (a) exterior finish shall be wood, prefabricated materials, stone, brick, architecturally finished block or concrete, stucco or other more permanent and durable materials, to the satisfaction of the Development Authority.
- (b) all sides of the building exposed to the view from a highway, road, or green space shall be treated as a principle facade and finished in a pleasing architectural manner that incorporates a variety of materials and changes in building articulation; and,
- (c) mechanical equipment shall be screened or incorporated into the roof envelope.

8.17.4, FENCES & SCREENING

For bulk outdoor storage associated with industrial or commercial land uses, where because of the materials are stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof to the satisfaction of the Development Authority, shall be required.

8.18.1, LIGHTING & ILLUMINATION

Lighting fixtures for exterior illumination, which are not illuminating public uses, shall be installed with the light directed and/or deflected away from the public roads and adjacent lots with consideration for dark sky lighting principles.

8.18.4, LIGHTING & ILLUMINATION

Stand-alone lighting fixtures in institutional, commercial and industrial areas shall not exceed 7.62 metres (25 feet).

8.18.7, LIGHTING & ILLUMINATION

Precautions must be taken to ensure that outside lighting does not interfere with adjoining uses or detract significantly from the natural features of the site and surrounding lands.

Definitions:

Aggregate - gravel, sand, clay, earth, shale, marl, peat, stone, limestone, sandstone, marble, granite, or other non-mineral natural resources or non-metallic ore.

Aggregate Extraction/Processing - development for the removal, extraction, processing and transmission of Aggregate for commercial purposes.

Environmental Significant Areas - are defined as areas that are critical to the long-term health and maintenance of biological diversity, physical landscape features, and/or other natural processes.

Flood Fringe - the land along the edges of the flood risk area that has relatively shallow water (less than 1m deep with lower velocities (less than 1m per second).

Floodway - the area within which the entire design flood can be conveyed while meeting certain water elevation rise, water velocity and water depth criteria. Typically, the floodway includes the river channel and some adjacent overbank areas.

Floodplain - land adjacent to a water body that is subject to periodic flooding. Also known as flood prone lands. It includes both the flood fringe and floodway. A 1:100-year floodplain, which results from a flood having a 1 percent chance of being equaled or exceeded in any given year, is used for proposed developments. In the absence of information that identifies the 1:100-year floodplain elevation, the best available data, as determined by a qualified professional able to perform a flood hazard mapping study, must be used to establish the historic high-water level for a water body.

Nuisance - anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health and safety, or is offensive to the senses. This could include that which creates or is liable to create nuisance through emission of noise, smoke, dust, odor, heat, light, fumes, vibration, fire, or explosive hazard; results in the unsightly or unsafe storage of goods, garbage, waste or other materials.

Reclamation - restoring the site to its original land use or other equivalent future land uses in accordance with the approved reclamation plan. This includes, but is not limited to, replacing the topsoil and establishing vegetation.

Resource Mining - the defined area where a non-renewable resource will be extracted. It should be clearly defined in supporting plans by a qualified consultant.

POLICY CONSIDERATION:

This proposal can only operate in specific areas, waterlogged environments. This area was identified by the province and approval from Alberta Environment & Protected Areas - Public Lands has been issued. The lands are designated DC-AE District, wherein the proposal is a listed discretionary use.

The operations proposed meet the requirements for an aggregate operation outlined in the Land Use Bylaw. Premier Horticulture held public consultation, have requested a standard haul and operation schedule, have adequate buffers for screening from roads and creek, and have a suitable access/haul route being the closest route to pavement. The yard site, and associated structures can meet the requirements for size, height, and setbacks. And, this proposal would support the economic growth and development in our community.

However, there are impacts from the operation that will affect the personal use and enjoyment on surrounding lands that are associated with extraction operations. These nuisance factors include, but are not limited to, increased dust, noise, and heavy truck traffic from the operation. Yangarra Resources and Paradis Brothers Logging also utilize TWP RD 36-5A as their heavy truck traffic route. There is a multi-lot subdivision southwest of the access onto RGE RD 7-1 & TWP RD 36-5A intersection. And, the project area is surrounded by grazing land, with an active cattle operation directly to the east whom utilize the creek as a water source. County policy aims to minimize impacts on agricultural operations, lands, and surrounding landowners.

This area is also an environmentally sensitive area. It is wetland, bordering Mudd Creek which flows downstream to the Clearwater River. It is a natural vegetation area and wildlife habitat. The County policy seeks to protect surface water and groundwater resources, retain healthy aquatic ecosystem, avoid where possible the loss of wetland, and minimize impacts on wildlife habitat. The applicants have completed various monitoring, tests, and studies to outline ways to minimize any impacts from their operations, and can further clarify for Council.

REFERRAL COMMENTS:

Referral letters were circulated to relevant agencies and adjacent landowners during the initial Development Permit application stage presented to Council on April 28, 2026. All referral comments and submissions received during the initial circulation are available in the April 28, 2026 Council meeting agenda item [here](#).

Administration received a total of seven (7) agency responses in the initial circulation. **No new Agency comments were received.**

Please note, Alberta Transportations comments were read aloud during the first presentation. See below.

Alberta Transportation

Offer the following comments and observations:

As per the MGA Transportation expects the municipality will:

- comply with applicable items related to the provincial highway in the Alberta Land Stewardship Act plan, and*
- mitigate the impacts of traffic generated by developments, approved on local road connections to the Highway system,*
- Transportation anticipates an impact on the provincial highway network from the proposal. Therefore, a memo-type Traffic Impact Assessment will be required, particularly the impacts at the intersection of Highway 22 and Township Road 36-5A.*

Administration received a total of nineteen (18) letters from adjacent landowners in the initial circulation. Ten (10) were included in the package, three (3) read aloud, and five (5) were circulated directly to Council. One submission was received in the form of a non-binding petition. In accordance with the MGA, this document is to be considered general input rather than a formal petition and has

been recorded as a single letter. All letters received are available through administrations report, being attached and linked to the previous council item.

New Adjacent Landowners letters, see attached letters.

- Tim Plante
- Kelly Pengelly
- Tracy Welsh
- Susan
- Greg Clarke
- Amanda & Timothy Paradis
- Stacey Wigley
- Ron & Shelly Thomson
- Melissa Sieben
- Derald Carroll

Please note, three (3) adjacent landowner comments were read aloud during the first presentation.

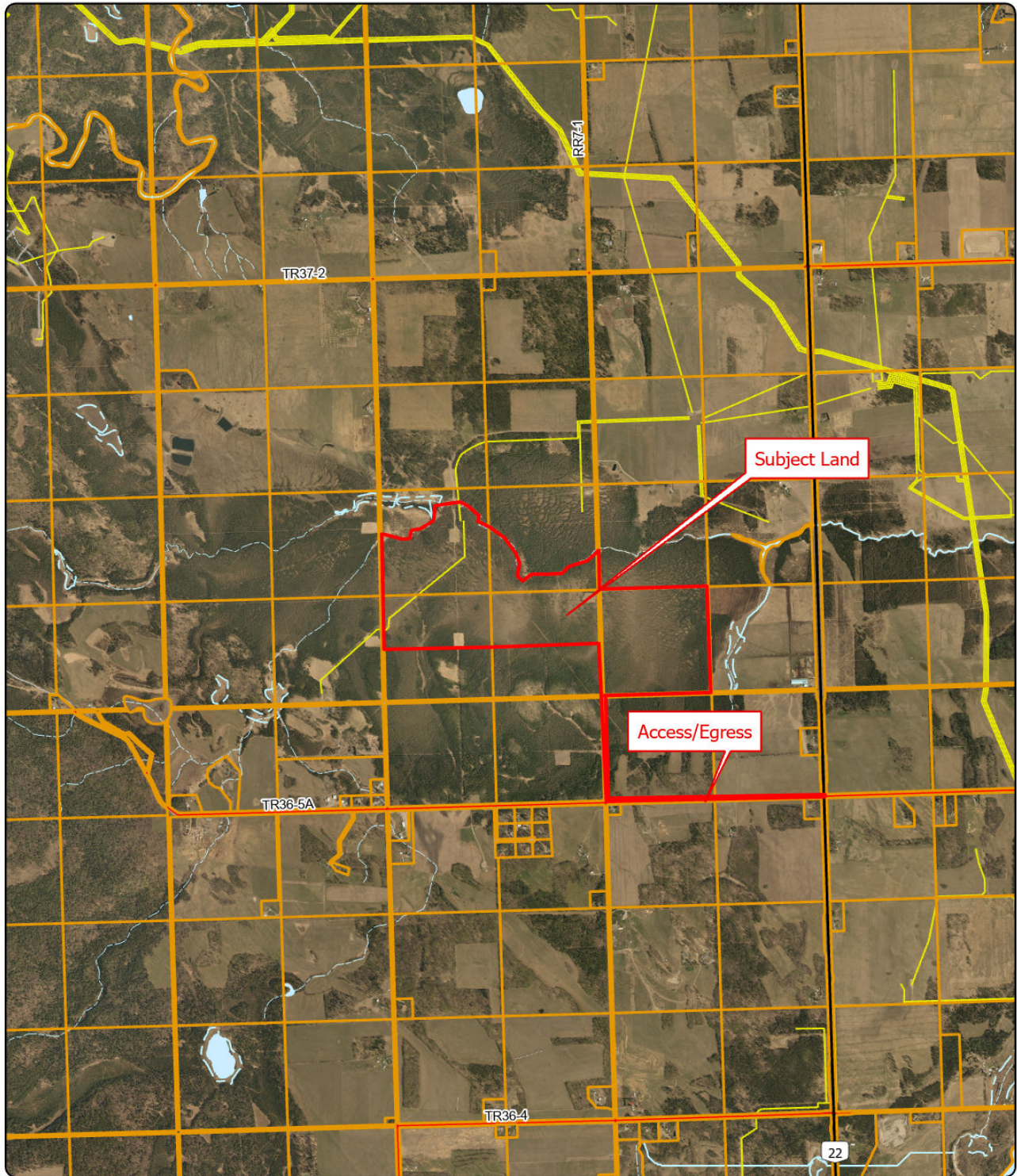
They include:

- V6 Ranch
- Joan Sieben
- Brad Schlutz







These letters are attached to this report.

PLANNING DIRECTION

Development Permit No. 51/25 was presented at the regular Council meeting on April 28, 2026, at which time the decision was tabled. At Council's discretion, a Public Hearing was scheduled for today. As required by legislation, notice of this Hearing was published in the local newspapers and posted on the County's website, inviting public comments. After considering the submissions and representations made during the Hearing, Council will determine whether or not to grant Development Permit No. 51/25.



AERIAL PHOTO
Development Permit No. 51/25
Development/Operation of Aggregate Extraction
Processing, Peat Harvesting Project
"DC-AE" District, containing 347.43 acres
within SML 090026 being
Pt. SW 01 & 02-37-07 W5M

- Pipelines 
- Property Boundaries 
- Provincial Highways 
- Gravel County Roads 
- Other Roads 
- Proposed Parcel 



April 24, 2026

To: Clearwater County

RE: Application No:51/25

To Whom it May Concern,

In 2019 my wife and I purchased our property in Clearwater County. We looked at many properties around the province but chose to settle at this particular property due to the rugged beauty, location, and diverse wildlife. The portion of Mud Creek bordering our property is a huge wildlife corridor down to the Clearwater River. The Blue Herron is watched by us and our neighbours almost daily on either side of the road. I cannot speak for the entirety of mud creek, only the portion that borders our property. This portion is home to Brown Trout, ducks, geese, Moose, deer, cougar, bear. When we purchased our property, having the creek along the border of our property was a huge asset for us. We were not informed of the intent of Promix to create a peatmoss mining operation upstream prior to the purchase of our home and when it came to our attention, we were told that our voice carried no weight since we were not on the original letter of protest. I spoke to the folks at Promix back during Covid and I had hoped for a meeting which involved all our neighbours, however they were intent on meeting individually. Once the representative learned that I wanted more information on how it would impact us upstream, communication was immediately cut off. Promix did have an open house fairly recently, but it was very glossy and slick and the people answering the questions had different answers for the same questions (we asked how many people would be employed...one neighbour was told 10 people, another between 1-5). We were told it will be a 25 year operation in which the bog will be drained and the peatmoss will be mined. If this company goes out of business before the 25 years are up, there is the chance that this site will be abandoned and never remediated (as they promise). An abandoned, partially mined peat bog is a disaster. It smells bad and creates an unnatural water table. We are also concerned about the water flow once the mining commences and how it will affect our water table downstream. Will the mining operation dry up the creek, will it cause severe flooding, will it stay the same? These are things we are concerned about and find that they were not addressed, or they were dismissed with a slightly mocking tone. One of the neighbours asked at the open house if there was anything that can be done to stop this mining operation from going ahead, and was told by a representative of Promix that this mining operation was a done deal and there wasn't much we could do to stop it. From what I understand, they already have permission from the province and this development permit is nothing but a formality. How can that be possible?

I've been doing some research on the devastating effects of peat moss mining and the more I read, the more concerned I have become. Please let me share some of what I have learned: because Peat moss is harvested from bogs and fens primarily in Canada and Russia, I understand there is a market for harvesting peat here in Canada. However, if the company offering the proposal is asking for the rights to mine in an area of complications where there is a large opposition, rather than a more logical, remote area where there would be significantly less complications, we should be asking why?

The answer is simple as anything these days.... Cost. Costs can double to access more remote locations. We all know that, but the concern here is the fact that if this company is restricted within their budget to find a premium location, are they going to be able to provide a premium job reclaiming or is their budget going to end up being too tight for that as well? Because that budget hasn't been created yet. Who knows what happens in 25 years from now when everyone involved in this has gone bankrupt? Will the province or county be liable for the cleanup or will it be left to rot and fester? Are we really protecting our future? These are real concerns as we can see from all the abandoned previously mined peat bogs. This project is degressive not progressive.

I would like to state my objection to this mining proposal due to its proposed location and ask everyone consider all aspects of this proposal with a conservational perspective as a priority. Below is some edifying information I would appreciate be considered before a decision is made. If there is profound opposition to this mining operation, maybe that should make us step back and say, why here? Is there not any better place to execute this plan?

According to many scientists including Linda Brewer, soil scientist in Oregon State's Department of Horticulture in the College of Agricultural Sciences, "Bogs represent 5% of the Earth's surface and yet they contain more carbon than all the planet's forests combined," Harvested bogs may be replanted, but that can take 30-40 years before they stop releasing carbon. These waterlogged ecosystems have sequestered carbon for 10,000 to 12,000 years. When peat harvesting companies drain and clear-cut bogs to reach the moss it destroys native habitat essential to birds, reptiles, insects, and small mammals.

Peat moss has drawbacks: it is low in nutrients, has a low pH and is not attractive to essential soil microbes. Compost offers an alternative that feeds microbes, improves drainage, and retains water, though it decomposes more quickly, Peat develops in bogs so wet they lack free oxygen, slowing decomposition. "It's like a pickling process. The highly acidic conditions in the bog preserve organic matter.

By far, the environmental factor is the greatest concern related to peat mining, but it is not the only one. Peatlands have historical value. The acidic conditions that cause slow decay within peatlands provide an historic record of climate, vegetation types, and human activity over the millennia. This history is destroyed along with the ecosystems when peatlands are mined. Peatlands have unique flora and fauna found nowhere else. These too are destroyed. Through their ability to filter and purify water, intact peatlands are referred to as “global cleaners”, contributing to healthy watersheds and preventing floods. When ditches are dug to extract peat, the water table is lowered, destroying or degrading local waterways, lakes, and wildlife habitats.

Additional aspects of peat mining that are less obvious, but of serious concern:

- In addition to carbon dioxide, peat mining releases sulfur dioxide, nitrous oxide, and methane. Nitrous oxide emitted from peatlands is approximately 265 times more potent than carbon dioxide at effecting atmospheric warming.
- Degrading peatlands release heavy metals, including mercury, all of which find their way into local waterways and lakes.
- Peat mining alters water tables, killing local trees and plants.
- For First Nations people, destruction of plants in peat mining sites means loss of traditional medicine practices.
- Significant road infrastructure damage is incurred from heavy trucking traffic.
- As mined peat dries, fires can occur along with igniting forest fires and creating explosions. Peat fires are difficult to extinguish and can last for months, emitting CO₂ and mercury at a rate 15 times higher than a forest fire.
- There are potential health risks to humans and fish habitats from the dust produced through the mining process.

Thank you for your time,

Brad Schultz



To Whom It May Concern,

I am writing to express my strong opposition to the proposed peat extraction and processing plant planned for development across from where I live with my daughter and her children on Town Ship Road 36-5A.

As an elderly resident with mobility challenges, I rely heavily on the relative safety and quiet of my immediate surroundings to maintain my independence and quality of life. Walking in my area is not simply a leisure activity—it is one of the few ways I am able to stay active, manage my health, and remain connected to my environment.

The introduction of a peat extraction and processing operation would bring a significant increase in heavy equipment traffic along my road. This change raises serious safety concerns. Large trucks and industrial vehicles moving frequently through the area would make it far more dangerous for someone in my condition to walk safely. The risks are not theoretical—they would directly and immediately impact my ability to move freely and confidently near my own home.

Beyond safety, the increased noise, dust, and overall disruption associated with such an operation would fundamentally alter the character of this area. What is currently a relatively peaceful country area with a manageable environment would become industrialized, creating stress and hardship for those of us who are least able to adapt to such changes.

I respectfully ask that my situation be taken into careful consideration. Developments like this do not affect all residents equally, and for individuals like myself, the consequences are especially significant. I urge decision-makers to consider the human impact—particularly on vulnerable residents—when evaluating this project.

Thank you for your time and attention to this matter.

Sincerely,



Joan Sieben

re: application # 51/25

Holly Bily

From: Barry Green [REDACTED]
Sent: April 27, 2026 3:33 PM
To: Holly Bily
Subject: Content-PDF RE: Premier horticulture proposal - referral letter

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Holly,

Our questions directly related to our own operations are:

- Road construction dates and if it will impact our grazing schedule.
- Gates and access off the prosed road to the grazing lease coincides with grazing operations.
- Location of the fences (will there be fences on both sides of the road?)

Our concerns related to the project are:

- We were not notified or contacted earlier.
- Increase in general road traffic in the area.

Thanks

Barry Green

V-six Ranch

[REDACTED]

[REDACTED]

Holly Bily

From: Jordon Northcott - Ward Four
Sent: June 12, 2026 2:56 PM
To: Holly Bily; Rick Emmons
Subject: Fwd: Peat moss development

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Tim Plante [REDACTED]
Date: May 8, 2026 at 9:08:18 AM MDT
To: Jordon Northcott - Ward Four <JNorthcott@clearwatercounty.ca>
Subject: Peat moss development

Good morning Jordan this is Tim Plante.

Sorry to bug you I hope you're keeping well, I just wanted to let you know that I am in support of the peat moss project. We need jobs here We need economic growth We need more people We need younger families moving to the area. We have an aging seniors and growing seniors population and a declining youth population in our area and most of the older folks that don't want any development and don't want any people moving here are not thinking about who's going to wipe their ass in 10 years. We need younger families and more people moving here. I know you guys are all about protecting the agriculture land and while that's all good and true you take a drive and look how much land farmers have that is just going to waste. Like now you can't even approve a little acreage for someone but yet the farmers can sit on all this land not even bother fencing it don't even bother using it and that's just fine? Doesn't make any sense to me. Clearwater County is not primarily an agriculture county it is primarily oil and gas The numbers don't lie, forestry second and farming third and actually farming's probably fourth because tourism would be Right up there probably in the same ballpark as farming. That's my two cents we're supposed to be to give our county councilors are input so if there's another number for you that you want me to text or call just let me know. Thank you

Holly Bily

From: Jordon Northcott - Ward Four
Sent: May 7, 2026 8:41 AM
To: Council Distribution Groups; Rick Emmons; Holly Bily
Subject: Fwd: Quebec peat mining at dovercourt

For information

Begin forwarded message:

From: Kelly Pengelly [REDACTED] >
Date: May 7, 2026 at 7:51:34 AM MDT
To: Jordon Northcott - Ward Four <JNorthcott@clearwatercounty.ca>
Subject: Re: Quebec peat mining at dovercourt

[REDACTED]

Good morning Jordon, yes please forward this email.

Also for consideration; is there any hard examples of benefits to communities and environment? Other than wealth transfer. Economics of this project will absolutely fade to nothing in time, where this wetland is natural millennial history and future if it's left alone and protected.

Regards
Kelly Pengelly

On Tue, May 5, 2026, 10:58 p.m. Jordon Northcott - Ward Four
<JNorthcott@clearwatercounty.ca> wrote:

Thank you Kelly, are you ok if I forward your email to the rest of council for consideration

Thank you,
Jordon
1403895-2649

On May 5, 2026, at 2:34 PM, Kelly Pengelly <[REDACTED]> wrote:

[REDACTED]

Hi Jordan I hope to find you well.

Michele and I are concerned and opposed to any development of the wetland.

- DESTRUCTION INCLUDES BuT NOT LIMITED TO :
- MAJOR AQUIFER FOR WELL WATER FOR RESIDENTS
- WATER FOR LIVESTOCK
- FISH DESTROYED IN MUD CREEK
- SURROUNDING WETLANDS COMPROMISED
- WETLAND ANIMAL HABITAT
- UNGULATE WILDLIFE HABITAT
- BIRD HABITAT
- NON RENEWABLE RESOURCE
- WILDLIFE HABITAT
- EYESORE FOR EVER AFTER MINING COMPLETE
- EXTRA TRAFFIC ON LOCAL ROADS

ITS A NO FOR US!

sincerely Kelly Pengelly

Holly Bily

From: Breanne Powell - Ward One
Sent: May 12, 2026 5:52 PM
To: Rick Emmons; Kim Gilham; Holly Bily
Subject: Fwd: Project Muskegs.

FYI letter 3
Sent from my iPhone

Begin forwarded message:

From: Jordon Northcott - Ward Four <JNorthcott@clearwatercounty.ca>
Date: May 8, 2026 at 9:35:44 AM MDT
To: Council Distribution Groups <councillors@clearwatercounty.ca>
Subject: Project Muskegs.

Fyi

Begin forwarded message:

From: TRACY WELSH <[REDACTED]>
Date: May 8, 2026 at 7:58:30 AM MDT
To: Jordon Northcott - Ward Four <JNorthcott@clearwatercounty.ca>
Subject: Project Muskegs.



Dear Jordon,

I am writing to formally express several concerns regarding the proposed project on Crown Land that intends to utilize Road 36.5A for access.

As a resident who lives directly on Road 36.5A, I am deeply concerned that the substantial volume of material traffic associated with this project will cause severe and lasting damage to the road infrastructure. I believe we must address the road maintenance and repair plan before operations begin.

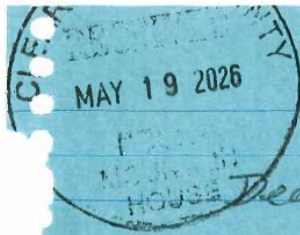
Furthermore, given that this project is situated within Clearwater County, I would appreciate clarification on the distribution of generated revenue. We need to confirm whether these funds will be allocated to the Clearwater County budget or to the Alberta government.

Finally, I suggest the team consider alternative Crown Land locations—of which there is plenty to the west and north within Clearwater County—that may mitigate the impact on existing infrastructure and local residents.

I would appreciate the opportunity to discuss these critical concerns with you soon.

Regards,

Tracy Welsh



Dear County Councillors and whom this may concern.

Hi, I am writing you this letter in concern of the Peat Moss extraction in which is just off the Hwy 22 north of the Clearwater store (west of Caroline) I grew up on this road in which the extraction is maybe going to be, I would like to tell you that I 100% disagree with this Peat Moss extraction for reasons which I believe are important to Clearwater County.

#1 is Quebec is the province that is allegedly go to do this extraction, this is a company from far away in which I believe will not be benefitting Alberta or Clearwater County people at all.

#2 there is many animals, birds and even fish that will lose they're habitat and will never get it back. Also there is a creek that flows throu this area of the peat moss extraction, it will b no more if this extraction would be allowed.

#3 The Peat Moss Extraction will be an intrusive eye sore, in which vegetation will never be replaced.

#4. Most Important - As I said I grew up on this road, I remember the friends and families that lived and died in that area. There was a child buried on that land where this is planned for extraction. Does n'f this matter... →

Yes, Gladys and Carl Jensen lost a small child n it was buried on their premises. If you've ~~been~~ ever travelled down that road, you most likely seen daisies growing like wild, that's because they planted a few @ there child's burial site.

Please do the right thing and stop this Peat Moss Extraction.

Thanks you
Susan

P.S. Also I have enclosed 3 pages with signature that oppose this Peat Moss Extraction.

Please take my letter into consideration

Holly Bily

From: Breanne Powell - Ward One
Sent: May 22, 2026 8:22 AM
To: Rick Emmons; Holly Bily; Kim Gilham
Subject: Fwd: Development Permit Application No. 51/25 - proposed peat harvesting / aggregate extraction-processing project Lands identified in County materials Pt. Section 1 and 2-37-07 W5M / SML 090026

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Greg Clarke <[REDACTED]>
Date: May 21, 2026 at 1:14:18 PM MDT
To: Jordon Northcott - Ward Four <JNorthcott@clearwatercounty.ca>, Drew McKay - Ward Three <dmckay@clearwatercounty.ca>, Breanne Powell - Ward One <bpowell@clearwatercounty.ca>, Hazen Letwin - Ward Two <hletwin@clearwatercounty.ca>, Tyler McCauley - Ward Five <tmccauley@clearwatercounty.ca>, Bryan Cermak - Ward Six <BCermak@clearwatercounty.ca>, Lorne Humphrey - Ward Seven <lhumphrey@clearwatercounty.ca>
Subject: Development Permit Application No. 51/25 - proposed peat harvesting / aggregate extraction-processing project Lands identified in County materials Pt. Section 1 and 2-37-07 W5M / SML 090026

Dear Reeve and Councillors,

Please accept this email as a formal Request to Deny Development Permit Application No. 51/25, as supporting material from concerned Clearwater County residents regarding the proposed Premier Tech Horticulture Ltd. peat harvesting/aggregate extraction- processing project. I respectfully ask Clearwater County Council to deny Development Permit Application No. 51/25.

This request is made respectfully and with recognition that Council must consider economic activity, land use, provincial approvals, technical reports, and the interests of both the applicant and the affected community. Our concern is narrower and practical: whether this proposed long-term industrial peat extraction use is compatible with this specific location, this wetland

and Mud

Creek system, nearby farms and residences, local roads, wildlife habitat, and the County residents long-term public interest.

Core position: provincial approvals and proponent studies do not remove Council's local land-use responsibility. Council still has to decide whether this use fits this place.

Key Reasons Council Should Treat This as a Serious Land-Use Decision

- Water and Mud Creek: The project materials themselves discuss drainage, sedimentation ponds, discharge locations, outlet controls, surface water monitoring, Mud Creek and unnamed tributary considerations. That confirms water movement and water quality are central issues, not side issues.
- Wetlands and muskeg: Peatland/muskeg is not empty land. It functions as a water-storage, water-filtration, habitat, and carbon-storage system. Once drained and placed into an industrial operating cycle, original wetland function may not be practically restored for residents, wildlife, or downstream water systems.
- Wildlife and habitat: The project's own wildlife planning materials identify species of concern and potential effects such as direct habitat loss, indirect habitat loss, and mortality or injury. Mitigation after disturbance is not the same as preserving intact habitat.
- Adjacent residents and farms: Resident submissions raise practical concerns about truck traffic, road safety, dust, noise, livestock, wells, daily farm operations, property use, and rural quality of life. These are legitimate land-use concerns, not merely private inconvenience.
- Monitoring, enforcement and public confidence: Monitoring after approval is not the same as preventing harm before approval. A project of this scale and duration should meet a high standard for independent evidence, enforceable conditions, and meaningful consultation.

Respectful Request

For these reasons, residents respectfully request that Clearwater County Council:

- Deny Development Permit Application No. 51/25;
- recognize affected residents' concerns as legitimate land-use concerns;
- give meaningful weight to water, Mud Creek, wetlands, wildlife, traffic, dust, noise, adjacent

land use, monitoring, enforcement, and reclamation reliability;

- avoid placing the burden of uncertainty on nearby residents, local water systems, and the surrounding rural community; and

- if Council is not prepared to deny the application outright, defer any approval until independent, site-specific third-party review is completed and residents have a full and fair opportunity to review and respond to the complete record.

Backup request if Council does not deny: defer any approval until independent review addresses hydrology, groundwater/wells, Mud Creek water quality, wildlife, traffic, peat dust, noise, fire/emergency response, reclamation feasibility, monitoring, enforcement, stop-work triggers, bonding/security, cumulative impacts, and consultation adequacy.

Closing

As a resident, I am asking Council to protect a sensitive rural landscape, nearby landowners, water systems, wildlife habitat, and public confidence in County decision-making. Some decisions carry consequences that cannot easily be undone. This is one of those decisions.

I therefore respectfully ask Clearwater County Council to vote no and deny Development Permit Application No. 51/25.

Respectfully submitted,
Greg Clarke

█

Holly Bily

From: Amanda Paradis <[REDACTED]>
Sent: May 24, 2026 9:30 AM
To: Holly Bily
Subject: File DP 51/25

To Clearwater County Council,

I am writing to express my opposition to the proposed peat moss harvesting operation within Clearwater County. Development Permit Application No. 51/25. This is a response to the recent letter sent out Re: Public Hearing.

Our acreage is located very closely to the proposed site approx within 1 km of the working area.

While I understand that provincial approvals related to land use, water, and environmental considerations may already be in place, municipalities still play a critical role in evaluating the operational impacts these types of industrial activities have on local residents, infrastructure, and surrounding communities.

My concerns relate specifically to the operational realities and long-term impacts this project could create for Clearwater County, including:

- Increased industrial traffic on twp 36-5a, including heavy truck use that may accelerate road deterioration and increase maintenance costs borne by taxpayers.
- Dust, noise, and disruption affecting nearby residents, agricultural operations, and recreational users of the area.
- Long operating hours and ongoing industrial activity disrupting the quiet enjoyment and rural lifestyle that residents chose when living in the country.
- In the provided proposal it states operational hours of 7am to 9pm 7days a week during peak season. This greatly impacts the life of the residents.
- Concerns regarding residents being subjected to industrial work days and operational disturbance for potentially up to 30 years, fundamentally changing the character of the surrounding area for an entire generation.
- Potential conflicts with existing land uses, including farming, recreation, tourism, and rural residential properties.
- Concerns regarding enforcement, monitoring, and accountability once operations are underway.
- The long-term industrialization of rural land that may not align with the character and priorities of the surrounding community.
- Potential impacts to property values and residents' enjoyment of their homes and land.

- Questions regarding whether the economic benefits to the County outweigh the ongoing operational and infrastructure burdens that municipalities may ultimately inherit.

As a resident that this closely affects. The proposed operational hours of 7:00 a.m. to 9:00 p.m., seven days per week, would create a significant and ongoing disruption for nearby residents and rural property owners. These extended hours effectively subject the surrounding community to industrial activity for the majority of waking hours, with very limited opportunity for peace and quiet.

Country living is valued for its tranquility, open space, and slower pace of life. Allowing industrial operations to run 14 hours per day, every day of the week, for potentially decades would fundamentally alter the character of the area and negatively impact residents' quality of life. Noise from machinery, trucking activity, backup alarms, lighting, dust, and constant operational movement would become a daily reality for nearby families.

This level of continuous industrial activity is not temporary or seasonal inconvenience — it represents a long-term change to how residents are able to enjoy their homes, properties, outdoor spaces, and rural lifestyle for potentially up to 30 years.

Clearwater County residents value the rural nature, livability, and sustainability of our communities. Decisions regarding industrial operations should carefully consider not only whether a project can proceed, but whether it is appropriate and compatible with the surrounding area and municipal priorities.

I encourage Council to consider the broader operational implications of this project and the concerns being raised by residents who will be directly affected by these activities long after approvals are granted.

Thank you for your time and consideration.

Sincerely,

Amanda & Timothy Paradis



PREMIER

Holly Bily

From: Breanne Powell - Ward One
Sent: May 21, 2026 12:36 PM
To: Rick Emmons; Holly Bily; Kim Gilham
Subject: Fwd: Objection to peat mining in Clearwater County

Sent from my iPhone

Begin forwarded message:

From: Stacey Wigley [REDACTED] >
Date: May 21, 2026 at 11:15:36 AM MDT
To: Jordon Northcott - Ward Four <JNorthcott@clearwatercounty.ca>, Drew McKay - Ward Three <dmckay@clearwatercounty.ca>, Breanne Powell - Ward One <bpowell@clearwatercounty.ca>, Hazen Letwin - Ward Two <hletwin@clearwatercounty.ca>, Tyler McCauley - Ward Five <tmccauley@clearwatercounty.ca>, Bryan Cermak - Ward Six <BCermak@clearwatercounty.ca>, Lorne Humphrey - Ward Seven <lhumphrey@clearwatercounty.ca>
Subject: Objection to peat mining in Clearwater County

[REDACTED]

Dear Councillors of Clearwater County,

I am writing to express my deep concern and objection regarding the proposed peat mining project by Premier Tech Horticulture, a Quebec company, of 385 acres of muskeg over a 35 year period in SW 01-037-07-W5M and Section 2-037-07-W5M of Clearwater County .

This very destructive industry has been either banned or severely restricted in several countries because of its catastrophic ecological impact on wetlands. It is imperative to know that Alberta muskegs are NOT a renewable resource. Because peat accumulates at only 1 mm annually, commercial harvesting is permanent destruction of an ecological system that serves vital function in our area.

Destruction of Natural Firebreaks: Healthy, waterlogged peatlands act as natural barriers to fire. Mining them turns these areas into serious fire risks.

Irreversible Habitat Loss: Mining involves removing ALL vegetation, mining the surface and draining the bog, destroying specialized flora and fauna habitats.

Hydrological Disruption: Lowering the water table to extract peat negatively impacts surrounding ecosystems, waterways, aquifers and local wells, not just the mined site.

Valuable Carbon Sink: Peatlands are incredibly efficient carbon sinks, holding vast amounts of carbon. When drained, this carbon is released into the atmosphere as methane and carbon dioxide. Peatlands store nearly a third of all the world's soil carbon.

There are many renewable alternatives, like rice hulls and coconut coir, for gardening peat that doesn't involve the use of this incredibly destructive and unsustainable industry.

I, along with many other concerned Clearwater County residents, am asking our Clearwater Councilors to protect our wetland ecology from this very destructive and non-renewable practice. Do not allow permission for peat mining in Clearwater County.

Kind Regards,
Stacey Wigley
Clearwater County Resident.

Premier

Holly Bily

From: Ron/Shelly Thomson <[REDACTED]>
Sent: May 20, 2026 4:28 PM
To: Holly Bily
Subject: Development permit application no. 51/25

[REDACTED]

In regard to the above public hearing:

One of primary concerns is the additional traffic that will be generated on TR36-5A, there is already a lot of heavy trucks on this road due to the logging business and oil rig up the road. The noise, dust and odour are also a factor. So we oppose this permit.

Sincerely Ron and Shelly Thomson

[REDACTED]
Clearwater County

[REDACTED]

Holly Bily

From: Melissa Sieben <[REDACTED]>
Sent: June 9, 2026 2:33 PM
To: Jordon Northcott - Ward Four; Drew McKay - Ward Three; Breanne Powell - Ward One; Hazen Letwin - Ward Two; Tyler McCauley - Ward Five; Bryan Cermak - Ward Six; Lorne Humphrey - Ward Seven
Cc: [REDACTED]
Subject: Content-PDF Peat Development Application/Permit #51-25 Clearwater County
Attachments: Can Peat Conservation.pdf; Canada Peat Conservation.docx; Countrys Banning Peat Mining.docx; Devastating climate impact of using peat in UK horticulture revealed.docx; Fatal accident at Premier Tech.docx; Hydrology.pdf; Peat Extraction Damage Article.docx; Premier Tech Ltd Law Suit.docx

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]

Hello,

In advance of the June 23, 2026 Council meeting I am sending this email out to provide links and information for all to educate themselves further regarding some of the reasons for the significant opposition from Clearwater County residents, the severely negative effects on the environment from peat harvesting and the Quebec based company proposing to develop the mining operation in Clearwater County. It is my hope that council members representing the voters in Clearwater County will take the time to fully research and understand what this decision will mean. Many residents that are in opposition have done extensive research and have also sent in documentation to various councillors and we can't stress enough the importance of maintaining our natural resource that is in our 'backyard'.

Further to this submission, another petition will be submitted to Clearwater County Council closer to the meeting date.

All sources of information are sited within the documents/webpages and all information was obtained online. One document attached contains 20 links to a multitude of information regarding peat mining for ease of access as previously, some council members stated their desire for additional information. There are also a number of documents regarding the company making the proposal including a news article reporting on a work place fatality that occurred in 2022 where an 18 year old man was killed due to unsafe work practices and equipment. The company was required to implement new safe work practices and procedures and when a 2023 follow up was completed the company was still found to be deficient in rectifying the serious safety concerns. There is also a copy of a lawsuit wherein the company was ordered to pay \$4.12M. Below is an excerpt from that document.

Premier Tech Ltd. v. Canada SUPERIOR COURT CANADA PROVINCE OF QUEBEC DISTRICT OF QUEBEC
No.: 200-11-030071-255 2025 QCCS 4962 DATE: October 23, 2025

_____ PRESIDED BY THE

HONOURABLE GUY DE BLOIS, J.C.S. _____

PREMIER TECH LTD. PREMIER TECH TECHNOLOGIES LIMITED PREMIER TECH HORTICULTURE LTD.

Applicants v. HIS MAJESTY THE KING, HEAD OF CANADA Defendant

_____ JUDGMENT

_____ OVERVIEW [1] Following the

conclusion of commercial agreements between the parties, the plaintiffs (collectively referred to hereinafter as "Premier Tech") were ordered by an arbitration award to pay the defendant the sum of \$4,124,459 with interest at the agreed rate from January 19, 2019, as royalties due. [2] Premier Tech seeks to have the arbitration award set aside on the grounds that it contradicts public policy, the arbitrator having erred in determining the starting point of the limitation period for certain of the defendant's claims. 2025 QCCS 4962 (CanLII) 200-11-030071-255 PAGE: 2 [3] [4] The application to set aside the award is dismissed and the arbitration award is confirmed. Finally, the Tribunal grants the Minister's application and declares Premier Tech's application to set aside the arbitration award abusive. FACTS [5] In 2006, the parties entered into three (3) agreements providing for the payment by the Minister of Industry, acting for His Majesty the King in Right of Canada (hereinafter "the Minister"), of substantial sums of money to Premier Tech to support the development of various technologies. [6] In consideration of these amounts, Premier Tech undertook to pay annual royalties to the Minister for a specified period. [7] In 2022, believing that Premier Tech had made deficiencies in the payment of royalties related to the acquisition of new activities, the Minister submitted the dispute to arbitration. An arbitration agreement was subsequently signed between the parties. [8] Following this arbitration, an award was rendered by the arbitrator, the Honourable Paul Vézina, on November 12, 2024. The Minister's claim was upheld in the amount of \$4,124,459 for royalties owed by Premier Tech for the years 2012 to 2022.

An extensive and thorough hydrology study was completed on August 12, 2024, the main conclusion of the study is highlighted below.

5 Conclusions

In this study, we observed that subcatchments draining extracted peatlands substantially increased TAN concentration in runoff relative to intact peatlands but had little effect on DOC and SRP concentrations and DOM composition. Hydrology varied the fate of solutes in the stream network by modulating reactive solute transport, water flow paths, and inferred water transit times. This work shows that peat extraction did not substantially increase DOC concentration at the catchment scale in subhumid continental climates with limited catchment runoff, but may increase inorganic nutrient loading to surface waters. The downstream reach of excess TAN from extracted peatlands increased with stream flow. Thus, peatland disturbance can disrupt water quality beyond the boundaries of the initial disturbance, and hydrology determines precisely how far.

Another article discussing water quality is also attached and the effects from harvesting are below.

Peat extraction disrupts water filtration, harming water quality and aquatic ecosystems downstream

Peatlands act as natural water filters, trapping sediments, pollutants, and excess nutrients before they enter rivers and lakes. When peat is extracted, this filtration system is destroyed. Heavy machinery tears

through the delicate peat structure, releasing stored contaminants and allowing runoff to carry them directly into waterways. For instance, a study in Ireland found that peat extraction increased sediment loads in nearby rivers by up to 40%, smothering aquatic habitats and reducing water clarity.

In closing I would like council to be aware of the following:

Why Is Peat Soil Bad for the Environment?

Peat soil is an accumulation of partially decayed organic matter, primarily plant material like Sphagnum moss, which forms in waterlogged and acidic wetland environments such as bogs and fens. Consistently wet and oxygen-depleted conditions prevent the organic material from fully decomposing, allowing it to build up over thousands of years. Historically, peat was valued for its ability to retain water, its sterile nature, and its use as a soil amendment. While it gained widespread use in horticulture and as a fuel source, modern environmental science has illuminated the significant damage caused by its extraction and use. The controversies surrounding peat center on its global climate impact, practical performance limitations, and the destruction of the unique ecosystems from which it is harvested.

Peat Extraction and Global Climate Consequences

Peatlands are the largest natural terrestrial carbon store on the planet, holding more carbon than all other vegetation types, including the world's forests, combined. These ecosystems store an estimated 550 to 600 gigatonnes of carbon, sequestered over millennia, making them a globally significant carbon sink. Carbon is stored because waterlogged conditions prevent oxygen from reaching the dead plant matter, halting decomposition.

When peat is extracted for commercial use, the peatland must first be drained, lowering the water table. This exposes the submerged organic material to the air. Oxygen initiates rapid decomposition by microbes, oxidizing the stored carbon. This process converts the long-sequestered carbon into greenhouse gases, primarily carbon dioxide, which are then released into the atmosphere.

Drained peatlands are a major source of greenhouse gas emissions, responsible for a disproportionate amount of global carbon dioxide releases. Emissions from these areas contribute nearly 5% of global anthropogenic carbon dioxide emissions annually. The destruction of this carbon sink converts it into a carbon source, releasing centuries of stored carbon and accelerating global warming.

Horticultural Drawbacks of Using Peat

Peat presents several practical performance challenges for gardeners. It is naturally highly acidic, often having a very low pH, making it unsuitable as a primary growing medium for many common garden plants that prefer neutral or alkaline soil conditions.

Another issue is peat's extremely low nutrient content, often described as inert. Peat has a very low cation exchange capacity (CEC), meaning it is poor at holding onto nutrient ions like calcium, magnesium, and potassium. Plants grown in peat-heavy mixes must rely on frequent fertilization, as the medium provides little sustained nutrition.

The most frustrating practical drawback is water repellency, or hydrophobia, which occurs when peat dries out completely. If a peat-based mix becomes too dry, the fibers are exceptionally difficult to rewet. Water applied often runs down the sides of the pot instead of being absorbed, leaving the root ball dry.

Resource Depletion and Ecosystem Collapse

The accumulation of peat is an extremely slow geological process, making it functionally non-renewable on any human timescale. Peat forms at a rate of only a few millimeters per year, taking between 600 and 2,400 years to accumulate just one meter of depth. The rate of extraction far outpaces the rate of natural regeneration, as the peat harvested today took thousands of years to form.

Harvesting peat involves draining and strip-mining the bog, resulting in the destruction of a fragile and unique habitat. Peatlands are specialized ecosystems that support a specific biodiversity of highly adapted flora and fauna, including carnivorous plants, specialized mosses, birds, and unique insects.

When a peat bog is mined, the entire ecosystem is eliminated, leading to the collapse of the localized habitat and the loss of unique species. While restoration may be attempted, recovering the complex ecological function and stored carbon of an ancient peatland can take centuries. The physical removal of the material represents a permanent loss of a landscape feature that provided services like water filtration and flood minimization.

The strong opposition from Clearwater County residents, the irreversible damage to the environment, loss of animal habitat and the role peat bogs play in flood mitigation and wild fire suppression as well as the knowledge that many countries are banning or strictly limiting mining should be considered and the response should be as easy as exercising common sense - please vote NO on behalf of Clearwater County residents.

Sincerely,

Melissa Sieben

[Redacted signature]

[Redacted contact information]

CAN-PEAT PROJECT: BRINGING TOGETHER PEATLAND EXPERTS TO ADVANCE NATURE-BASED CLIMATE SOLUTIONS



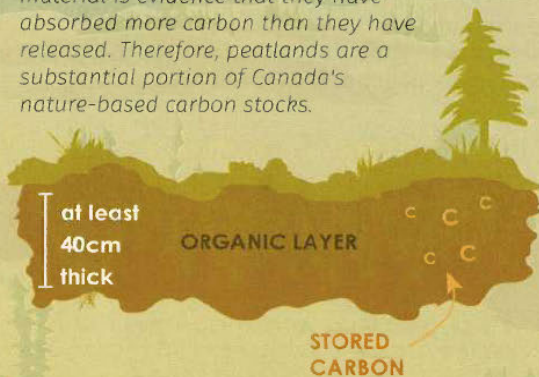
PEATLANDS PLAY A KEY ROLE IN CANADIAN AND GLOBAL CARBON STORAGE.

While a lot of research and data exists on peatlands, much of this work is not accessible or being shared which has led to knowledge gaps and duplication of efforts. There is a need for collaboration across scientific, Indigenous, and policy domains to improve the accuracy of peatland carbon modeling, advance peatland management and support the protection, responsible use and restoration of peatlands.

In September 2022, the Can-Peat project began with funding from the ECCC Environmental Damages Fund to help meet Canada's 2030 and 2050 climate change targets. This five-year project aims to highlight the potential of peatland management as a nature-based climate solution, by recognizing that peatlands are a critical component of the Canadian landscape and a significant source of the country's carbon stocks.

WHY DO WE CARE ABOUT PEATLANDS?

Peatlands are highly specialized wetland ecosystems that have built up a thick soil organic layer. This accumulated organic material is evidence that they have absorbed more carbon than they have released. Therefore, peatlands are a substantial portion of Canada's nature-based carbon stocks.



Canada has over 1.13 million km² of peatland area, accounting for approximately 12% of its land area and representing a quarter of all global peatlands.

Despite their importance, Canada's peatlands are threatened by:



climate change



land development



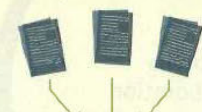
CAN-PEAT IS BUILDING A NETWORK OF PEATLAND EXPERTS TO IMPROVE OUR UNDERSTANDING OF HOW DIFFERENT PEATLAND MANAGEMENT ACTIONS CAN REDUCE GREENHOUSE GAS EMISSIONS AND TO EVALUATE POLICY TOOLS TO SUPPORT THE IMPLEMENTATION OF THESE ACTIONS.

KEY OBJECTIVES OF THE CAN-PEAT PROJECT INCLUDE:



- 1 The network:** Create a Canada-wide peatland research network.

✧ *Indigenous Advisory Council to guide research.*



- 2 Data repository:** Compile a data portal where users can access information on peatland carbon stocks, greenhouse gas exchange, and supporting data.

✧ *The **Local Contexts Hub*** allows communities to express local and specific conditions for sharing and engaging in future research and relationships in ways that are consistent with community rules, governance and protocols.*



- 3 Advance models** of peatland carbon cycling from site to national scale. Apply these models to evaluate future peatland greenhouse gas uptake and emissions under changing climate and disturbance scenarios.

✧ *Indigenous data sovereignty best practices.*



- 4 Implementation:**

Investigate mechanisms to implement peatland nature-based solutions in Canada and develop a decision-support framework for peatland management.

- 5 Outreach:**

Communicate findings to knowledge users and provide the tools needed for climate-friendly peatland management and greenhouse gas emission reporting. This helps identify key knowledge gaps and areas where policy decisions can have the biggest impact.

✧ *Indigenous Advisory Council to guide outreach.*



✧ SUPPORTING INDIGENOUS DATA SOVEREIGNTY AND THE INCLUSION OF INDIGENOUS PERSPECTIVES IS A KEY PRIORITY FOR CAN-PEAT:

Indigenous communities have stewarded peatland areas for millennia and their generations of knowledge about peatlands is important for present and future peatland conservation.

Defn' of Indigenous Data Sovereignty:
the right of Indigenous Peoples, Nations and Communities to govern the collection, ownership, and application of data about and from their members, knowledge systems, customs, or territories and resources.

*See the **references** section for how Can-Peat is supporting Indigenous Data Sovereignty and how you can collaborate.*

ARE YOU INTERESTED IN JOINING THE NETWORK?

Can-Peat is actively seeking researchers, students, land managers, industry, all levels of government, Indigenous governments and communities, and others who are interested in Canadian peatland management and research.



To join the network, visit:
uwaterloo.ca/can-peat/network



Canadian
Conservation
and Land
Management

TO LEARN MORE ABOUT CAN-PEAT AND THEIR WORK CHECK OUT THESE RESOURCES AND MORE AT WWW.CCLMPORTAL.CA

Can-Peat's data portal is underway and is guided by FAIR and CARE principles.

Access the **Local Contexts Guide** for more information on supporting Indigenous Data Sovereignty within the Can-Peat project: *Can-Peat - Local Contexts Guide - Part 1 - V1*

***Visit the Local Contexts Hub** to learn how you can identify the presence of Indigenous Data in your work: *Local Contexts - Grounding Indigenous Rights*

This project was undertaken with the financial support of the Government of Canada.

Ce projet a été réalisé avec l'appui financier du gouvernement du Canada.

Several countries and jurisdictions have moved to ban or heavily restrict peat mining (extraction) due to environmental concerns, particularly regarding carbon emissions and biodiversity loss. [1, 2, 3, 4]

Countries/Regions with Restrictions or Bans

- **Chile:** Peat extraction is forbidden as of April 2024.
- **United Kingdom:** The government has announced a ban on the sale of peat-based compost to amateur gardeners, with initiatives aimed at stopping sales to retailers by 2024/2025. While not a complete industrial mining ban, it restricts the primary market for extracted peat.
- **Ireland:** While not an absolute nationwide ban on *all* extraction, Ireland has implemented strict restrictions, effectively stopping large-scale commercial extraction in many areas.
- **Canada (Manitoba):** While Canada is a major peat producer, Manitoba is noted as having legislation protecting its peatlands. [1, 2, 3, 4, 5]

Other Significant Trends

- **Finland:** As one of the world's largest peat producers, Finland is not implementing a total ban but has pledged to reduce the use of peat for energy by at least half by 2030, aiming for carbon neutrality.
- **European Union (General):** Many European nations, including Belarus, Germany, and Sweden, are focusing on restoring peatlands, leading to reduced production. [1]

The main driver behind these bans is the recognition of peatlands as vital carbon sinks, which, when mined, release massive amounts of CO_2 into the atmosphere. [1]

Fatal accident at Premier Tech: the work method was not safe

Go to the Comments section



Open in full-screen mode

The scene of the accident that claimed the life of a Premier Tech Horticulture employee on July 26, 2022.

Photo: Courtesy of the CNESST

- [Mathieu Berger. Consult the profile.](#)



[Mathieu Berger](#)

Posted Jun 28, 2023 at 10:52am MDT

Please note that this article published in 2023 may contain information that is no longer up to date.

The Commission des normes, de l'équité, de la santé et de la sécurité du travail (CNESST) blames the use of a homemade hitch and the lack of a safe work method to explain the death of a Premier Tech Horticulture employee on July 26, 2022 in the Rivière-du-Loup RCM.

[On the day of the accident](#), the victim, Jean-Xavier Plourde, was helping to tow a tractor stuck in a peat bog located between Saint-Antonin and Rivière-du-Loup when the main bolt of the clevis, a homemade hitch accessory, gave way. Metal pieces were then thrown by a cable under pressure.

According to the CNESST, one of these pieces shattered the rear window of the stuck tractor and fatally hit the 18-year-old man from Rivière-du-Loup in the head.

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The inspectors then prohibited Premier Tech Horticulture from using home-made accessories until their load capacity and use were supervised by an engineer.

[ELSEWHERE ON NEWS: Correspondents' dinner shooting: conspiracy theories invade the web](#)

The CNESST also requires the employer to develop a safe recovery procedure when a tractor gets stuck in the ground. This procedure must include the establishment of a security perimeter as well as the training of workers.



[Open in full-screen mode](#)

"The message I want to convey is to avoid improvisation," says CNESST inspector Simon-Pierre D'Amours.

Photo: Radio-Canada / Pier-Olivier Busque

It is a dangerous task, which must be marked out and supervised. There are quantitative methods to assess the different cases of stuck-up. From there, we will be able to choose the right working methods and then the right equipment and accessories to use, says Simon-Pierre D'Amours, inspector for the CNESST.

These permanent measures have not yet been adopted by the employer. However, the latter undertook to use the services of a professional tug as a temporary measure.

The message I want to convey is to avoid improvisation.

A quote from Simon-Pierre D'Amours, inspector for the CNESST

Premier Tech Horticulture is also exposed to fines in connection with the shortcomings observed by the CNESST in its report. They could reach \$76,269 under sections 236 and 237 of the Act respecting occupational health and safety. The prosecutors of the CNESST are still studying the file. They have until July 26 to act.

Advertisement

The victim's family did not wish to comment on the report, but said the media will be informed later [of his] intentions. The worker's relatives add that the tabling of this report is not without reviving painful memories.

For her part, Premier Tech's public relations manager, Stéphanie Thériault, says that the company is actively collaborating with the CNESST. All measures will be put in place to ensure the safety of workers, she assures.

Peat's Environmental Impact: Uncovering The Hidden Harms Of Its Use

- Last updated

Nov 21, 2025

Peat, often used as a soil amendment and fuel source, is highly detrimental to the environment due to its extraction process and ecological significance. Harvesting peat involves draining peatlands, which are vital carbon sinks, releasing stored carbon dioxide and contributing to greenhouse gas emissions. Additionally, peatlands support unique biodiversity, and their destruction disrupts habitats for numerous species. The slow regeneration rate of peat, taking centuries to form, makes its extraction unsustainable. Furthermore, the degradation of peatlands exacerbates climate change, reduces [water](#) quality, and increases the risk of wildfires. These factors collectively highlight why peat exploitation poses a significant environmental threat.

Water & Marine Sciences

Peat extraction releases stored carbon dioxide, contributing significantly to global greenhouse gas emissions

Peatlands, often referred to as nature's carbon vaults, store approximately 550 billion metric tons of carbon globally—twice the amount found in the world's forests. When peat is extracted, this centuries-old carbon reservoir is exposed to oxygen, triggering rapid decomposition. For every hectare of peatland drained or harvested, up to 6,000 tons of carbon dioxide can be released over a decade. This process transforms peatlands from carbon sinks into significant emission sources, rivaling the annual emissions of major industrialized nations.

Consider the lifecycle of peat extraction for gardening or energy production. In the UK, where peat has been a staple in horticulture, a single 10-liter bag of peat-based compost releases roughly 2.5 kg of carbon dioxide—equivalent to driving a car 10 miles. Multiply this by the millions of bags sold annually, and the environmental cost becomes staggering. Governments and industries are now scrambling to phase out peat use, with countries like Ireland and the Netherlands imposing strict bans on peat extraction for horticulture by 2025 and 2040, respectively.

The science is clear: peat extraction accelerates climate change. Drained peatlands emit 1.3 billion tons of CO₂ annually—nearly 5% of global anthropogenic emissions. In Southeast Asia, where peatlands are cleared for palm oil plantations, fires on degraded peat soil release toxic haze and carbon at alarming rates. During Indonesia's 2015 fire crisis, daily emissions surpassed those of the entire U.S. economy, highlighting the global repercussions of localized peat disruption.

To mitigate this, gardeners and industries must adopt alternatives. Coconut coir, wood fiber, and composted bark are viable substitutes for peat in horticulture, reducing emissions by up to 90%. For energy, transitioning to renewable sources like solar or wind eliminates the need for peat combustion. Policymakers should incentivize these shifts through subsidies and regulations, while consumers can drive change by demanding peat-free products. Every avoided bag of peat compost keeps 2.5 kg of CO₂ in the ground—a small but impactful step toward preserving our planet's fragile carbon balance.

Peatlands destruction reduces natural flood control, increasing risks of flooding in nearby areas

Peatlands, often overlooked, act as nature's sponges, absorbing and storing vast amounts of water during heavy rainfall. When these ecosystems are destroyed—whether through drainage, extraction, or development—their capacity to retain water is severely compromised. The result? Nearby areas face heightened risks of flooding, as excess water no longer has a natural buffer. For instance, in the UK, the degradation of peatlands in the Pennines has been linked to increased flood events downstream, affecting communities and infrastructure. This loss of natural flood control is a stark reminder of the interconnectedness of ecosystems and human safety.

Water & Marine Sciences

Consider the mechanics of peatland destruction: when peat is drained for agriculture or extracted for gardening products, its porous structure collapses, reducing its water-holding capacity. A single hectare of healthy peatland can store up to 5 million liters of water, equivalent to about 2,000 bathtubs. Destroying this hectare eliminates a critical line of defense against flooding. In regions like Southeast Asia, where peatlands are cleared for palm oil plantations, the consequences are dire. During monsoon seasons, the absence of these natural reservoirs leads to rapid runoff, overwhelming rivers and inundating villages.

To mitigate these risks, restoration efforts must prioritize rewetting degraded peatlands. Rewetting involves blocking drainage channels and allowing water levels to rise, which not only restores the peatland's flood control function but also reactivates its carbon storage capabilities. For landowners or communities near peatlands, practical steps include avoiding activities that disturb the peat, such as heavy machinery use or excessive foot traffic. Governments can incentivize conservation by offering subsidies for sustainable land management practices, ensuring these ecosystems remain intact.

A comparative analysis highlights the stark contrast between intact and destroyed peatlands. In Finland, where peatlands cover a quarter of the land area and are largely preserved, flood risks remain relatively low despite heavy rainfall. Conversely, in Indonesia, where 60% of peatlands have been drained or degraded, flooding has become a recurring disaster, displacing thousands annually. This comparison underscores the critical role peatlands play in flood prevention and the urgent need to protect them.

In conclusion, the destruction of peatlands is not just an environmental issue—it's a public safety crisis. By dismantling these natural flood barriers, we expose ourselves to greater risks and higher costs in flood mitigation and recovery. Preserving and restoring peatlands is not only an ecological imperative but a practical strategy for safeguarding communities. Every hectare of peatland saved is a step toward a safer, more resilient future.

Harvesting peat degrades habitats, threatening biodiversity and endangering species dependent on these ecosystems

Peatlands, often referred to as the "rainforests of the north," are among the most effective carbon sinks on the planet, storing approximately 550 gigatons of carbon—twice as much as the world's forests. Yet, the extraction of peat for horticulture, fuel, and agriculture disrupts these ecosystems, releasing stored carbon and altering their delicate balance. This degradation doesn't just affect the peatland itself; it ripples through the entire web of life that depends on it. Species like the large heath butterfly, sundew plants, and rare birds such as the golden plover rely on these habitats for survival. When peat is harvested, their homes are destroyed, pushing them closer to extinction.

Consider the process of peat extraction: machinery strips away the top layer of vegetation, draining the waterlogged soil that defines peatlands. This drainage not only releases carbon dioxide but also transforms the habitat from a wetland into a dry, barren landscape. For species adapted to the unique, water-saturated conditions of peatlands, this change is catastrophic. Take the carnivorous round-leaved sundew, which thrives in nutrient-poor peat soils. Without this specific environment, it cannot survive, leading to local extinctions and reduced biodiversity. The loss of such keystone species can destabilize entire ecosystems, creating a domino effect that harms other flora and fauna.

To mitigate these impacts, individuals and industries must adopt peat-free alternatives. Gardeners, for instance, can replace peat-based compost with coconut coir or composted bark, which provide similar benefits without environmental harm. On a larger scale, policymakers should enforce stricter regulations on peat extraction, incentivizing the restoration of degraded peatlands. Re-wetting drained peatlands can halt carbon emissions and gradually restore habitats, offering a second chance for endangered species. For example, in the UK, the restoration of the Thorne Moors peatland has led to the return of rare birds and plants, proving that recovery is possible with concerted effort.

Comparing peatlands to other ecosystems highlights their irreplaceable value. While forests are often prioritized in conservation efforts, peatlands store carbon more densely and support unique species found nowhere else. Yet, they receive a fraction of the attention. This disparity underscores the need for targeted conservation strategies that recognize the distinct role of peatlands in global biodiversity. By protecting these ecosystems, we not only safeguard species but also combat climate change, as intact peatlands continue to sequester carbon rather than releasing it.

In conclusion, the degradation of peatlands through harvesting is a silent crisis with far-reaching consequences. It's not just about losing a resource; it's about dismantling ecosystems that have taken millennia to form. Every species lost to peat extraction weakens the resilience of our planet. By transitioning to sustainable practices and prioritizing restoration, we can preserve these vital habitats and the life they support. The choice is clear: continue down a path of destruction or act now to protect the biodiversity that depends on peatlands for survival.

Peat extraction disrupts water filtration, harming water quality and aquatic ecosystems downstream

Peatlands act as natural [water](#) filters, trapping sediments, pollutants, and excess nutrients before they enter rivers and lakes. When peat is extracted, this filtration system is destroyed. Heavy

machinery tears through the delicate peat structure, releasing stored contaminants and allowing runoff to carry them directly into waterways. For instance, a study in Ireland found that peat extraction increased sediment loads in nearby rivers by up to 40%, smothering aquatic habitats and reducing water clarity.

Water & Marine Sciences

Consider the process of peat extraction as a wound inflicted on the landscape. Just as an open wound exposes the body to infection, stripped peatlands expose water systems to pollution. Without the peat's absorbent layer, pesticides, fertilizers, and heavy metals from surrounding agricultural lands leach unchecked into streams. In regions like Indonesia, where peatlands are drained for palm oil plantations, nitrogen levels in downstream waters have risen by 300%, triggering algal blooms that deplete oxygen and kill fish.

To mitigate these effects, restoration efforts must prioritize re-establishing peatland hydrology. One effective method is rewetting drained areas by blocking drainage ditches and replanting native vegetation. In Germany, rewetting projects have reduced sediment runoff by 70% within five years, demonstrating that even degraded peatlands can recover their filtration function. However, success depends on strict enforcement of extraction bans and long-term monitoring to ensure water quality improvements.

The economic argument for peat extraction often overlooks its downstream costs. While peat mining generates short-term profits, the expense of treating contaminated water and restoring aquatic ecosystems far outweighs these gains. For example, in the UK, water treatment facilities near peat extraction sites spend an additional £2 million annually to remove excess sediment and nutrients. Shifting to sustainable alternatives, like coconut coir or wood fiber, not only preserves peatlands but also eliminates these hidden environmental taxes.

Finally, the impact on aquatic ecosystems cannot be overstated. Peat extraction disrupts the delicate balance of species that rely on clean, stable water conditions. In Finland, fish populations in rivers downstream of peat mines have declined by 60% due to habitat loss and pollution. Protecting peatlands is not just about preserving a resource—it's about safeguarding the entire web of life that depends on their water-purifying role. Every hectare of peatland conserved is a step toward healthier rivers, lakes, and the biodiversity they support.

Peat use in gardening depletes non-renewable resources, as peat takes centuries to regenerate

Peat, a staple in gardening for its water retention and soil-conditioning properties, is harvested from peatlands that have accumulated organic matter over millennia. While it may seem like a renewable resource, the reality is starkly different. Peat forms at an excruciatingly slow rate—approximately 1 millimeter per year. This means that every bag of peat used in gardening depletes a resource that took centuries, if not thousands of years, to form. For context, a single cubic meter of peat can take up to 800 years to regenerate, making its extraction far outpace its natural replenishment.

Consider the scale of peat use in gardening: millions of cubic meters are extracted annually to meet global demand. This rate of consumption is unsustainable, as peatlands cannot recover within a human timescale. Unlike compost or coconut coir, which can be produced seasonally, peat is effectively a non-renewable resource. Gardeners who rely on peat-based products are inadvertently contributing to the irreversible loss of these ecosystems. The irony is that while peat improves garden soil in the short term, its extraction degrades the environment on a scale that future generations will inherit.

The environmental cost of peat extraction extends beyond its slow regeneration. Peatlands are among the most efficient carbon sinks on the planet, storing up to one-third of the world's soil carbon despite covering only 3% of the Earth's surface. When peat is harvested, this stored carbon is released into the atmosphere, exacerbating climate change. For every hectare of peatland drained and extracted, approximately 6,000 tons of CO₂ are emitted—equivalent to the annual emissions of over 1,200 cars. Gardeners must ask themselves whether the temporary benefits of peat justify such a long-term ecological toll.

Practical alternatives to peat are readily available and equally effective. Coconut coir, made from the husks of coconuts, mimics peat's water-holding capacity and is a byproduct of the coconut industry. Compost, whether homemade or store-bought, enriches soil with nutrients while recycling organic waste. For seed starting, vermiculite or perlite can be mixed with compost to create a lightweight, well-draining medium. Transitioning away from peat requires a shift in mindset, but the environmental benefits are undeniable. By choosing peat-free products, gardeners can cultivate thriving plants without depleting irreplaceable resources.

Instructively, the first step for gardeners is to read product labels carefully. Many potting mixes still contain peat, often listed as "peat moss" or "sphagnum peat." Opting for brands that explicitly state "peat-free" ensures that your gardening practices align with sustainability. Additionally, creating your own compost from kitchen scraps and garden waste reduces reliance on commercial soil amendments. For those with larger gardens, sheet mulching—a technique that layers cardboard, compost, and mulch directly onto soil—improves structure and fertility without peat. Small changes in gardening habits can collectively preserve peatlands and their vital ecological functions.

[Peat's Environmental Impact: Uncovering The Hidden Harms Of Its Use | ShunWaste](#)

Government of Canada peat bogs Canada

The Government of Canada is actively involved in the management and conservation of peat bogs across the country. The **Can-Peat project** is a significant initiative that aims to quantify the potential of peatland management in Canada to contribute to climate change mitigation as a nature-based solution. This project focuses on improving the accuracy of peatland carbon modeling, advancing peatland management, and supporting the protection, responsible use, and restoration of peatlands. The project is funded by the ECCC Environmental Damages Fund and is a collaborative effort to meet Canada's climate change targets.

www.cclmportal.ca+1

The **Canadian Model for Peatlands (CaMP)** is another important tool developed by Natural Resources Canada. It is a computer model framework for national GHG emissions and removals estimation and reporting for peatlands. CaMP helps in understanding the balance between the uptake and emission of carbon dioxide (CO₂) and methane (CH₄) in peatlands, which is vital for climate change management.

[Ressources naturelles Canada](#)

The **National Peatland Strategy** is a collaborative initiative grounded in research and informed by conversations with peatland knowledge-holders across the country. It aims to guide decisions related to peatlands in Canada and includes all levels of government, other governing bodies, and decision-makers across society with responsibilities connected to peatlands.

wcscanada.org

These initiatives reflect the Government of Canada's commitment to protecting and managing peat bogs as vital ecosystems that play a crucial role in climate change mitigation and biodiversity conservation.

www.cclmportal.ca+4

[Eight things you should know about natural solutions to climate change - Nature and science](#)

[Northern Peatlands in Canada \(version 3\)](#)

[For peat's sake: Why Canada's "waste lands" are worth saving | Canadian Geographic](#)

Excerpt from Government of Canada website

" If we know how much carbon is released when these ecosystems are filled, eroded and dredged up...we may be more cautious in our actions."

**Dr. Pellatt, Coastal Ecologist
Parks Canada**

[For climate's sake, save the peat! - David Suzuki Foundation](#)

[Evaluate your site - Canada Conservation](#)

[Decision Support tool](#)

[ScreeningTemplate_03-2021-EN.docx](#)

[What are peatlands and why are they under threat?](#)

[Peatland Wildfires in Canada | Dr. Sophie Wilkinson](#)

<https://newsroom.wcs.org/News-Releases/articleType/ArticleView/articleId/24148/New-Study-Worldwide-Carbon-Rich-Peatlands-are-Dangerously-Under-Protected.aspx>

[The Society for Conservation Biology](#)

[Peat is petering out - here's why](#)

[Devastating climate impact of using peat in UK horticulture revealed - The Wildlife Trusts](#)

New analysis by The Wildlife Trusts has calculated the shocking impacts of extracting peat for use in horticulture.

The analysis estimates that as much as 31 million tonnes of CO₂ could have been released into the atmosphere since 1990, as a direct result of using peat in gardening, and its use by professional growers of fruit, vegetables, and plants.

The campaign to stop peat extraction took off in the 1990s but only now are the UK and Welsh Governments conducting a public consultation on ending the use of peat in the retail sector in England and Wales by 2024. The Wildlife Trusts believe we cannot wait this long.

As well as analysing the impacts of peat extraction in the UK, The Wildlife Trusts found that the UK 'offshores' most of its peatland emissions and damage to wildlife to the countries who dig peat up to sell it in the UK. Currently, emissions from these imports are not counted in the UK's greenhouse gas emissions figures.



Peat extraction (© Lancashire Wildlife Trust)

Despite thirty years of campaigning against extraction and increased public outcry, peat continues to be sold in vast quantities for amateur and professional horticultural use, with huge consequences for nature and climate.

Industry progress towards peat-free alternatives has been slow and inconsistent, and between 2018-19 peat consumption in the UK declined by just 2.3%, before rapidly increasing by 9% as lockdown drove more people to buy compost for gardening.

On average, annual UK peat sales would fill 29,000 large shipping containers and could release up to 850,000 tonnes of CO₂.

In 2020 alone, nearly 900,000 cubic metres of peat were extracted from UK soils, with a further 1.4 million cubic metres of peat imported from Ireland and the rest of Europe. A total of just over 2.29 million cubic metres of peat were dug up to be sold in the UK market in 2020, with a small quantity also being exported to other countries.

If peat is left undisturbed – in bogs, not bags – this quantity of peat could have stored approximately 238,000 tonnes of carbon for millennia to come. However, once peatland habitats are disturbed for extraction, stored carbon becomes carbon dioxide (CO₂) and is lost to the atmosphere forever, contributing directly to climate change. The peat extracted for UK horticulture in 2020 could release up to 880,000 tonnes of CO₂ over its lifetime as a growing medium. 880,000 tonnes of CO₂ is equivalent to driving an average passenger car 2.2 billion miles – to the moon and back more than 4,600 times.

The Wildlife Trusts are calling for an immediate ban on the sale and extraction of peat for horticulture, and a ban on importing peat from abroad.

Posted On: 18/02/2022

PROPOSED PEAT BOG MINING MUD CREEK COUNTY OF CLEARWATER

DERALD WJ CARROLL

LAND OWNER

JUNE 10, 2025

TO WHOM IT CONCERNS:

I AM A LANDOWNER SITUATED AT [REDACTED]

The MUD CREEK traverses my property for a kilometer on its south border. The proposed PEAT BOG MINING OPERATION by PREMIER TECH of Quebec, will have an extreme impact on my home, property and the eco system it is located on. This is home to beaver, coyotes, bear, deer, moose, mountain lions, herons, cranes, trout and an array of other wildlife and foliage. The proposed mining operation will severely damage this entire eco system. Then there is the probability of flooding all along the Mud Creek waterway as the Peat Bog is it's head waters and without that Peat to hold moisture, the waterway can flood and cause further ecological damage as well as a loss of property frontage for myself and other residence along the creek.

The company, Premier Tech of Quebec, has unilaterally refused to meet with residents to discuss their concerns and issues with the proposed mining operation. The county and province seem to be on board with Premier Tech and again have not addressed any concerns of the local residents who are directly affected by this proposed mining operation.

For these reasons and the fact that I purchased my property 26 years ago partly because of the Mud Creek's location as my southern border, I protest and am totally against this proposed operation. I would like this to be considered my official complaint at the municipal, county and provincial levels.

I served this country as a member of the Armed Force Regular for some 25 yrs. Then Rocky Mountain House as a Paramedic. This project will have an extremely detrimental effect on my property and life. Please review this proposal and realize the radical consequences it will cause for our future here. We are stewards of this land and owe it our care. For your consideration and action. DJ Carroll, CD, EMT-P (Retired)

Cc Clearwater county

Daniel Smith, Premier, AB

William Stevenson, MP Yellowhead

POST SCRIPT:

THE NEW BRIDGE ON RR 2-6 WITH CONDUIT IS TELLING OF THE PLANS FOR FUTURE FLOODING IN THIS AREA. THERE IS NO DOUBT THAT IS WHAT IS BEING PLANNED FOR AND I FIND IT GENUINELY DISTURBING THAT THE COUNTY IS NOT BEING STRAITFORWARD ABOUT THIS PROJECT.

Supporting Data and Regulatory Context Report

Respectful evidence-based submission supporting denial or deferral of Development Permit
Application No. 51/25

Proposed Premier Tech Horticulture peat harvesting / aggregate extraction-processing project
Pt. Section 1 and 2-37-07 W5M / SML 090026 - Clearwater County, Alberta

Prepared for Clearwater County Council

Submitted by: Concerned Clearwater County residents

Prepared: May 2026

Respectful request: Council should deny Development Permit Application No. 51/25. If Council is not prepared to deny the application outright, Council should defer any approval until independent, site-specific third-party review and strengthened consultation address water, hydrology, Mud Creek, groundwater/wells, wildlife, traffic, dust, noise, fire risk, reclamation reliability, enforceable conditions, monitoring, bonding/security, and cumulative local impacts.

Important note

This report is not formal legal advice. It is a civic, land-use, and public-interest submission prepared to summarize backup data, regulatory context, project-source evidence, and Council-relevant questions. Residents should seek advice from a qualified Alberta municipal or environmental lawyer if legal rights, appeal strategy, or procedural remedies are required.

1. Executive Summary

The strongest argument against this development is not that peat harvesting is categorically prohibited in Alberta. It is not. The stronger and more accurate argument is that Alberta treats peat operations as regulated activities with water, wetland, reclamation, monitoring, and environmental implications; Clearwater County's own land-use framework gives Council a real discretionary land-use decision; and the project source materials themselves confirm that this proposal depends on drainage, sedimentation ponds, water-quality monitoring, wildlife mitigation, reclamation plans, fire/wind protocols, haul routes, and long-term operational compliance.

Council therefore does not need to decide whether peat harvesting may occur somewhere in Alberta. Council must decide whether this proposed 35-year industrial wetland extraction project belongs in this location, beside Mud Creek, near rural residences, farms, livestock, local roads, wells, wildlife habitat, and a functioning muskeg/wetland system.

Issue	Backup data	Council relevance
Municipal discretion	Clearwater County's DC-AE district states that this industrial resource use should be located where it can be integrated into the land-use context and have minimal nuisance effect on adjacent agricultural or residential land uses. It also states Council is the sole approving authority for this land use. [6]	Council is not a rubber stamp. It can deny or defer if compatibility, nuisance, consultation, or local impacts are unresolved.
Wetland policy	Alberta Wetland Policy and mitigation guidance emphasize conserving, restoring, protecting, and managing wetlands, and using the hierarchy of avoid, minimize, and replace. [2][3]	Avoidance comes before mitigation and replacement. The project should not be approved merely because mitigation plans exist.
Water risk	Alberta has a peat-specific Water Act guide for surface water quality monitoring; Water Act approvals are required for certain activities in or around water bodies. [1][4]	Water is a central regulatory issue, not a side complaint. Council may reasonably require independent proof before approval.
Project complexity	The project materials discuss drainage, sedimentation ponds, discharge locations, Mud Creek flows, water-quality monitoring, setbacks, closure, reclamation, and mitigation. [13][14]	The need for extensive controls confirms complexity and risk. Monitoring after approval is not the same as preventing impacts.
Wildlife and habitat	The proponent's wildlife plan identifies species of concern and potential effects including direct habitat loss, indirect habitat loss, and mortality or injury. [16]	Residents' wildlife concerns are grounded in project materials, not merely emotion.

2. Recommended Council Decision

Primary request

Deny Development Permit Application No. 51/25.

Backup request if Council is not prepared to deny

Defer any approval until affected residents receive a full, fair opportunity to review the complete record and until independent, site-specific third-party review addresses hydrology, groundwater/wells, Mud Creek, water quality, wildlife, traffic, dust, noise, fire risk, adjacent land use, monitoring, reclamation feasibility, enforcement, security/bonding, and cumulative impacts.

Suggested Council motion wording

That Clearwater County Council deny Development Permit Application No. 51/25 for the proposed Premier Tech Horticulture peat harvesting / aggregate extraction-processing project on Pt. Section 1 and 2-37-07 W5M / SML 090026, on the basis that the application has not sufficiently demonstrated compatibility with the surrounding land uses, water systems, adjacent residences and farms, rural road network, wildlife habitat, wetland function, and the long-term public interest of Clearwater County.

Alternative deferral wording

If Council is not prepared to deny the application, Council should defer consideration pending independent third-party hydrology, groundwater/well, Mud Creek water-quality, wildlife, traffic, fire-risk, dust/noise, reclamation, consultation, enforcement, and financial-security review, with the results made available to affected residents before any further decision.

Strategic framing

The residents should remain clear, respectful, and firm: this is not an anti-business objection. It is a site-specific land-use objection. The question is whether this project fits this place, for this duration, with these water, wildlife, road, nuisance, monitoring, and enforcement risks.

3. Alberta Regulatory Context for Peat and Wetlands

3.1 Peat operations are regulated because water and wetland impacts matter

The Government of Alberta maintains a peat-specific guide for Water Act application requirements for surface water quality monitoring for peat operations. The guide is intended to clarify requirements and ensure consistent application for peat operation approvals issued under the Water Act. [1] This is useful evidence because it shows peat operations are not treated as casual, ordinary surface activities. They raise water-quality and aquatic-environment questions that deserve careful review.

The Government of Alberta also states that the Water Act requires a licence and/or approval before diversion of water or before undertaking certain activities in or around a water body. [4] This supports the residents' argument that water, drainage, Mud Creek, tributaries, wetlands, and downstream effects are legitimate public-interest concerns.

Council point

Provincial water approvals and monitoring requirements do not remove County discretion. They confirm that water is a central issue. Council may decide that the municipal land-use risk remains unacceptable or insufficiently resolved.

3.2 Alberta wetland policy supports a cautious approach

Alberta's Wetland Policy provides strategic direction to minimize the loss and degradation of wetlands while allowing continued growth and development. Its goal is to conserve, restore, protect, and manage Alberta's wetlands to sustain benefits for the environment, society, and economy. [2] The Alberta Wetland Mitigation Directive is designed to inform planning and decision-making to avoid and minimize negative impacts to wetlands and, where necessary, replace lost wetland area and value. [3]

This policy framework is important because it puts avoidance first. Reclamation, compensation, or replacement should not be treated as automatic proof that a proposed wetland disturbance is suitable. For Council, the question is whether the project has demonstrated that this peatland loss should be allowed in the first place.

3.3 Alberta's peat mapping recognizes environmental exclusions

Alberta's Peat Application Area dataset identifies areas where peat applications may be submitted, but it also notes that areas where peat exploration is not allowed due to environmental concerns were removed, including areas involving waterbodies and rivers, trumpeter swan lakes, parks and protected areas, key wildlife and biodiversity areas, caribou zones, and certain watersheds with bull trout and Arctic grayling. [5]

Council point

Alberta does not treat peat as an automatic extraction right everywhere peat exists. Environmental context matters. Clearwater County should apply the same site-specific caution locally.

3.4 Historical approval elsewhere does not prove suitability here

Alberta has approved peat operations before, and the Canadian peat industry has operated for decades. That reality should not be denied. However, approval in one location does not establish suitability for this location. The record before Clearwater County is specific to Mud Creek, the surrounding residents, rural roads, adjacent land uses, wetlands, wildlife, water-quality monitoring, and a proposed long-term industrial footprint.

4. Clearwater County Land-Use Authority and Local Decision-Making

4.1 The DC-AE district makes local compatibility central

Clearwater County's Direct Control - Aggregate Extraction / Processing district is intended for designated areas for non-renewable resource extraction and processing. The district should be considered where the industrial nature of the use can be integrated into the overall land-use context and have minimal nuisance effect on adjacent agricultural or residential land uses. [6]

That language is highly important. It means the residents' concerns about dust, noise, traffic, wells, drainage, livestock, day-to-day rural use, property enjoyment, and long-term nuisance are not side issues. They are exactly the kinds of land-use impacts Council is supposed to weigh.

4.2 Council is the sole approving authority

The DC-AE district states that, given the sensitive nature of the use and its Direct Control status, Council is the sole approving authority for the land use and development authority for subsequent development permit applications. [6] This supports a clear and respectful message: Council has the authority and responsibility to decide whether this use fits this place.

4.3 The bylaw recognizes the same categories residents are raising

The DC-AE materials address haul routes, road use agreements, transportation impact assessments, operating time limits, water management and adjacent water wells, landscaping/screening, lighting, noise attenuation, environmental studies, wetland/biophysical assessments, dust control, drainage studies, signage, emergency hazards, community consultation, and other approvals. [6] These are the same core subjects residents are raising.

Resident concern	Clearwater County bylaw relevance	Why it matters
Truck traffic / road safety	Haul routes, road use agreements, traffic impact assessments, operating times, and road-user notifications are contemplated. [6]	Industrial peat hauling is a land-use impact, not merely a private business detail.
Water wells / hydrology	Water management provisions may require mapping adjacent landowner water wells and Water Act approval forms. [6]	Neighbouring water reliability is a legitimate Council concern.
Noise and dust	Noise attenuation plans, dust control and mitigation, screening, and operating conditions are contemplated. [6]	Nearby residents do not need to prove catastrophe; nuisance and compatibility matter.
Wetlands / environment	Environmental, wetland, biophysical, drainage, and waste-management studies may be required. [6]	Council can require stronger independent evidence before approval.
Consultation	Community consultation and notice requirements are part of the framework. [6]	Public confidence is a municipal issue, especially for a long-duration industrial project.

5. Project-Source Evidence Supporting Denial or Deferral

The strongest backup evidence comes from the project materials themselves. The following points should be used carefully: they do not prove that harm is certain, but they do prove that the project is complex, water-dependent, mitigation-heavy, and risky enough to require Council caution.

Evidence from project source materials	What it supports	Council-ready interpretation
Development Permit Application No. 51/25 is identified as development and operation of aggregate extraction/processing, being a peat harvesting project, on Pt. Section 1 and 2-37-07 W5M / SML 090026 by Premier Tech Horticulture Ltd. [12]	The application before Council is site-specific and tied to identified lands.	Council must decide this project in this location, not peat generally.
Proponent/WSP materials discuss Mud Creek flows, discharge locations, sedimentation ponds, drainage systems, outlet controls, water quality monitoring, setbacks, floodplain/channel-bank considerations, closure, and reclamation. [13]	Water control is fundamental to the project.	If the project requires extensive water controls to avoid impacts, the residents are reasonable to question suitability before approval.
Baseline Water Quality Summary covers 2016-2019 and identifies data limitations and quality-control issues such as holding-time concerns, gaps in field/lab parameters, and the value of additional monitoring. [14]	The water record is not a perfect, complete, independent risk-eliminating record.	Council should not rely only on proponent-funded baseline data without independent review and clear pre-approval standards.
Wildlife Mitigation and Monitoring Plan identifies species of concern and potential effects including direct habitat loss, indirect habitat loss, and mortality or injury. [16]	Wildlife risk is acknowledged in project planning.	Mitigation is not the same as intact habitat preservation.
Fire/wind and operational materials include fire-prevention procedures, peat harvesting wind limits, and intervention equipment for fighting fires in peat bogs. [15]	Operational fire/wind risk is real enough to require procedures.	Council should ask who verifies compliance, what triggers shutdown, how local emergency services are affected, and who pays for failures.
Provincial approval excerpts require spill contingency planning, siltation and erosion controls, wetland minimization, monitoring, reporting, decontamination, and complaint response for surface-water and groundwater interference. [17]	The project requires ongoing compliance and oversight.	A conditions-based system is not the same as proof of no local impact. Conditions require enforcement capacity and clear consequences.

6. Water, Mud Creek, Groundwater and Monitoring

Water is the central practical issue. Peatlands hold, release, and filter water. The project source materials are built around drainage, outlet controls, sedimentation ponds, monitoring, setbacks, and closure/reclamation assumptions. That is not reassurance by itself; it confirms the project has the potential to affect water movement and water quality if assumptions fail, monitoring is incomplete, controls are not maintained, or long-term conditions differ from expectations.

Key points for Council

- Water does not respect property lines. Effects may move through surface water, groundwater, ditches, creeks, wells, and downstream channels.
- The existence of a monitoring plan does not prevent impact. Monitoring often detects impact after the project is already operating.
- If baseline water data are incomplete, seasonal, limited, proponent-funded, or not independently reviewed, Council should not treat the risk as resolved.
- Residents are asking for independent pre-approval proof, not after-the-fact complaint handling.

Recommended Council question

Has Clearwater County received an independent, site-specific hydrology and water-quality review that verifies the project will not adversely affect Mud Creek, unnamed tributaries, downstream water systems, adjacent lands, groundwater, or private wells over the full life of the project and reclamation period?

Suggested conditions if Council refuses to deny

- Independent baseline testing of surface water, groundwater, and nearby wells before any physical disturbance.
- Monitoring stations upstream, onsite, downstream, at discharge points, near adjacent properties, and near wells where appropriate.
- Public reporting of monitoring data in a readable format.
- Stop-work triggers tied to water-quality exceedances, sediment release, drainage failure, bank instability, or well interference.
- Financial security sufficient to correct impacts without forcing residents or taxpayers to carry the cost.

7. Wetland Function, Wildlife, Reclamation, and Fire Risk

7.1 Wetland function

Government of Canada materials describe wetlands as vital ecosystems that provide habitat, filter pollutants, offer flood protection and drought mitigation, absorb and store carbon, and provide cultural value. [9] Alberta's Wetland Policy also recognizes wetlands as public-interest assets that should be conserved, restored, protected, and managed. [2] This supports the residents' framing that muskeg is not empty land; it is natural infrastructure.

7.2 Wildlife

The proponent's wildlife plan identifies multiple species of concern and potential project effects. The relevant argument is not that every listed species will certainly be harmed. The more careful argument is that the proponent's own materials acknowledge potential habitat, movement, disturbance, and mortality concerns that require caution. [16]

7.3 Reclamation

Reclamation planning is important, but it should not be treated as proof that the original ecosystem will be restored in a way that protects residents, wildlife, groundwater, surface water, carbon storage, and long-term community use. Reclamation is a last line of defence, not a reason to approve avoidable disturbance.

7.4 Fire and operational risk

The project source materials include fire-prevention procedures, fire-system interruption procedures, maximum wind speed rules for peat harvesting, and intervention equipment for fighting fire in peat bogs. [15] These materials should be used carefully: they do not prove a fire will occur. They do prove that fire/wind/operational safety is a real operational category that Council should test.

Recommended Council questions

- Who verifies wind-speed shutdowns and operational compliance in real time?
- What role, burden, and cost would fall on local fire and emergency services?
- What equipment, water supply, access, training, and response times are required for peat fire or equipment fire scenarios?
- What financial security protects Clearwater County and residents if fire, sediment, drainage, or reclamation failures occur?

8. Traffic, Dust, Noise, Consultation, and Public Confidence

The local resident concerns are practical: truck traffic, road safety, turning movements, dust, noise, livestock, farm operations, camping/recreational use, quality of life, and uncertainty over decades. Clearwater County's own bylaw framework recognizes these as relevant categories for aggregate extraction/processing. [6]

8.1 Traffic, dust, and noise

Residents do not need to prove that every impact will be catastrophic. In a discretionary land-use decision, Council may consider nuisance, compatibility, adjacent residential and agricultural use, public road impacts, haul routes, dust control, noise attenuation, and operating conditions. These concerns are relevant even where provincial environmental approvals exist.

8.2 Consultation

The County referral letter gave residents an opportunity to comment on Development Permit Application No. 51/25, with comments to be included in the administration report for Council consideration. [12] A project of this duration and sensitivity may warrant more than minimum notice. Residents can respectfully ask Council whether consultation was sufficient for a long-term industrial project affecting water, wetlands, local roads, adjacent properties, and public confidence.

8.3 Political and public context in Canada

The political mood around peat is mixed. The Canadian peat industry presents peat extraction as regulated, science-based, and small in national footprint; the Canadian Sphagnum Peat Moss Association says the industry has been active since the 1930s and that its total historical footprint is 36,032 hectares, less than 0.03% of Canada's 119 million hectares of peatlands. [10] At the same time, peat and muskeg approvals are increasingly contested as water, Indigenous rights, climate, wetland, and local land-use issues; for example, Woodland Cree First Nation is challenging Water Act approvals for Aurora Peat Products ULC projects involving nearly 900 hectares of muskeg over 45 to 48 years. [11]

Council point

The industry may argue that the national footprint is small and regulated. The residents' answer should be: national percentage does not answer the local land-use question. Council must decide whether this particular project is compatible with Mud Creek, nearby residents, rural roads, wells, farms, wildlife, and a specific wetland landscape.

9. Evidence Matrix for Council

Claim residents can safely make	Backup source	How to phrase it respectfully
Peat operations are regulated because they can affect water quality and aquatic systems.	Alberta peat-specific Water Act surface water quality monitoring guide. [1]	Peat operations are important enough to have a specific Water Act monitoring guide; Council should require independent water evidence before land-use approval.
Wetland policy supports avoidance before mitigation or replacement.	Alberta Wetland Policy and Wetland Mitigation Directive. [2][3]	Reclamation is not the first step. Avoiding unnecessary wetland loss is the starting point.
Council has a real discretionary land-use decision.	Clearwater County DC-AE district: Council sole approving authority; minimal nuisance effect on adjacent agricultural/residential land uses. [6]	Council is deciding compatibility, not merely acknowledging provincial approvals.
The project involves complex water management.	Project materials: Mud Creek flows, discharge locations, sedimentation ponds, drainage, monitoring, setbacks. [13][14]	Extensive controls show the project is not simple and the risk is not imaginary.
Wildlife concerns are grounded in the proponent record.	Wildlife plan identifies species of concern and potential effects. [16]	Mitigation after disturbance does not equal protection of intact habitat.
Fire and operational safety are legitimate issues.	Fire/wind procedures and peat-bog fire intervention equipment. [15]	Council should test emergency burden, shutdown triggers, and compliance verification.
Resident concerns mirror bylaw categories.	DC-AE references traffic, haul routes, water wells, noise, dust, drainage, consultation, and studies. [6]	These are legitimate land-use concerns, not private inconvenience.

10. Questions Council Should Require Answered Before Any Approval

- Has an independent third-party hydrologist reviewed the full project materials, baseline data, proposed drainage network, sedimentation ponds, discharge locations, and Mud Creek implications?
- What baseline groundwater and private-well testing has been completed, and are nearby landowners included?
- What are the clear stop-work triggers if water quality, sediment, flow, bank stability, well interference, dust, or fire-risk thresholds are exceeded?
- Who pays for independent monitoring over the full life of the project, including reclamation and post-closure phases?
- What financial security or bonding protects residents and Clearwater County if the project causes damage or reclamation fails?
- How will Council verify compliance with operational limits, including wind-speed shutdowns, dust controls, haul-route restrictions, and fire-prevention requirements?
- How many truck trips are expected daily and seasonally, on what roads, and under what road-use agreement?
- What independent assessment has been completed for dust, noise, odour, livestock, farm operations, and nearby residential/campsite use?
- What is the evidence that reclamation will restore the original wetland functions important to water storage, filtration, wildlife, and neighbouring lands?
- Has consultation been sufficient for a project with decades of operational impacts and possible cumulative effects?

Council should not approve first and investigate later. The public-interest burden should be met before disturbance begins.

11. Conclusion

This report does not ask Clearwater County Council to reject economic activity in general. It asks Council to apply a careful site-specific land-use test to a long-term industrial peat harvesting proposal in a wetland/muskeg system associated with Mud Creek and nearby rural land uses.

The backup data support one practical conclusion: approval would place long-term uncertainty on residents, water systems, wildlife habitat, roads, local emergency capacity, and County enforcement. Denial places the burden where it belongs: on any proponent to prove, before approval, that the proposed use is compatible with the land, the neighbours, and the long-term public interest.

Council should deny Development Permit Application No. 51/25. If Council is not prepared to deny it, Council should defer the application pending independent, site-specific review and strengthened resident consultation.

Suggested closing statement for Council

Council does not need to decide whether peat harvesting is allowed somewhere in Alberta. Council needs to decide whether this 35-year industrial peat extraction project belongs in this location, beside Mud Creek, near rural residences, farms, livestock, roads, wells, wildlife habitat, and a functioning muskeg/wetland system. On the evidence available, residents respectfully submit that the safer and more responsible decision is to deny Development Permit Application No. 51/25.

References and Source Notes

External sources were limited to Alberta, Clearwater County, Government of Canada, and Canadian sources.

Project-source references are identified as uploaded project materials available to the residents.

- [1] **Alberta Open Government**. Guide to Water Act application requirements for surface water quality monitoring for peat operations in Alberta. <https://open.alberta.ca/publications/9781460141182>
- [2] **Alberta Open Government**. Alberta Wetland Policy. <https://open.alberta.ca/publications/9781460112878>
- [3] **Alberta Open Government**. Alberta Wetland Mitigation Directive. <https://open.alberta.ca/dataset/9781460130025>
- [4] **Alberta Open Government**. Guide to preparing a complete Water Act application for a licence or approval. <https://open.alberta.ca/publications/guide-preparing-water-act-application-for-licence-or-approval>
- [5] **Alberta Open Government**. Peat Application Area dataset. <https://open.alberta.ca/opendata/gda-233ee88b-18b0-4cf3-b8e7-3778425f5e16>
- [6] **Clearwater County**. Direct Control - Aggregate Extraction / Processing (DC-AE) District, Land Use Bylaw 25/050. <https://clearwatercounty.ca/Home/DownloadDocument?docId=e30e3dca-e861-4cf2-beb8-5806ca718c6b>
- [7] **Clearwater County**. Land Use Bylaw information page. <https://www.clearwatercounty.ca/pland-use-bylaw>
- [8] **Clearwater County**. Planning and Development information page. <https://www.clearwatercounty.ca/p/planning-and-development>
- [9] **Environment and Climate Change Canada**. Extent of Canada's wetlands. <https://www.canada.ca/en/environment-climate-change/services/environmental-indicators/extent-wetlands.html>
- [10] **Canadian Sphagnum Peat Moss Association**. Responsible Peat Extraction. <https://peatmoss.com/en/sustainability/responsible-peat-extraction/>
- [11] **Ecojustice**. Woodland Cree Nation fights peat mining approvals. <https://ecojustice.ca/file/defending-sacred-muskeg-woodland-cree-nation-fights-peat-mining-approvals/>
- [12] **Project source**. Clearwater County Development Referral Letter for Development Permit Application No. 51/25, dated March 25, 2026. Uploaded project source: letter to residents.png / PDF
- [13] **Project source**. Premier Tech Biophysical Report and Peat Development and Operations Plan / WSP materials, Oct. 2, 2024. Uploaded project sources: clearwater_part1_split files and clearwater_minutes_larger_part_3
- [14] **Project source**. Baseline Water Quality Summary, 2016 to 2019, WSP, October 2024. Uploaded project source: clearwater_minutes_larger_part_4
- [15] **Project source**. Premier Tech Fire Prevention/Procedures, wind limits, and intervention equipment materials. Uploaded project source: clearwater_minutes_larger_part_5
- [16] **Project source**. Premier Tech / Golder / WSP Wildlife Mitigation and Monitoring Plan, Jan. 31, 2022. Uploaded project source: clearwater_minutes_larger_part_6
- [17] **Project source**. Provincial approval excerpts, Clearwater County DC-AE bylaw excerpts, surrounding lands map, resident submissions. Uploaded project source: clearwater_minutes_larger_part_7
- [18] **Project source**. Council Report Requesting Rejection of Premier Tech Horticulture Peat Harvesting Proposal, May 26, 2026. Uploaded project source: Clearwater_County_Peat_Report_May_26_2026.pdf

Cover Letter to Clearwater County Council

Respectful request to deny Development Permit Application No. 51/25 and receive the attached backup data report

Date	May 2026
To	Clearwater County Council
Re	Development Permit Application No. 51/25 - proposed peat harvesting / aggregate extraction-processing project
Applicant	Premier Tech Horticulture Ltd.
Lands identified in County materials	Pt. Section 1 and 2-37-07 W5M / SML 090026
Submitted by	Concerned Clearwater County residents

Dear Reeve and Councillors,

Please accept the attached report, *Backup Data Report Supporting Resident Request to Deny Development Permit Application No. 51/25*, as supporting material from concerned Clearwater County residents regarding the proposed Premier Tech Horticulture Ltd. peat harvesting / aggregate extraction-processing project.

Residents respectfully ask Clearwater County Council to deny Development Permit Application No. 51/25.

This request is made respectfully and with recognition that Council must consider economic activity, land use, provincial approvals, technical reports, and the interests of both the applicant and the affected community. Our concern is narrower and practical: whether this proposed long-term industrial peat extraction use is compatible with this specific location, this wetland and Mud Creek system, nearby farms and residences, local roads, wildlife habitat, and the County's long-term public interest.

Purpose of the Attached Report

The attached report is intended to provide Council with backup data and policy context for the residents' position. It is not a personal attack on the applicant and it is not an argument against all development. It is a request for Council to apply caution before approving an industrial wetland extraction project whose consequences may be difficult to reverse.

Core position: provincial approvals and proponent studies do not remove Council's local land-use responsibility. Council still has to decide whether this use fits this place.

Key Reasons Council Should Treat This as a Serious Land-Use Decision

- **Water and Mud Creek:** The project materials themselves discuss drainage, sedimentation ponds, discharge locations, outlet controls, surface water monitoring, Mud Creek and unnamed tributary considerations. That confirms water movement and water quality are central issues, not side issues.
- **Wetlands and muskeg:** Peatland/muskeg is not empty land. It functions as a water-storage, water-filtration, habitat, and carbon-storage system. Once drained and placed into an industrial operating cycle, original wetland function may not be practically restored for residents, wildlife, or downstream water systems.
- **Wildlife and habitat:** The project's own wildlife planning materials identify species of concern and potential effects such as direct habitat loss, indirect habitat loss, and mortality or injury. Mitigation after disturbance is not the same as preserving intact habitat.
- **Adjacent residents and farms:** Resident submissions raise practical concerns about truck traffic, road safety, dust, noise, livestock, wells, daily farm operations, property use, and rural quality of life. These are legitimate land-use concerns, not merely private inconvenience.

- **Monitoring, enforcement and public confidence:** Monitoring after approval is not the same as preventing harm before approval. A project of this scale and duration should meet a high standard for independent evidence, enforceable conditions, and meaningful consultation.

Respectful Request

For these reasons, residents respectfully request that Clearwater County Council:

- **Deny Development Permit Application No. 51/25;**
- recognize affected residents' concerns as legitimate land-use concerns;
- give meaningful weight to water, Mud Creek, wetlands, wildlife, traffic, dust, noise, adjacent land use, monitoring, enforcement, and reclamation reliability;
- avoid placing the burden of uncertainty on nearby residents, local water systems, and the surrounding rural community; and
- if Council is not prepared to deny the application outright, defer any approval until independent, site-specific third-party review is completed and residents have a full and fair opportunity to review and respond to the complete record.

Backup request if Council does not deny: defer any approval until independent review addresses hydrology, groundwater/wells, Mud Creek water quality, wildlife, traffic, peat dust, noise, fire/emergency response, reclamation feasibility, monitoring, enforcement, stop-work triggers, bonding/security, cumulative impacts, and consultation adequacy.

Closing

Residents are not asking Council to reject responsible economic activity. We are asking Council to protect a sensitive rural landscape, nearby landowners, water systems, wildlife habitat, and public confidence in County decision-making. Some decisions carry consequences that cannot easily be undone. This is one of those decisions.

We therefore respectfully ask Clearwater County Council to vote no and deny Development Permit Application No. 51/25.

Respectfully submitted,

Concerned Clearwater County Residents

[Names / signatures may be attached or submitted separately]

Attachment

Backup Data Report Supporting Resident Request to Deny Development Permit Application No. 51/25

Note: This cover letter is a civic land-use submission. It is not legal advice.



Agenda Item Report

Regular Council Meeting

AIR Type:	Presentation					
SUBJECT:	1:00 p.m. Public Hearing - Bylaw No. 26/096 for Application No. 14/26 to amend the Land Use Bylaw					
PRESENTATION DATE:	Tuesday, June 23, 2026					
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Dawson Connelly, Development Officer Kim Gilham, Acting Director & Rick Emmons, CAO					
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation					
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (LUB No. 25/050 and MDP (2026))					
<p>Council Values</p> <table border="0"> <tr> <td style="text-align: center;"> Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry. </td> <td style="text-align: center;"> Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing. </td> <td style="text-align: center;"> Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits. </td> <td style="text-align: center;"> Community Social Growth Ensure the health and well-being of our communities and its residents. </td> <td style="text-align: center;"> Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come. </td> </tr> </table>		 Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.	 Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.	 Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.	 Community Social Growth Ensure the health and well-being of our communities and its residents.	 Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.
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<p>ATTACHMENTS:</p> <p>Bylaw 26-096</p> <p>Operations Aerial</p> <p>Aerial</p> <p>Community Amenity (CA)</p>						

STAFF RECOMMENDATION:

Pending the results of the Public Hearing, it is recommended that Council consider whether or not to grant Second and Third readings to Bylaw No. 26/096.

BACKGROUND:

Sanctum Foundation Ltd. currently holds title to Plan 092 8187, Unit 15 (Pt. SW 16-36-06-W5M), containing 2.42 acres. The subject land is located within the Sanctum Retreat Subdivision. Kristoph Dobrowolski has made application on behalf of the company to redesignate all of Plan 092 8187, Unit 15 from the Country Residential (CR) District to the Community Amenity (CA) District.

The parcel is currently undeveloped, however, the owner/applicant intends to develop it to operate in conjunction with the existing retreat facility on the adjacent lot (Unit 17). Sanctum Retreat operates as a spiritual retreat facility.

The property subject to the application will be used to provide for staff accommodations.

The applicant has applied for a development permit for the construction of a staff housing unit on the subject property, however, Development Permit No. 79/26 will not be valid until Land Use Amendment No. 14/26 has been approved.

The applicant is present to speak to the proposal.

PLANNING DIRECTION:

Municipal Government Act – Matters Related to Subdivision and Development Regulation

Section 9 states:

In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

1. Its topography,
2. Its soil characteristics,
3. Storm water collection and disposal,
4. Any potential for the flooding, subsidence or erosion of the land,
5. Its accessibility to a road,
6. The availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
7. In the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 4(4)(b) and (c),
8. The use of the land in the vicinity of the land is the subject of the application, and
9. Any other matters that it considers necessary to determine whether lands that is the subject of the application is suitable for the purpose for which the subdivision is intended.

Clearwater County's Land Use Bylaw No. 25/050

11.13 Community Amenity (CA) District

Purpose and Intent

The purpose and intent of this District is to accommodate a range of cultural, recreational, institutional and public service type uses in both rural and hamlet areas of the County. This District should build on the idea of creating a strong quality of life and ensuring strong community social growth across the wide-ranging geography of the County. This District also includes Municipal Reserve (MR) spaces that meet the requirements of the MGA.

Clearwater County Municipal Development Plan (2025)

MDP Policy 12.1.1

Encourage the provision of health, education, recreation and social facilities and programs to effectively serve a growing and dispersed population.

MDP Policy 14.2.4

Clearwater County shall implement policies of the MDP when making designations on any proposed redesignations, subdivision, or development application and on any proposed statutory plan or outline plan.

MDP Policy 14.2.6

Clearwater County shall consider, where applicable, the following when evaluating an application to redesignate, subdivide or develop land:

- (a) impact on adjoining and nearby land uses;
- (b) impact on natural capital and agricultural land;
- (c) impact on the environment;
- (d) scale and density;
- (e) site suitability and capacity;
- (f) road requirements and traffic impacts, including access and egress considerations, including Subdivision and Development Regulations related to land in the vicinity of a highway;
- (g) utility requirements and impacts;
- (h) open space needs;
- (i) availability of protective and emergency services;
- (j) FireSmart provisions;
- (k) BearSmart provisions;
- (l) impacts on school and health care systems;
- (m) measures to mitigate effects;
- (n) County responsibilities that may result from the development or subdivision; and
- (o) any other matters the County considers relevant.

Policy Considerations

The proposed redesignation is to allow for the expansion of Sanctum Retreat, which currently operates on the adjacent lot. The applicants intend to develop the subject property to operate in conjunction with the ongoing retreat operations. Staff housing for the retreat will be developed on this lot should the Land Use Amendment be approved.

Municipal Planning Commission Recommendation

The Municipal Planning Commission recommends that Council Favorably consider granting second and third readings to Bylaw No. 26/096 for the following reasons:

- Expansion and relation to existing operations on an adjacent lot.
- Compatible use with neighbouring property.

Recommendation

Administration is recommending Council consider whether or not to grant Second and Third Readings to Bylaw No. 26/096.

**CLEARWATER COUNTY
BYLAW NUMBER 26/096**

Being a bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw 25/050.

PURSUANT, to the Authority conferred upon it by the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, and;

AND WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

AND WHEREAS, the purpose and intent of this District is to accommodate a range of cultural, recreational, institutional and public service type uses in both rural and hamlet areas of the County. This District should build on the idea of creating a strong quality of life and ensuring strong community social growth across the wide-ranging geography of the County. This District also includes Municipal Reserve (MR) spaces that meet the requirements of the MGA.

NOW THEREFORE, the Council of Clearwater County in the Province of Alberta, enacts as follows:

That all ±2.42 acres of Plan 092 8187, Unit 15 be redesignated from the Country Residential (CR) District to the Community Amenity (CA) District.

As outlined in red on the attached Schedule "A."

1 EFFECTIVE DATE

1.1 This bylaw comes into force and effect upon third and final reading.

Read a first time on _____ day of _____, _____.

Reeve

Chief Administrative Officer

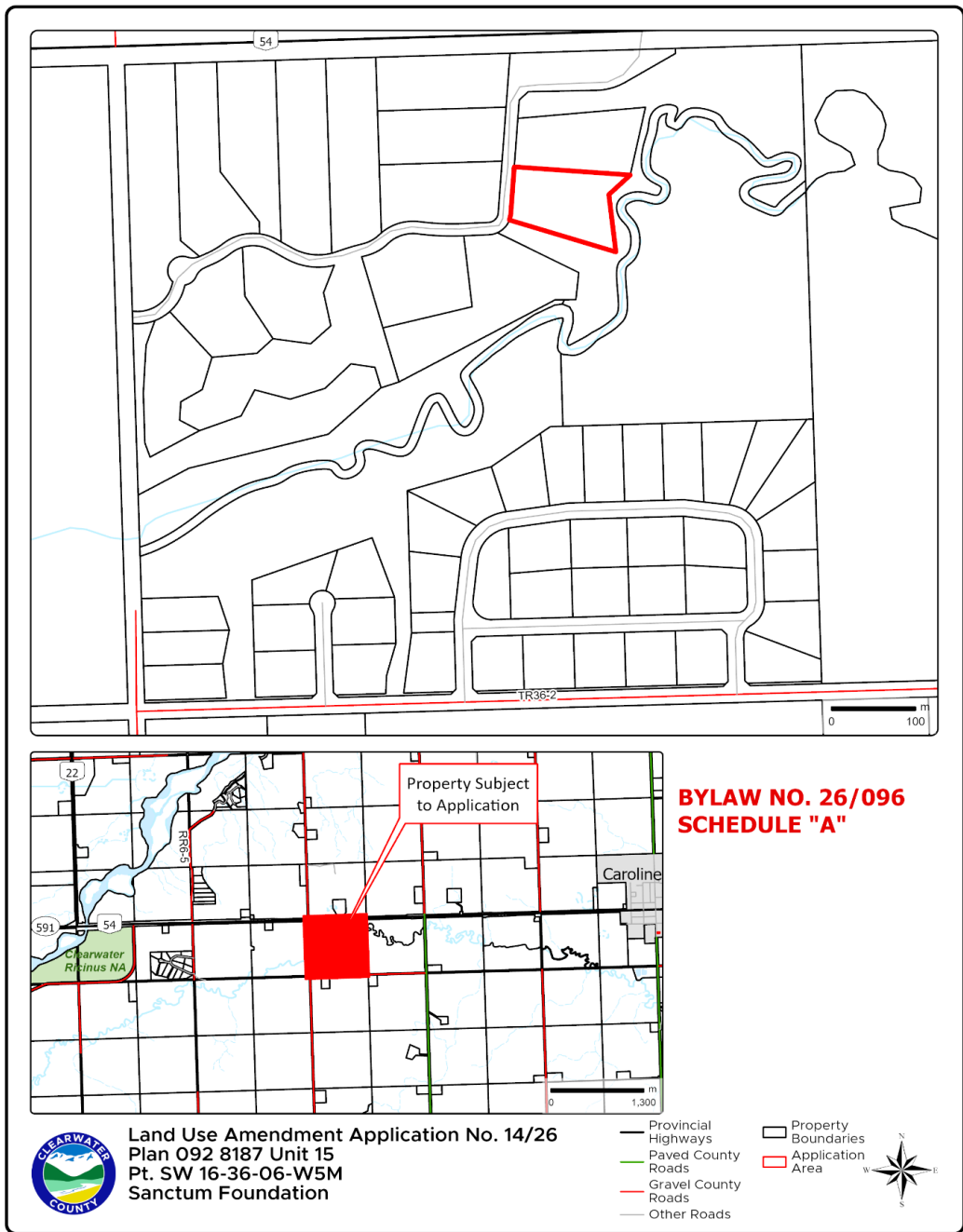
Public hearing held on ____ day of _____, ____.

Read a second time on ____ day of _____, ____.

Read a third and final time on ____ day of _____, ____.

Reeve

Chief Administrative Officer








Aerial Photo
Land Use Amendment No. 14/26
Plan O92 8187 Unit 15
Pt. SW 16-36-06-W5M
Sanctum Foundation

-  Application Area
-  Parcels
-  Provincial Highway, Paved
-  Subdivision, Gravel
-  Other Roads





Aerial Photo
Land Use Amendment Application No. 14/26
Plan 092 8187 Unit 15
Pt. SW 16-36-06-W5M
Sanctum Foundation

-  Application Area
-  Parcels
-  Other Roads



11.13 Community Amenity (CA) District

Purpose and Intent

The purpose and intent of this District is to accommodate a range of cultural, recreational, institutional and public service type uses in both rural and hamlet areas of the County. This District should build on the idea of creating a strong quality of life and ensuring strong community social growth across the wide-ranging geography of the County. This District also includes Municipal Reserve (MR) spaces that meet the requirements of the *MGA*.

Exempt, Permitted and Discretionary Uses

- a) The following uses shall be Exempt Uses, Permitted or Discretionary with or without conditions provided that the application complies with the regulations of this District and Bylaw:

Exempt Uses (No Development Permit Required)	
Note: "Exempt" means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance and other uses refer to Section 3.2: Development Permits Not Required	Private Greenhouse (less than 23.2 square metres (250 sq ft) as an accessory building)
Accessory building not exceeding 23.2 square metres (250 sq ft);	Propane/Fuel Tanks in compliance with Safety Codes legislation
Construction Trailer	Retaining Wall (provided the retaining wall is not located within 30 metres of an escarpment and is not more than 1.0 metres at the highest point)
Construction and maintenance of that part of a utility placed in or upon a public right-of-way or public utility easement;	Stripping & Grading (as part of approved development)
Deck/Patio (provided it complies with lot coverage and setback regulations)	Signs Exempt as Per Section 10.2
Demolition (in accordance with Section 3.2)	Solar Collector < 30 kW: attached to a wall or roof of a building
Direct Market Sales	Temporary Sea-Cans in accordance with regulations of Section 9.28
Dugouts, fishponds, driveways	Telecommunications Tower
Flagpoles, Towers or other poles that don't exceed 5.0m (16.4 ft.)	Temporary Use of Building for Emergency Purposes or Election Purposes
Landscaping that does not impact drainage	Temporary Living Accommodation in Personal Recreation Vehicle (in accordance with Section 9.20)
Personal Use Agriculture	

Permitted Uses	Discretionary Uses
Accessory Building	Campground – Major
Agricultural Operation	Campground – Minor
Community Hall	Cemetery
Cultural Facilities	Child Care Facility
Church	Dwelling – Single Detached
Dwelling – Security / Surveillance	Eating and Drinking Establishment
Parks – Minor	Educational Services
Passive Recreation	Essential Public Service
Recreation Facility– Minor	Health Care Services
Solar Collector < 30kW: free-standing	Parks – Major
	Public or Quasi-Public Use
	Public Utility
	Recreation Facility – Major
	Sea-Can
	Social Care Facility - Minor
	Solar Collector > 30kW
	Stripping & Grading
	WECS-small

Site Regulations

b) The following regulations shall apply to all approved development within this District:

Minimum Parcel Size (Hamlets)	At the discretion of the Development Authority
Minimum Parcel Size (Rural)	1.21 ha (3.0 ac)
Maximum Lot Coverage	No buildings, structures or impervious surfaces shall cover more than 65% of the total lot coverage
Front Yard Setbacks (Hamlet)	6.0m (19.7 ft) or as approved by the Development Officer
Side Yard Setbacks (Hamlet)	1.5m (4.99 ft)
	3.0m (9.84 ft) for a side property line abutting a public road right-of-way (corner lots)
Rear Yard Setbacks (Hamlet)	7.5m (24.6 ft) from the rear property line
Front Yard Setbacks (Rural)	50.0m (164 ft) from the right-of-way of a public road
	15.0m (49.21 ft) from the right-of-way of an internal subdivision road
Side Yard Setbacks (Rural)	7.5 m (24.6 ft) from an adjacent property line
Rear Yard Setbacks (Rural)	7.5m (24.6 ft) from the rear property line

Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation and Economic Corridors
Maximum Building Height	At the discretion of the Development Authority

Special Requirements

Dwelling – Single Detached

- c) A Dwelling – Single Detached shall only be approved in this district if it is accessory to the principal use on the subject lot.

Landscaping Requirements

- d) Landscaping, screening, buffering and other site design elements related to the landscape shall be completed in accordance with the Landscape section in the General Use Regulations section of this Bylaw when a community amenity use in this district directly abuts a residential land use district.

Parking and Loading

- e) Where parking is adjoining a paved road, an equivalent treatment may be required as a condition of Development Permit approval.

Hamlet of Nordegg (for applications within the Hamlet of Nordegg)

- f) See Part 12: Hamlet of Nordegg Lot and Building Design Regulations for additional regulations that apply to lots with this designation within the Hamlet of Nordegg.



Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision					
SUBJECT:	Consideration of Second and Third Readings - Bylaw 26/093 Application No. 12/26 to amend the Land Use Bylaw					
PRESENTATION DATE:	Tuesday, June 23, 2026					
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Dustin Bisson, Senior Planner Kim Gilham, Acting Director & Rick Emmons, CAO					
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation					
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (Land Use Bylaw 25/050, Municipal Development Plan 2023)					
<p>Council Values</p> <table border="0"> <tr> <td style="text-align: center;"> Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry. </td> <td style="text-align: center;"> Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing. </td> <td style="text-align: center;"> Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits. </td> <td style="text-align: center;"> Community Social Growth Ensure the health and well-being of our communities and its residents. </td> <td style="text-align: center;"> Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come. </td> </tr> </table>		 Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.	 Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.	 Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.	 Community Social Growth Ensure the health and well-being of our communities and its residents.	 Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.
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<p>ATTACHMENTS:</p> <p>Bylaw 26-093</p>						

STAFF RECOMMENDATION:

Upon consideration of the representation made at the Public Hearing, Administration requests that Council consider granting second and third readings to Bylaw 26/093 for Application No. 12/26 to amend the Land Use Bylaw.

BACKGROUND:

The purpose of Bylaw 26/093 is to amend Clearwater County's Land Use Bylaw No. 25/050 to redesignate all ±5.54 acres of Plan 072 1013, Block 1, Lot 1 (Pt. NW 01-39-05 W5M), from the Country Residential Agricultural District (CRA) to the Industrial District (I). Pending the results of the land use amendment, the applicant will proceed with the current business operation.

Please refer to the documents attached to the agenda item for the Public Hearing for further details on this application.

At the Regular Council Meeting held on May 12, 2026, Council reviewed and gave first reading to Bylaw 26/093. As required by legislation, notice of today's Public Hearing was advertised in the local newspapers and comments were invited from adjacent landowners and referral agencies. Upon consideration of the representations made at the Public Hearing, Council will consider whether or not to grant second and third readings to Bylaw 26/093.

**CLEARWATER COUNTY
BYLAW NUMBER 26/093**

Being a bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw 25/050.

PURSUANT, to the Authority conferred upon it by the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, and;

AND WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

AND WHEREAS, the purpose and intent of this District is to provide for a range of industrial uses that fit within the rural context as well as withing the hamlets.

NOW THEREFORE, the Council of Clearwater County in the Province of Alberta, enacts as follows:

That all ±5.54 acres of Plan 072 1013, Block 1, Lot 1 be redesignated from Country Residential Agricultural District "CRA" to Industrial District "I"

As outlined in red on the attached Schedule "A."

1 EFFECTIVE DATE

1.1 This bylaw comes into force and effect upon third and final reading.

Read a first time on ____ day of _____, ____.

Reeve

Chief Administrative Officer

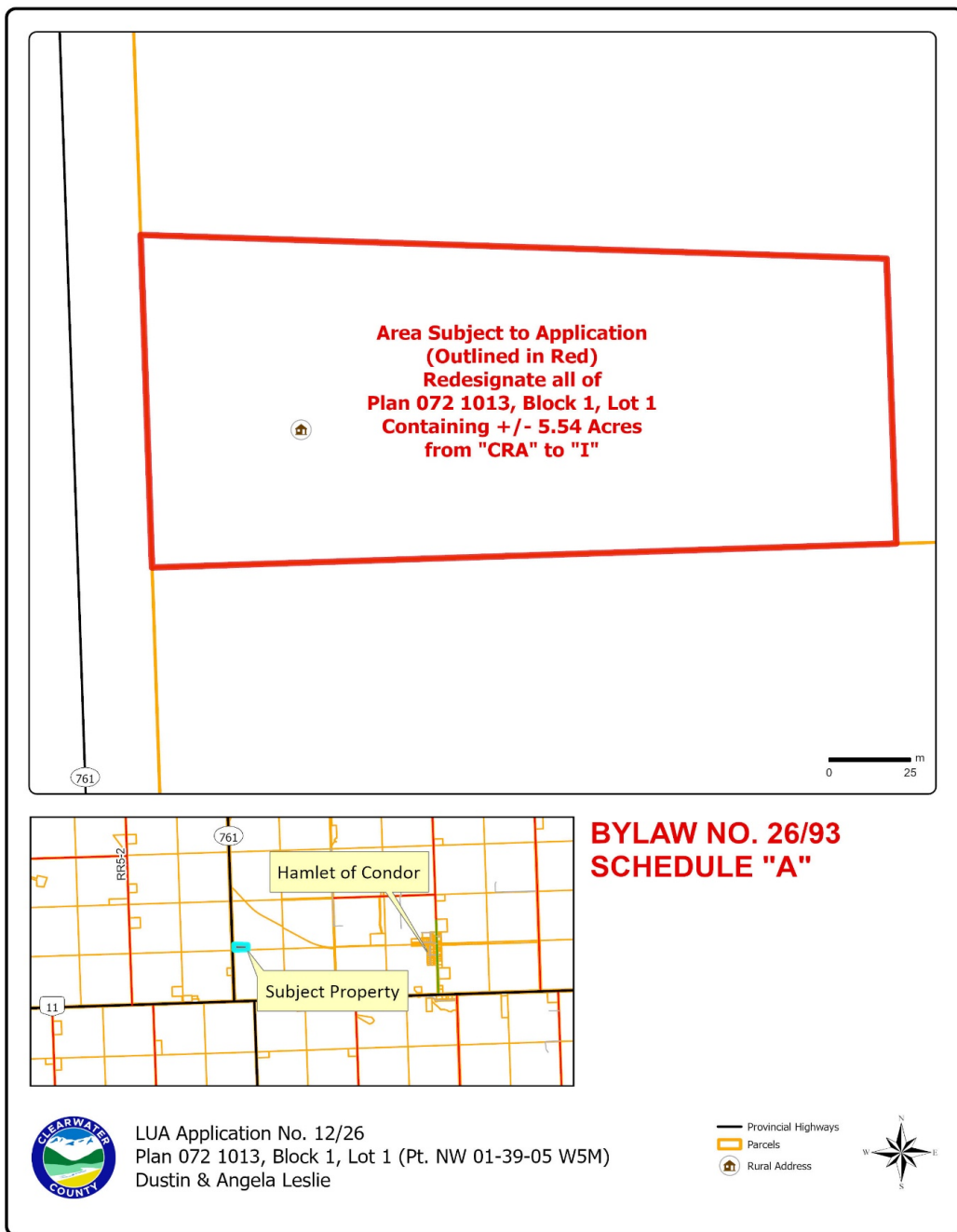
Public hearing held on ____ day of _____, ____.

Read a second time on ____ day of _____, ____.

Read a third and final time on ____ day of _____, ____.

Reeve






Chief Administrative Officer





Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision			
SUBJECT:	Consideration of Second and Third Readings - Bylaw 26/094 Application No. 13/26 to amend the Land Use Bylaw			
PRESENTATION DATE:	Tuesday, June 23, 2026			
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Dustin Bisson, Senior Planner Kim Gilham, Acting Director & Rick Emmons, CAO			
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation			
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (Land Use Bylaw 25/050 and Village of Caroline MDP 2019/05)			
Council Values				
 <p>Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.</p>	 <p>Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.</p>	 <p>Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.</p>	 <p>Community Social Growth Ensure the health and well-being of our communities and its residents.</p>	 <p>Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.</p>
ATTACHMENTS:				
Bylaw 26/094				

STAFF RECOMMENDATION:

Upon consideration of the representation made at the Public Hearing, Administration requests that Council consider granting second and third readings to Bylaw 26/094 for Application No. 13/26 to amend the Land Use Bylaw.

BACKGROUND:

The purpose of Bylaw 26/093 is to amend Clearwater County's Land Use Bylaw No. 25/050 to redesignate all of Plan 3067ET, Block 1, Lot 5, containing 8,500 square feet, from the Hamlet Commercial Mixed Use District "HCM" to the Hamlet Multiple Dwelling District "HMD". Pending the

results of the land use amendment, the applicant will proceed with a development permit application for the legalization of the dwelling multi-unit, which could provide for low cost living in the Hamlet.

Please refer to the documents attached to the agenda item for the Public Hearing for further details on this application.

At the Regular Council Meeting held on May 12, 2026, Council reviewed and gave first reading to Bylaw 26/094. As required by legislation, notice of today's Public Hearing was advertised in the local newspapers and comments were invited from adjacent landowners and referral agencies. Upon consideration of the representations made at the Public Hearing, Council will consider whether or not to grant second and third readings to Bylaw 26/094.

**CLEARWATER COUNTY
BYLAW NUMBER 26/094**

Being a bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw 25/050.

PURSUANT, to the Authority conferred upon it by the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, and;

AND WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

AND WHEREAS, the purpose and intent of this District is to accommodate a mix of medium and higher-density housing options within hamlets.

NOW THEREFORE, the Council of Clearwater County in the Province of Alberta, enacts as follows:

That all ±8,500 square feet of Plan 3067ET, Block 1, Lot 5 located within the Hamlet of Caroline be redesignated from the Hamlet Commercial Mixed Use District "HCM" to Hamlet Multiple Dwelling District "HMD."

As outlined in red on the attached Schedule "A."

1 EFFECTIVE DATE

1.1 This bylaw comes into force and effect upon third and final reading.

Read a first time on _____ day of _____, _____.

Reeve

Chief Administrative Officer

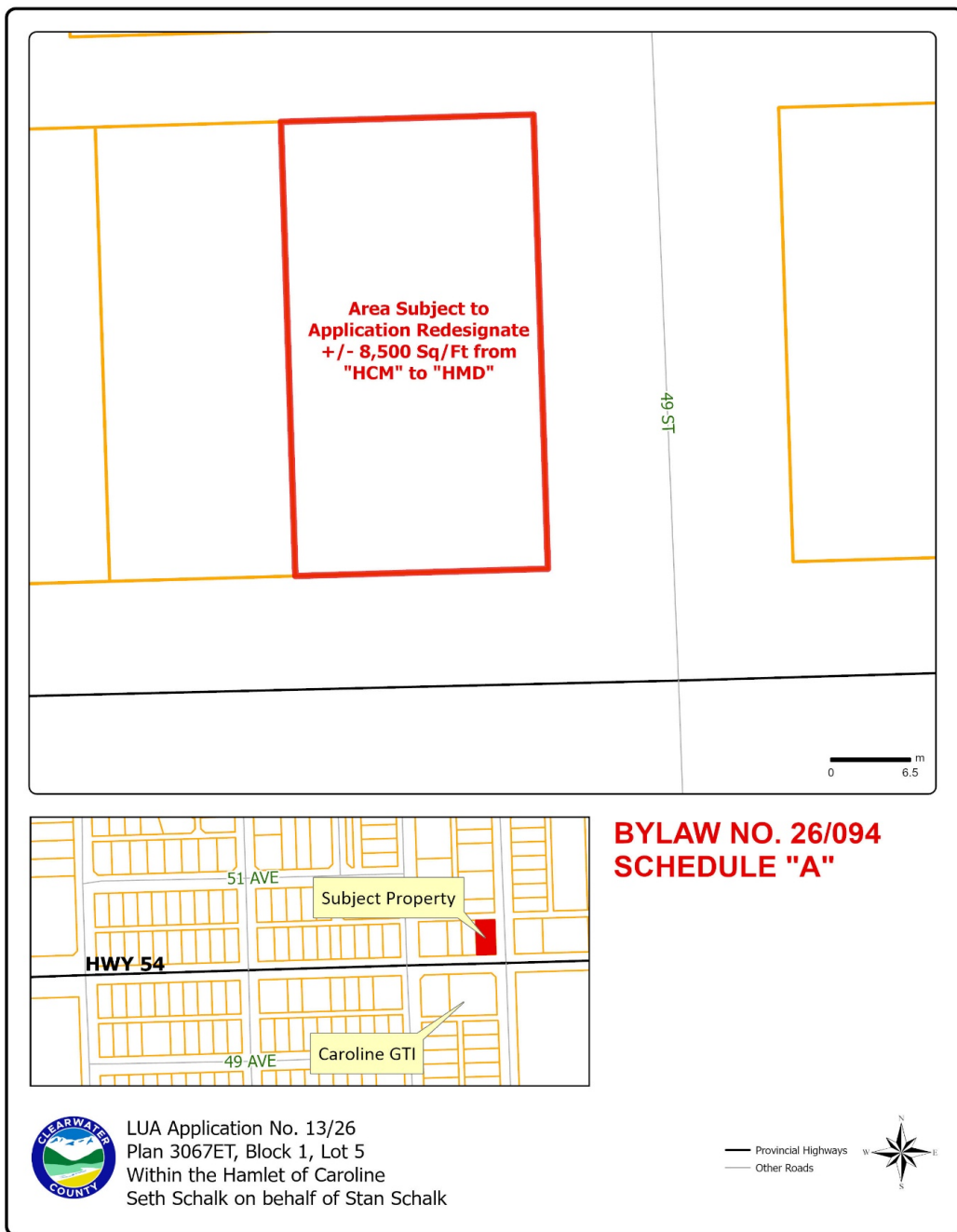
Public hearing held on ____ day of _____, ____.

Read a second time on ____ day of _____, ____.

Read a third and final time on ____ day of _____, ____.

Reeve






Chief Administrative Officer





Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision			
SUBJECT:	Consideration of Second and Third Readings - Bylaw No. 26/096 for Application No. 14/26 to amend the Land Use Bylaw			
PRESENTATION DATE:	Tuesday, June 23, 2026			
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Dawson Connelly, Development Officer Kim Gilham, Acting Director & Rick Emmons, CAO			
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation			
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (LUB No. 25/050 and MDP (2026))			
Council Values				
 <p>Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.</p>	 <p>Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.</p>	 <p>Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.</p>	 <p>Community Social Growth Ensure the health and well-being of our communities and its residents.</p>	 <p>Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.</p>
ATTACHMENTS:				
Bylaw 26-096				

STAFF RECOMMENDATION:

Pending the results of the Public Hearing, it is recommended that Council consider whether or not to grant Second and Third Readings to Bylaw No. 26/096 for Application No. 14/26 to amend the Land Use Bylaw.

BACKGROUND:

The purpose of Bylaw No. 26/096 is to amend Clearwater County's Land Use Bylaw No. 25/050 to redesignate all of Plan 092 8187, Unit 15 (Pt. SW 16-36-06-W5M) from the Country Residence (CR) District to the Community Amenity (CA) District.

Pending the outcome of the Land Use Amendment, the applicants will proceed with the development of staff housing. Development Permit No. 79/26 for the construction of an accessory building for staff housing has been issued, however, Condition 5 of the permit indicates the following:

This permit has been conditionally approved based on the requirements of the Community Amenity (CA) District. Should Land Use Amendment No. 14/26 for the redesignation of the subject lot to the Community Amenity (CA) District from the Country Residence (CR) District not be approved by Clearwater County Council, this Development Permit is null and void.

Please refer to the documents attached to the Public Hearing agenda item for further details on the application.

At the Regular Council Meeting held on May 26, 2026, Council reviewed and gave First Reading to Bylaw No. 26/096.

As required by legislation, notice of Today's Public Hearing was advertised in the local newspapers and comments were invited from adjacent landowners and referral agencies.

**CLEARWATER COUNTY
BYLAW NUMBER 26/096**

Being a bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw 25/050.

PURSUANT, to the Authority conferred upon it by the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, and;

AND WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

AND WHEREAS, the purpose and intent of this District is to accommodate a range of cultural, recreational, institutional and public service type uses in both rural and hamlet areas of the County. This District should build on the idea of creating a strong quality of life and ensuring strong community social growth across the wide-ranging geography of the County. This District also includes Municipal Reserve (MR) spaces that meet the requirements of the MGA.

NOW THEREFORE, the Council of Clearwater County in the Province of Alberta, enacts as follows:

That all ±2.42 acres of Plan 092 8187, Unit 15 be redesignated from the Country Residential (CR) District to the Community Amenity (CA) District.

As outlined in red on the attached Schedule "A."

1 EFFECTIVE DATE

1.1 This bylaw comes into force and effect upon third and final reading.

Read a first time on _____ day of _____, _____.

Reeve

Chief Administrative Officer

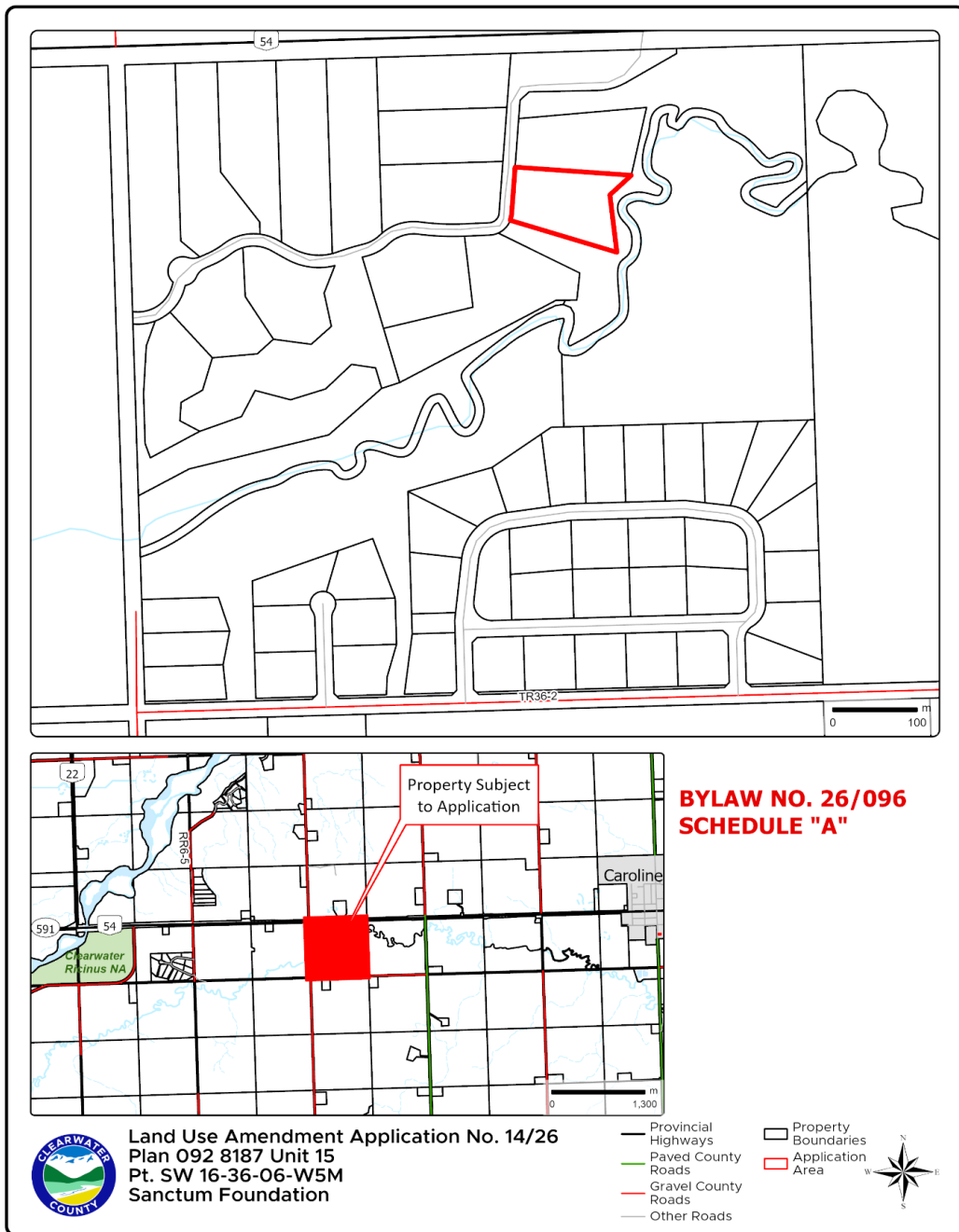
Public hearing held on ____ day of _____, ____.

Read a second time on ____ day of _____, ____.

Read a third and final time on ____ day of _____, ____.

Reeve






Chief Administrative Officer





Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision			
SUBJECT:	First Reading of Bylaw 26/100 for Application No. 17/26 to amend the Land Use Bylaw			
PRESENTATION DATE:	Tuesday, June 23, 2026			
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Dustin Bisson, Senior Planner Kim Gilham, Acting Director & Rick Emmons, CAO			
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation			
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (MDP 2023 & LUB 25/050, as amended)			
Council Values				
 <p>Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.</p>	 <p>Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.</p>	 <p>Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.</p>	 <p>Community Social Growth Ensure the health and well-being of our communities and its residents.</p>	 <p>Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.</p>
ATTACHMENTS:				
Bylaw 26/100 Aerial Photo Surrounding Lands Agricultural (A) District				

STAFF RECOMMENDATION:

That Council consider granting First Reading to Bylaw No. 26/100 and proceed to a Public Hearing.

BACKGROUND:

Ester Ouderkirk currently holds title to the NW 29-37-05-W5M containing ±155.68 acres of land. 151.68 acres of the subject land is designated Agricultural District "A" while 4.0 acres of the subject

land is designated Country Residential Agricultural District “CRA”. The subject property is located approximately 7.5 miles northeast of the Hamlet of Caroline. Ester has made application to redesignate ±4.0 acres, located in the northwest portion of the quarter section, from “CRA” to “A”. If approved the entire 155.68 acres of the quarter section would be designated Agricultural District “A”.

Pending the outcome of the Land Use Amendment, the applicants will continue with their existing farming operation.

The ±4.0 acre portion designated “CRA” is described as flat hay field and is located just north of an existing “CRA” parcel that was subdivided off in 1980. Access to the proposed “CRA” parcel and the remainder of the quarter section can be obtained from existing joint access off Range Road 5-5 adjacent the west property boundary at the north end of the quarter section. The remainder of the quarter section is mainly flat cleared farmland. There is an existing yard site located in the west central portion of the quarter section.

The applicants are proposing to amend the Land Use Bylaw as they decided not to proceed with the registration of the conditionally approved subdivision.

Surrounding land uses in the area are mainly agricultural with a few residential parcels surrounding the property.

The attached package provides more detail on the proposed application.

PLANNING DIRECTION:

Municipal Government Act – Matters Related to Subdivision and Development Regulation

Section 9 states:

In making a decision as to whether to approve an application for subdivision, the subdivision authority must consider, with respect to the land that is the subject of the application,

1. Its topography,
2. Its soil characteristics,
3. Storm water collection and disposal,
4. Any potential for the flooding, subsidence or erosion of the land,
5. Its accessibility to a road,
6. The availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
7. In the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the *Private Sewage Disposal Systems Regulation* (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems as identified in section 4(4)(b) and (c),
8. The use of the land in the vicinity of the land is the subject of the application, and
9. Any other matters that it considers necessary to determine whether lands that is the subject of the application is suitable for the purpose for which the subdivision is intended.

Clearwater County’s Municipal Development Plan

MDP Policy 5.2.2 Right to Farm

Consistent with Provincial right-to-farm legislation in the Agricultural Operation Practices Act, Clearwater County recognizes the right to farm and therefore supports diverse farming operations.

MDP Policy 10.2.1 Number of Permitted Parcels in Quarter Sections Designated Agriculture District

In a quarter section designated Agriculture District as per the Land Use Bylaw the maximum number of titled parcels that are allowed to be created in a quarter section shall be two (2). This number includes one (1) additional parcel and the balance or remainder of the quarter section.

Clearwater County's Land Use Bylaw**Section 7.2 Bylaw Amendment Process**

Policy 7.2.8 states that If the subdivision or development for which land was redesignated does not occur within 1 year of the date of passage of the bylaw that redesignated the land, Council may initiate a bylaw to redesignate the land back to its former district.

Section 11.1 Agricultural District "A"

The purpose and intent of this District is to provide for a wide variety of agricultural operations. Non-agricultural uses may be considered within this District provided they complement agricultural uses and work to preserve the rural character of the County.

POLICY CONSIDERATIONS

The subject property was rezoned to allow for the creation of the second parcel out (third title). The applicants decided not to proceed with the registration of the conditionally approved parcel. The landowner submitted an application to Clearwater County to redesignate the area back to the Agricultural district "A". The area to be redesignated is more conducive to Agricultural District "A" than the Country Residential Agricultural District "CRA".

RECOMENDATION:

That Council consider granting First Reading to Bylaw No. 26/100 and proceed to a Public Hearing.

**CLEARWATER COUNTY
BYLAW NUMBER 26/100**

Being a bylaw of Clearwater County, in the Province of Alberta, for the purpose of amending the Land Use Bylaw, being Bylaw 25/050.

PURSUANT, to the Authority conferred upon it by the *Municipal Government Act*, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto, and;

AND WHEREAS, a Council is authorized to prepare, to adopt, and to amend a Land Use Bylaw to regulate and control the use and development of land and buildings within the Municipality;

AND WHEREAS, the purpose and intent of this District is to provide for a wide variety of agricultural operations. Non-agricultural uses may be considered within this District provided they complement agricultural uses and work to preserve the rural character of the County.

NOW THEREFORE, the Council of Clearwater County in the Province of Alberta, enacts as follows:

That all ±4.0 acres of the NW 29-37-05-W5M be redesignated from Country Residential Agricultural District "CRA" to Agricultural District "A"

As outlined in red on the attached Schedule "A."

1 EFFECTIVE DATE

1.1 This bylaw comes into force and effect upon third and final reading.

Read a first time on ____ day of _____, ____.

Reeve

Chief Administrative Officer

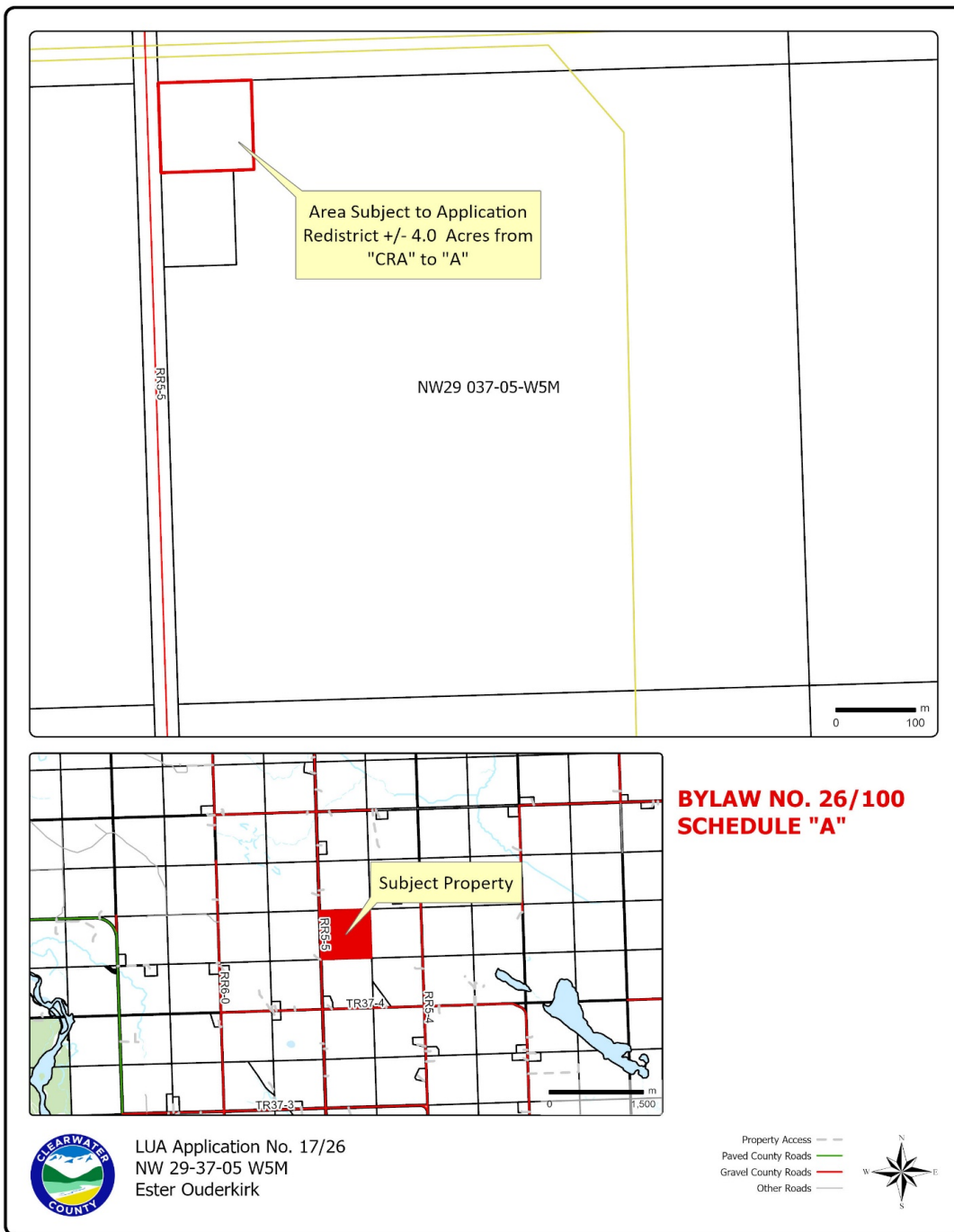
Public hearing held on ____ day of _____, ____.

Read a second time on ____ day of _____, ____.

Read a third and final time on ____ day of _____, ____.





Reeve

Chief Administrative Officer

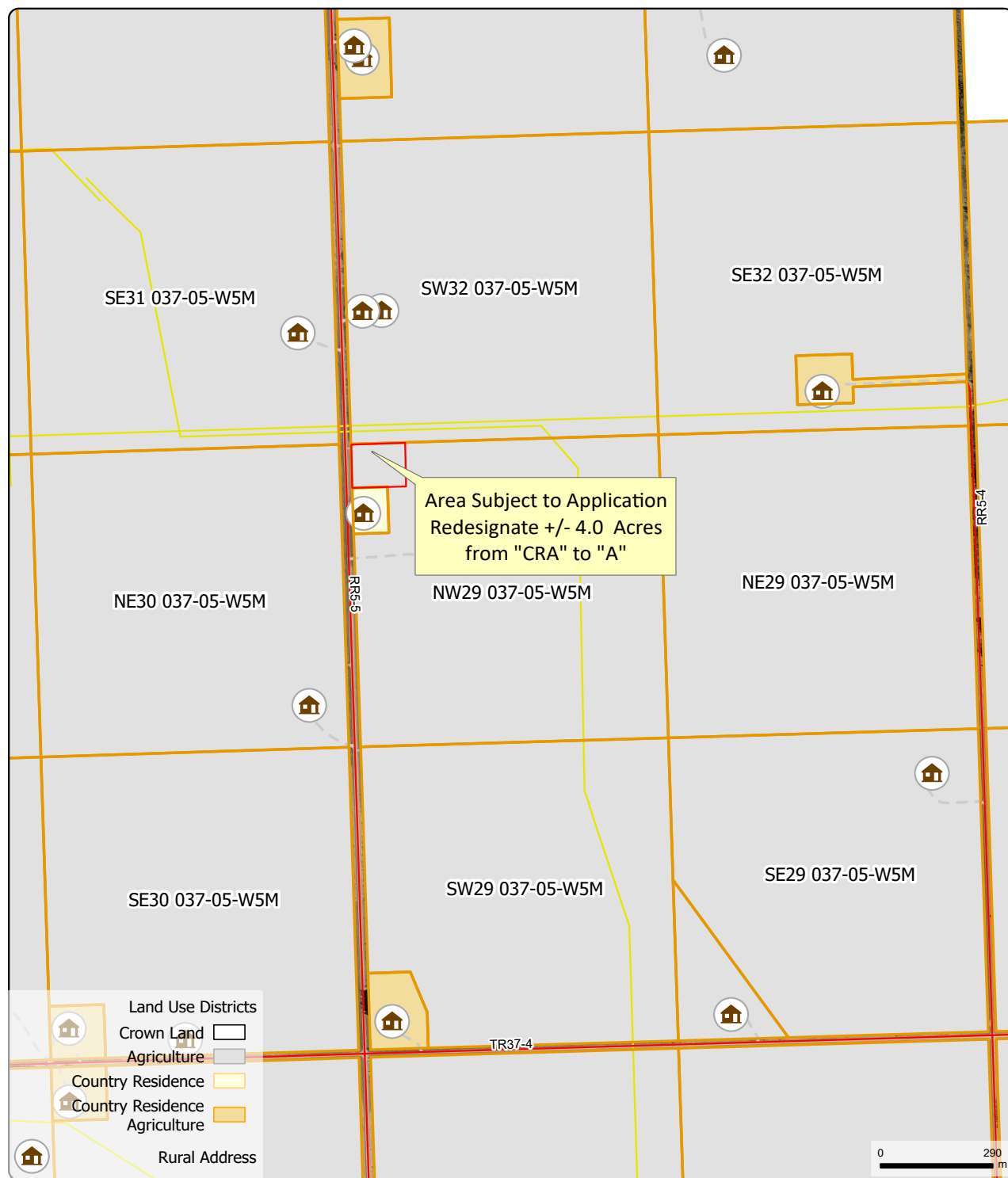




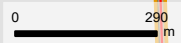
Aerial Photo
LUA Application No. 17/26
NW 29-37-05 W5M
Ester Ouderkirk

- Pipelines 
- Property Boundaries 
- Gravel County Roads 
- Rural Address 



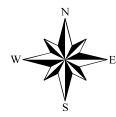


Land Use Districts	
	Crown Land
	Agriculture
	Country Residence
	Country Residence Agriculture
	Rural Address



LUA Application No. 17/26
 NW 29-37-05 W5M
 Ester Ouder Kirk

Property Access		Gravel County Roads	
Pipelines			
Property Boundaries		Rural Address	



PART 11: LAND USE DISTRICTS

11.1 Agricultural (A) District

Purpose and Intent

The purpose and intent of this District is to provide for a wide variety of agricultural operations. Non-agricultural uses may be considered within this District provided they complement agricultural uses and work to preserve the rural character of the County.

Exempt, Permitted and Discretionary Uses

- a) The following uses shall be Exempt Uses, Permitted or Discretionary with or without conditions provided that the application complies with the regulations of this District and Bylaw:

Exempt Uses (No Development Permit Required)	
Note: “Exempt” means development that does not require a Development Permit if it meets all the provisions of the Bylaw. For additional guidance and other uses refer to Section 3.2: Development Permits Not Required	Landscaping that does not impact drainage
Accessory Building: an accessory building not exceeding 46.45 square metres (500 sq ft)	Personal Recreation Vehicle Storage (maximum of 7)
Agricultural/Farm Building	Personal Use Agriculture & Keeping of Animals (as per Animal Control Bylaw)
Agricultural Operation	Private Greenhouse (less than 23.2 square metres (250 sq ft) as an accessory building)
Construction Trailer	Propane/Fuel Tanks in compliance with Safety Codes legislation
Construction and maintenance of that part of a utility placed in or upon a public right-of-way or public utility easement;	Retaining Wall (provided the retaining wall is not located within 30 metres of an escarpment and is not more than 1.0 metres at the highest point)
Confined Feeding Operation	Stripping & Grading (as part of approved development)
Day Home	Signs Exempt as Per Section 10.2
Deck/Patio (provided it complies with lot coverage and setback regulations)	Solar Collector < 30 kW: roof mount, wall mount, or free-standing solar cells
Demolition (in accordance with Section 3.2)	Sea-Cans in accordance with regulations of Section 9.28
Dugouts, fishponds, driveways	Telecommunications Tower

Dwelling – Manufactured located in an industrial or construction camp as defined in the <i>Public Health Act</i> Regulations – Industrial and Construction Camps, when in compliance with a previously approved Development Permit	Temporary Use of Building for Emergency Purposes or Election Purposes
Direct Market Sales	Temporary Work Camp (if part of previously approved DP and/or Outline Plan)
Fences in compliance with Section 3.2	Temporary Living Accommodation in Personal Recreation Vehicle (in accordance with Section 9.20)
Flagpoles, Towers or other poles that don't exceed 5.0m (16.4 ft.)	WECS-small
Grass Landing Strip (Personal Aircraft)	

Permitted Uses	Discretionary Uses
Accessory Building	Abattoir
Agricultural Processing – Minor	Agri-Tourism Business
Dwelling – Secondary Suite	Agricultural Processing – Major
Dwelling – Manufactured	Agricultural Support Services
Dwelling – Relocated	Agriculture (Regulated)
Dwelling – Single Detached	Airport
Greenhouse – Public	Campground - Minor
Dwelling – Guest House / Room	Communal Settlement Development
Farm Subsidiary Business	Construction Camp
Home Occupation – Minor	Dwelling - Bed and Breakfast
	Entertainment Venue
	Equestrian Facility
	Essential Public Service
	Farmer's Market
	Game Farm
	Home Occupation – Major
	Kennel
	Livestock Sales Yard
	Outdoor Storage
	Public Utility
	Recreation Facility - Minor
	Recreational Vehicle Storage
	Sawmill – Minor
	Short-Term Rental
	Solar Collector > 30kW
	Stripping & Grading

	Temporary Work Camp
	Tree Farm
	Veterinary Clinic
	WECS
	Zoo

Site Regulations

b) The following regulations shall apply to all approved development within this District:

Minimum Parcel Size	2.02 ha (5.0 ac)
Maximum Lot Coverage	No buildings, structures or impervious surfaces shall cover more than 15% of the total lot coverage
Front Yard Setbacks	50.0 m (164 ft) from the centre-line of a public road
	15.0 m (49.2 ft) from the right-of-way of an internal subdivision road
Side Yard Setbacks	15.0 m (49.2 ft) from an adjacent property line
Rear Yard Setbacks	15.0 m (49.2 ft) from the rear property line
Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation and Economic Corridors or 70.0m (229.66 ft), whichever is greater, from the centre-line of the highway right-of-way.
Maximum Building Height	At the discretion of the Development Authority



Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision					
SUBJECT:	Development Permit No. 51/25, Development & Operation of an Aggregate Extraction/Processing Operation, Section 1&2 37-07 W5M, Premier Tech Horticulture Ltd.					
PRESENTATION DATE:	Tuesday, June 23, 2026					
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Planning & Development Holly Bily, Senior Development Officer Kim Gilham, Manager of Planning					
BUDGET CONSIDERATIONS:	<input type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation					
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input checked="" type="checkbox"/> Provincial Legislation (MGA) <input checked="" type="checkbox"/> County Bylaw or Policy (LUB No. 25/050 and MDP (2023))					
<p>Council Values</p> <table border="0"> <tr> <td style="text-align: center;"> Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry. </td> <td style="text-align: center;"> Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing. </td> <td style="text-align: center;"> Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits. </td> <td style="text-align: center;"> Community Social Growth Ensure the health and well-being of our communities and its residents. </td> <td style="text-align: center;"> Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come. </td> </tr> </table>		 Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.	 Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.	 Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.	 Community Social Growth Ensure the health and well-being of our communities and its residents.	 Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.
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ATTACHMENTS:	None					

STAFF RECOMMENDATION:

That Council consider whether or not to grant Development Permit No. 51/25 and either:

- a) approve the application with or without conditions; or
- b) deny the application with reasons.

BACKGROUND:

Premier Horticulture Ltd. made application to develop and operate an aggregate extraction/processing operation, being a peat harvesting project. The subject lands are known as Section 1 & 2-37-07 W5M, located southwest of Dovercourt Hall, approximately three and a half (3 1/2) miles northwest of Highway 22/54/591 intersection and one (1) mile west of Highway 22. The

lands are designated Direct Control-Aggregate Extraction (DC-AE) District wherein the proposal is a listed discretionary use.

This application was presented to Council at their regular meeting on April 28, 2026. The initial council item with supporting information can be found [here](#). The decision was tabled for further clarification on the ability to appeal a decision to the Land & Property Rights Tribunal (LPRT), the water release process approved by Alberta Environment, and the operator's reputation in neighboring municipalities.

This item was scheduled to return before Council on May 26, 2026. However, at the regular council meeting held on May 12, 2026, Council, by resolution, directed administration to proceed with a Public Hearing in accordance with the Procedures Bylaw No. 1177/23 to allow affected parties opportunity to speak directly to Council. This Public Hearing was held earlier today.

For additional information on this item please refer to the Public Hearing Agenda Item.

In a "DC" District, Council is the sole decision maker with no option to appeal to the Subdivision & Development Appeal Board (SDAB), as per Section 685(4) of the Municipal Government Act (MGA). The MGA does not provide clear direction on whether an appeal of a Council decision could be heard by the LPRT. The LPRT clerk advised if someone was to try and appeal a Council decision, the LPRT Panel would have to make a decision on whether they have jurisdiction to hear the appeal. As Council is aware, Council's authority is delegated through the MGA. Environmental protection and resource regulation fall under provincial jurisdiction, and a municipality cannot make decisions that override or conflict with a provincial approval. Environmental impacts, reclamation, water use, and wetland disturbance are regulated by Alberta Environment. With provincial approvals in place, it takes precedence. Council cannot deny a decision on environmental matters that the Province has already addressed.

As directed, administration sought clarification from Alberta Environment & Protected Areas (AEPA), Water Approvals, in regards to the water release process and monitoring requirements as water from the sediment ponds is released just outside the 100 metre riparian area of Mudd Creek. AEPA commented Mudd Creek will not be physically impacted by the project, and a 100-metre setback from all activities is required.

In addition:

- Impacts on flows and temperature within Mudd Creek are expected to be negligible. While the project, as proposed, will not cause flooding, natural or seasonal flooding events may still occur.
- A Surface Water Monitoring Program has been developed to assess both water quality and quantity. Threshold triggers have been established to provide early warning of potential impacts, allowing for operational adjustments or temporary cessation of activities before any adverse effects occur.

Council should determine whether the proposed use is appropriate for the DC-AE District and whether local impacts can be managed through reasonable conditions. As Public Lands and Water Act approval have been issued, Council should not deny the development permit based on concerns on wetland disturbance. Matters regarding water protection, wetland, and wildlife shall be considered, as outlined in Clearwater County's MDP, but should not contradict decisions made that also fall under provincial jurisdiction. Council could further restrict the development through conditions restricting operations, access, and determining land-use compatibility.

As directed by Council, Administration contacted Brazeau County and Athabasca County, as Premier Tech Horticulture operates within both municipalities. It is important to recognize that a development permit of this nature runs with the land. Approval should therefore be based on whether the proposed use aligns with the land-use designation and is suitable for the location, rather than on the operator's reputation.

Athabasca County reported receiving three applications from the proponent between 2021 and 2022, all of which were approved. Provincial approvals were in place at the time of application. The projects were approved under the Agriculture District, with the closest residence located 100 metres from the boundary of the harvesting area. Hours of operation approved were 6:00 a.m. to 8:30 p.m., seven days/week. The County noted no concerns with the operator's practices since approvals were issued. Reclamation is to proceed as outlined in the approved plan and aligns with the associated Water Act authorization.

Brazeau County issued approval in 2002 under the Agriculture District. The application was appealed by Premier Tech Horticulture regarding the wording of two conditions. The SDAB upheld the approval with amended conditions. One letter of opposition was received, and the author also spoke at the SDAB hearing. Public Lands approval was in place at the time of application, while Water and Transportation approvals were underway but had not yet been issued at the time of the municipal decision. Two residences were located in close proximity to the operation—one on the same quarter section and another across the road. No additional mitigation measures were required following operations commencing.

During the April 28, 2026 Council meeting, Council discussed the possibility of reducing the proposed harvest-season operating hours. The applicant emphasized that harvest activities are highly weather dependent and that maintaining the requested operating hours is important to ensure the project can operate effectively during the limited number of suitable harvest days.

Administration also wanted to note, a petition was received and formed part of staff's initial Council item; please note, the document does not meet the requirements of the MGA. As per S.224, petitions that do not comply with the prescribed form and verification requirements are deemed insufficient and are not legally binding on Council. Council should therefore treat this petition as public input rather than a formal petition under the MGA.

PLANNING DIRECTION:

A decision on this application remains at the sole discretion of Council. Council may approve the application with or without conditions, or deny the application with reasons.

If Council is not in support of the proposal, additional studies may be requested for further clarification. Note, MDP Sections 4, 5, and 14 address protecting water resources and wetlands, wildlife habitat, agricultural operations, and impact considerations.

If Council is in support of the proposal, administration is recommending the following conditions be placed on the Development Permit. Please note, Council may use their discretion to alter, add to, or remove the suggested conditions. Any changes to the suggested conditions from the initial report are outlined in red. The conditions are as follows:

(1) SUPPLEMENTARY INFORMATION

The supplementary information submitted by Premier Horticulture Ltd., prepared by WSP & Golder, is referred to as Schedule "A", the site plan of the operational yard, supplied by the applicants, is

referred to as Schedule "B", Alberta Forestry & Parks, Public Lands disposition (SML 090026) is referred to as Schedule "C", and Alberta Environment Water Act approval (No. 00403446-00-00) is referred to as Schedule "D" and shall form part of this Development Permit.

The yard site associated with the project is located in the northeast corner SE 2-37-07 W5M, complete with a shop, office, diesel & waste oil storage tanks, batteries & generator(s), staff parking, and equipment storage.

Any storage of dangerous goods shall comply with Clearwater Regional Fire and any other provincial regulations.

This development permit shall be subject to revocation if, in the opinion of the Development Authority, the development becomes disruptive in any manner to the area in which it is located.

Any additional operations and/or development not addressed by this permit requires additional development approval. This permit does not approve any storage of industrial equipment not directly related to the project outlined (eg: no rig racking, RV storage, etc.).

(2) RESOURCE MINING AREA

The resource extraction area shall be limited to the SML 009026 boundary as shown in Schedule A, containing 119.9 ha (296.28 acres). Development shall occur in five phases over five quarter sections, commencing in the east-central portion (Phase One), continuing east (Phase Two), and then progressing west for Phases Three, Four, and Five. The approximate size of each phase is as follows: Phase One – 37.1 ha; Phase Two – 22.8 ha; Phase Three – 26.9 ha; Phase Four – 22.1 ha; Phase Five – 11.0 ha.

Progression to each subsequent phase is conditional upon the full reclamation of the preceding phase to the satisfaction of all applicable provincial regulators. Specifically:

- Phase Three may not commence until Phase One has been reclaimed, with the exception of the yard site;
- Phase Four may not commence until Phase Two has been reclaimed;
- Phase Five may not commence until Phase Three has been reclaimed.

(3) BUFFER AREA

An undisturbed natural buffer areas include:

- (a) A natural tree buffer of 40 metres shall be maintained between the project area and all boundaries forming SML 090026; and
- (b) A natural vegetation buffer of 100 metres shall be maintained between the project area and Mudd Creek.

(4) DUST SUPPRESSION

Premier Horticulture Ltd. shall take measures to mitigate the effects of dust within the project area, where possible, and along the haul route. The application of a non-oil based dust suppression is required regularly. Or, as required on Clearwater County's Road Use Agreement issued by the Public Works Department.

(5) VISUAL & NOISE IMPACT MITIGATION

- (a) With the exception of vehicles and equipment lighting, any portable lighting shall be directed downward to reduce the impact of light pollution on adjacent lands.

(b) Premier Horticulture shall take measures, in all phases of development and operations, to mitigate the effects of the project on adjacent lands.

- Stockpiles will be placed along the access road to the site to mitigate effects of the operation on adjacent lands, as outlined in Schedule "A";
- Place noise abatement measures around generator(s) and water pump(s) when in use.
- Equipment storage shall be located in the southwest portion of the yard site, as outlined in the supplementary information provided by the applicant.
- No stacking of truck traffic. Truck traffic shall be staggered to reduce truck traffic on the road network. parking trucks, equipment, or staff vehicles along the access road.
- No operations are permitted when winds exceed 50 km/hour, as outlined in Schedule "A".

(c) Please note, additional visual and noise mitigation measures, such as screening, and temporary noise abatement walls, or additional dust suppression within or on the access to the site, may be required at a later date.

(6) OPERATING SCHEDULE

The project has two operating schedules: winter season and harvest season.

(a) Winter operating schedule shall be restricted to Monday through Friday, between the hours of 8:00 a.m. to 4:00 p.m. There shall be no operations on Saturdays or Sundays during the winter.

(b) Harvest operating schedule, April through November, weather dependent, shall be seven (7) days/week, between the hours of 7:00 a.m. to 9:00 p.m.

(c) No operations are permitted on statutory holidays.

(d) Extended days and/or hours of operations will not be permitted.

(7) NUMBER OF EMPLOYEES

Premier Horticulture has approximately fourteen (14) employees, depending on the season, associated with this project.

(8) HAUL SCHEDULE

Hauling is year-round, with the exception of January. The haul schedule is consistent with the operating schedule, being:

(a) Winter haul schedule shall be restricted to Monday through Friday, between the hours of 8:00 a.m. to 4:00 p.m. There shall be no hauls on Saturdays or Sundays.

(b) Harvest haul schedule, April through November, weather dependent, shall be seven (7) days/week, between the hours of 7:00 a.m. to 9:00 p.m. No hauling is permitted on statutory holidays.

(c) Extended days and/or hours to the haul schedule will not be permitted.

(9) TRUCK ROUTE

The access/egress is via Range Road 7-1 south, Township Road 36-5A east, to Highway 22 and proceeding south, as outlined in Schedule "A".

Any traffic generated from the project will be subject to Clearwater County's Road Use for Industrial/Commercial Truck Hauls policy and will be bound by these requirements.

Note, Alberta Transportation may have additional permitting requirements that shall be adhered to.

(10) SIGNAGE & SITE SECURITY

Premier Horticulture shall take measures to sign and secure the project area to prevent unauthorized personnel.

(a) A gate will be installed at the entry to the SML. No gate is permitted on the municipal road allowance;

- (b) Operational signage shall include a contact name, emergency phone number, warning of possible site or operational hazards;
- (c) Fencing is required on both sides of the right-of-way through the grazing lease; and
- (d) Additional signage on RGE RD 7-1 and TWP RD 36-5A, as required by Public Works.

(11) ROAD CONSTRUCTION/UPGRADES

Access to the lands shall be constructed/upgraded to an industrial access road standard, complete with turn around, to municipal standards.

A Traffic Impact Assessment shall also be submitted to Clearwater County Public Works Department and Alberta Transportation for review. Additional requirements may be necessary pending the results.

(12) FLOOR AREA

Premier Horticulture Ltd. has outlined the construction of a Quonset style shop being 600 square metres (6,458.5 sq. ft.) with dimension's of 20 metres by 30 metres (65.5ft. x 98.5 ft.). The placement of a mobile office was also noted being 75 square metres (807 sq. ft.) with dimension's of 5 metres by 15 metres (16.4 ft. x 49.2 ft.), as outlined on Schedule "B".

Any additional structures placed or constructed on the lands requires separate development approval.

(13) HEIGHT

The overall height of the proposed shop and office shall not exceed a height greater then 9.75 metres (32 ft.), to comply with Clearwater County's Land Use Bylaw requirements.

(14) SETBACK DISTANCES

Any structures associated with this development approval are within the yard site located in the northeast corner of the SE 2-37-07 W5M, being in the east central portion of SML 090026, as outlined in Schedule "A" & "B". The setback distances meet the requirements outlined in Clearwater County's Land Use Bylaw.

(15) OTHER APPROVALS

Any approvals issued for the Clearwater Premier Peat Harvesting Project shall be submitted to Clearwater County, including but not limited to, any annual reports, monitoring results, or other submissions required by provincial regulators.






(16) VALIDITY OF THE PERMIT

The validity of this permit is contingent upon the permit holder maintaining all applicable provincial approvals, including but not limited to Water Act, Public Lands Act, and Environmental Protection and Enhancement Act authorizations. If any required provincial approval becomes invalid, is revoked, or is not renewed, this development permit shall shall be deemed null and void.



Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision			
SUBJECT:	SAR - CRFRS Transfer of Asset Unit 203 to SAR			
PRESENTATION DATE:	Tuesday, June 23, 2026			
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Emergency Services Kristofer Heemeryck, Acting Director/Fire Chief Tracy Haight, Legislative Services Coordinator and Rick Emmons, CAO			
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation			
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation <input checked="" type="checkbox"/> County Bylaw or Policy			
Council Values				
 <p>Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.</p>	 <p>Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.</p>	 <p>Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.</p>	 <p>Community Social Growth Ensure the health and well-being of our communities and its residents.</p>	 <p>Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.</p>
ATTACHMENTS:				
SAR request for 203				

STAFF RECOMMENDATION:

Option 1:

That Council supports Search and Rescue's request for the transfer of Asset Unit FD203-R12-1, 2008 F550 Rescue Truck from Clearwater County, CRFRS to Rocky Search and Rescue.

Option 2:

That Council does not support Search and Rescue's ask for the transfer of Asset Unit FD203-R12-1, 2008 F550 Rescue Truck from Clearwater County, CRFRS to Rocky Search and Rescue.

BACKGROUND:

In 2017 Clearwater County, CRFRS transferred asset 503, a 2002 F550 Rescue Truck, to Rocky Search & Rescue, at zero cost, for additional response capability out of the Nordegg public services building. This asset was a fire services asset that was being replaced, but still had some useable life remaining.

In 2026 CRFRS took delivery of New Rescue Unit 203, stationed in the Condor public services building. As a result, old Rescue Unit 203, a 2008 F550 Rescue Truck, Asset ID R12-1, was to be dispersed of according to county policy and associated fleet management plan.

On May 20, 2026 Rocky Search & Rescue submitted a letter to CRFRS asking if Clearwater County, CRFRS would consider the transfer of Unit 203, 2008 F550 Rescue Truck, Asset ID R12-1 to Rocky Search & Rescue. Citing the addition of the unit would significantly enhance their operational capacity. As a volunteer organization they rely heavily on community support, partnerships and opportunities such as this to maintain and improve their capabilities.

Unit 203, 2008 F550 Rescue Truck, Asset ID R12-1 is currently not in service with CRFRS and is awaiting dispersal. The unit was originally purchased for \$150,000 and is approximately valued at \$60,000 today with a \$25,000 sale price to a re-seller of fire apparatus. Clearwater County's standard dispersal method as detailed in the fleet management plan is to send the unit to auction. It is difficult to estimate what the County might realize monetarily if the unit was dispersed through auction.

Clearwater County is the registered owner and insurer of the Rocky Search & Rescue vehicle fleet. This transfer request from CRFRS to SAR is a result of deviation from the Fleet Management Plan.

Kristofer Heemeryck

From: Rocky SAR Vice President <vicepresident@rockysar.com>
Sent: May 20, 2026 5:38 PM
To: Kristofer Heemeryck
Subject: Fw: 203

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Rocky Search and Rescue

Clearwater County

Re: Request for Decommissioned 203 Rescue Unit

Attention Chief Heemeryck

On behalf of Rocky Search and Rescue, I am writing to respectfully request consideration for the transfer of Clearwater County's former 203 Rescue Unit for use within our organization.

Rocky Search and Rescue is a volunteer-based team dedicated to supporting emergency response efforts across our region. Our members provide critical assistance in search, rescue, and public safety operations, often in challenging and remote environments. Reliable and capable equipment is essential to ensuring we can respond effectively when called upon.

The addition of the 203 Rescue Unit to our fleet would significantly enhance our operational capacity, allowing us to better serve Clearwater County and surrounding communities. As a volunteer organization, we rely heavily on community support, partnerships, and opportunities such as this to maintain and improve our capabilities.

Should Clearwater County be willing to consider this request, we would be pleased to discuss any conditions, transfer arrangements, or continued community-use expectations associated with the unit.

Thank you for your ongoing support of emergency services and volunteer organizations in the region. We appreciate your consideration of this request and would welcome the opportunity to speak further.

Respectfully,

Sheldon Mehlhaff
















Vice President

Rocky SAR



Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision					
SUBJECT:	Draft Policy Revisions - Additional Named Insured					
PRESENTATION DATE:	Tuesday, June 23, 2026					
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Corporate Services Rhonda Serhan, Manager, Financial Services Rick Emmons, CAO; Murray Hagan, Director, Corporate Services					
BUDGET CONSIDERATIONS:	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation					
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation <input type="checkbox"/> County Bylaw or Policy					
Council Values <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="width: 20%;">  Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry. </td> <td style="width: 20%;">  Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing. </td> <td style="width: 20%;">  Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits. </td> <td style="width: 20%;">  Community Social Growth Ensure the health and well-being of our communities and its residents. </td> <td style="width: 20%;">  Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come. </td> </tr> </table>		 Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.	 Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.	 Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.	 Community Social Growth Ensure the health and well-being of our communities and its residents.	 Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.
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ATTACHMENTS: 06 Community Hall Insurance TO BE RESCINDED Additional Named Insured Guidelines Policy Draft Revisions ANI Policy Draft CRPS-1001 Additional Named Insured Benefit Policy						

STAFF RECOMMENDATION:

That Council reviews, provide amendments as necessary, and adopts the revised *Additional Named Insured Benefit for Organizations Policy CRPS - 1001*.

That Council rescinds the *Community Hall Insurance Policy*.

BACKGROUND:

Revisions to *Clearwater County's Additional Named Insured (ANI) Guidelines Policy* have been made to retitle the policy, update formatting, and to include library boards (due to the establishment of the Clearwater County Library Board) in the policy. Additional revisions were made to remove administrative procedures into a separate document (CRPS-1001-001P), add clarity and improve readability.

While making revisions, it was noted that the current *Community Hall Insurance Policy* is redundant, as the *ANI* policy includes community halls associations and clubs.

Consequently, Administration asks that when Council adopts the *ANI* policy, the Community Hall Insurance Policy is rescinded.

Attached for Council's review and consideration are the current policies, draft revisions to the Additional Named Insured Guidelines Policy with **strikeouts** for deleted wording and **red bold font** for added wording, and a clean copy of the revised policy.



CLEARWATER COUNTY
COMMUNITY HALL AND COMMUNITY GROUP INSURANCE

POLICY

EFFECTIVE DATE:	February 2010
REVISED DATE:	January 2015
SECTION:	Administration
POLICY STATEMENT:	This policy is intended to outline the cost of insurance coverage that the Municipality may provide to Community Halls and select not-for-profit Community Groups.
DEFINITIONS:	
PROCEDURE:	<p>The Municipality will provide insurance coverage as follows.</p> <p><u>Community Halls:</u> Liability insurance will be provided to all community halls within the boundaries of Clearwater County with the same coverage as the County currently has. The County will pay for the cost of this insurance.</p> <p>Building and contents insurance covering: fire, theft and damage, are eligible to Community Halls within Clearwater County at their cost. This Insurance is for the community hall and contents only. Those Community Halls are:</p> <ul style="list-style-type: none"> • Alhambra Community Center • Arbutus Community Hall • Aurora Community Hall • Bingley Community Center • Buster Creek/Crimson Community Assoc. • Butte Community Hall Association • Centreview Community Club • Condor Community Hall Association • Crammond Community Hall Association • Dovercourt Community Hall Association • Everdell Community Hall Association • Evergreen Community Hall Association • Faraway Community Club • Ferrier Community Club • Frisco Community Club • Gimlet Community Hall Association • Gwendale Community Hall Association • Hardindell Community Association • Hazeldell Community Hall Association • Hespero Community Association



CLEARWATER COUNTY COMMUNITY HALL AND COMMUNITY GROUP INSURANCE

- Leslieville Community Hall Society
- Nordegg Community Association
- Oras Community Club
- Prairie Creek Community Hall Association
- Ricinus-Wooler Community Association
- Shilo Community Club
- Taimi Community Club
- Withrow Community Association

No other property, building, vehicle or equipment will be provided Insurance, unless approved by Council, upon written request.

Other Community Groups:

Liability Insurance may be provided to the following community groups within the boundaries of the County in support of the service that these groups provide directly for Clearwater County. These facilities and groups are

- Cow Lake Campground (Hardinell Community Center)
- Burnstick Lake Campground (Caroline Chamber of Commerce)
- Open Creek Campground (Rimbey Fish & Game)
- David Thompson Recreation Board
- Nordegg Volunteer Ambulance Services
- Rocky Mountain House Search and Rescue Society
- Chedderville All Hallows Church and Cemetery Society
- Community Historical Society of Caroline
- Nordegg Historical Society
- Caroline & District Athletic & Ag Society

The County will pay for the cost of this insurance.

Upon written request, liability insurance may be provided to other community groups within Clearwater County subject to Council approval. Such insurance will be provided on a cost recovery basis. Community groups eligible for insurance coverage through the County are:

- Central Alberta Antique and Model Club
- Grey Wooded Forage Association
- Rocky Mountain House Agricultural Society
- Rocky Stampede Association
- Leslieville Leisure Club



CLEARWATER COUNTY
COMMUNITY HALL AND COMMUNITY GROUP INSURANCE

	<p>The cost of this insurance will be provided on a cost recovery basis.</p> <p>Vehicle and Equipment Insurance may be provided to a community group, providing that the vehicle or equipment is used primarily to provide a service to Clearwater County.</p> <p><u>Special Events Insurance:</u> Upon the Community Group's request, special events insurance may, subject to the availability of such insurance through the County's Insurer, be provided to the Rocky Stampede Association, David Thompson Days Country Fair Society, Ricinus Wooler Rodeo and related additional named insurance, for these annual events. The cost of this insurance shall be the responsibility of the Community Group.</p> <p>No other groups will be eligible for Special Events Insurance unless approved by Council.</p>
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CLEARWATER COUNTY
Additional Named Insured Guidelines

POLICY

EFFECTIVE DATE:	January 2015
REVISED DATE:	January 2023
SECTION:	Administration
POLICY STATEMENT:	This policy is intended to outline for administration the guiding principals for which community groups are offered additional named insured benefits through Clearwater County's Insurance Policy.
DEFINITIONS:	<p>Additional Named Insured (ANI): an organization that is offered the benefit of being named on Clearwater County's insurance policy with premiums being paid either by Clearwater County or on a cost recovery basis.</p> <p>Liability Insurance: is a broad term that describes types of coverages to help protect you or your board if someone files a lawsuit or reports a claim against your organization.</p>
PROCEDURE:	<p>The Municipality will provide liability insurance coverage for the boards of the following types of organizations that operate within the boundaries of Clearwater County. The County will pay for the cost of this insurance.</p> <ol style="list-style-type: none"> 1. Active Community Associations that have operations on community lands either owned by Clearwater County, or the Community Association. 2. Boards that run recreation programming on behalf of Clearwater County on grounds owned by Clearwater County or the Rec Board. 3. Societies that run cemetery services for a cemetery within the boundaries of Clearwater County. <p>Other insurance products offered by RMA insurance are available to any of the organizations qualifying for liability insurance and this will be provided on a cost recovery basis plus a 3% administration fee.</p>



CLEARWATER COUNTY
Additional Named Insured *Benefit for Organizations* Guidelines

POLICY


EFFECTIVE DATE: REVISED DATE:	January 2015 January 2023
SECTION:	Administration Corporate Services
POLICY STATEMENT:	<p>This policy is intended to outline for administration the guiding principals for which community groups are offered additional named insured benefits through Clearwater County's Insurance Policy.</p> <p>Clearwater County is committed to supporting community organizations that enhance the well-being, recreation, and cultural vitality of the community.</p> <p>To support these efforts, Clearwater County may, at its discretion, extend its insurance coverage to eligible organizations by adding them as additional named insureds under the County's insurance policy.</p>
DEFINITIONS:	<p>Additional Named Insured (ANI) means an organization that is identified as an insured in the insurance policy declarations, or added to the policy after it is issued, with the status of named insured. offered the benefit of being named on Clearwater County's insurance policy with premiums being paid either by Clearwater County or on a cost recovery basis.</p> <p>Liability Insurance means insurance that protects an insured organization from financial loss resulting from claims of injury or damage to people or property. This includes legal costs and any payments required if the organizations is found legally liable. is a broad term that describes types of coverages to help protect you or your board if someone files a lawsuit or reports a claim against your organization.</p> <p>Organization means a non-profit association, club, society or board described as follows:</p> <ul style="list-style-type: none"> • active community associations or clubs operating within the boundaries of Clearwater County on land either owned by the County or by the organization; • recreation boards that provide programming on behalf of the County on County-owned lands or facilities; • societies that provide cemetery services within the boundaries of Clearwater County; • library boards that deliver services on behalf of the County in County-owned facilities;



CLEARWATER COUNTY
*Additional Named Insured **Benefit for Organizations** Guidelines*

POLICY

<p>PRINCIPLES:</p>	<p>The following principles apply:</p> <p>1. Accessibility and Support</p> <p>1.1 Clearwater County will support eligible organizations that demonstrate a clear community benefit – such as social, cultural, recreational or educational value – by providing access to insurance coverage, where feasible, either at no cost or on a cost-recovery basis.</p> <p>1.2 All requests must be evaluated in a fair, transparent, and consistent manner, using established criteria and decision-making processes to ensure equitable access.</p> <p>2. Risk Management and Due Diligence</p> <p>2.1 All requests will be assessed using a risk management approach to ensure that risks are understood, minimized, and consistent with the County’s insurance coverage and risk tolerance.</p> <p>2.2 The County will exercise financial responsibility by recovering costs where appropriate and ensuring the program does not create undue financial risk or burden for taxpayers.</p> <p>3. Accountability and Responsibility</p> <p>3.1 Organizations receiving coverage must comply with all applicable municipal policies, legislation, and safety standards, as well as any conditions set by Clearwater County, including indemnification and reporting requirements.</p> <p>3.2 Roles, responsibilities, and expectations will be clearly defined to support strong and collaborative relationships between Clearwater County and participating organizations.</p> <p>3.3 Clearwater County retains the discretion to approve, deny, or impose conditions on requests, based on risk, alignment with municipal objectives, and insurance limitations.</p> <p>3.4 All coverage provided under this program must comply with the terms and limitations of Clearwater County’s insurance policy, as well as all applicable legal and regulatory requirements.</p>
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	Additional Named Insured Benefit for Organizations	
	Category: Corporate Services	
	Policy No. CRPS-1001	
	Corresponding Procedure No. CRPS-1001-01P	
	Approved:	Resolution No.:
	Effective Date:	Next Review Date:
	Supersedes Policy No. 'Additional Named Insured Guidelines'	

POLICY STATEMENT:	<p>Clearwater County is committed to supporting community organizations that enhance the well-being, recreation, and cultural vitality of the community.</p> <p>To support these efforts, Clearwater County may, at its discretion, extend its insurance coverage to eligible organizations by adding them as additional named insureds under the County's insurance policy.</p>
DEFINITIONS:	<p>Additional Named Insured (ANI) means an organization identified as an insured in the insurance policy declarations, or added to the policy after it is issued, with the status of named insured.</p> <p>Liability Insurance means insurance that protects an insured organization from financial loss resulting from claims of injury or damage to people or property. This includes legal costs and any payments required if the organization is found legally liable.</p> <p>Organization means a non-profit association, club, society or board described as follows:</p> <ul style="list-style-type: none"> • active community associations or clubs operating within the boundaries of Clearwater County on land either owned by the County or by the organization; • recreation boards that provide programming on behalf of the County on County-owned lands or facilities; • societies that provide cemetery services within the boundaries of Clearwater County; • library boards that deliver services on behalf of the County in County-owned facilities.

PURPOSE:	<p>The purpose of this policy is to:</p> <ul style="list-style-type: none"> • allow eligible organizations to obtain liability coverage under Clearwater County’s insurance policy for the same limits purchased by the County; • ensure eligible organizations have appropriate liability insurance for their operations where required; • support safe and accessible use of facilities by the public; • promote sound risk management practices for activities conducted within Clearwater County.
PRINCIPLES:	<p>The following principles apply:</p> <ol style="list-style-type: none"> 1. Accessibility and Support <ul style="list-style-type: none"> 1.1 Clearwater County will support eligible organizations that demonstrate a clear community benefit – such as social, cultural, recreational or educational value – by providing access to insurance coverage, where feasible, either at no cost or on a cost-recovery basis. 1.2 All requests must be evaluated in a fair, transparent, and consistent manner, using established criteria and decision-making processes to ensure equitable access. 2. Risk Management and Due Diligence <ul style="list-style-type: none"> 2.1 All requests will be assessed using a risk management approach to ensure that risks are understood, minimized, and consistent with the County’s insurance coverage and risk tolerance. 2.2 The County will exercise financial responsibility by recovering costs where appropriate and ensuring the program does not create undue financial risk or burden for taxpayers. 3. Accountability and Responsibility <ul style="list-style-type: none"> 3.1 Organizations receiving coverage must comply with all applicable municipal policies, legislation, and safety standards, as well as any conditions set by Clearwater County, including indemnification and reporting requirements. 3.2 Roles, responsibilities, and expectations will be clearly defined to support strong and collaborative relationships between Clearwater County and participating organizations. 3.3 Clearwater County retains the discretion to approve, deny, or impose conditions on requests, based on risk, alignment with municipal objectives, and insurance limitations. 3.4 All coverage provided under this program must comply with the terms and limitations of Clearwater County’s insurance policy, as well as all applicable legal and regulatory requirements.

LEGISLATION: <input type="checkbox"/> Provincial Act(s) <input type="checkbox"/> Provincial Regulation(s) <input type="checkbox"/> Council Resolution <input type="checkbox"/> Other	Cross Reference:
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Revision History






Version	Date of Change	Description

DRAFT



Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision			
SUBJECT:	Leslieville Lift Station Upgrade Tender Award			
PRESENTATION DATE:	Tuesday, June 23, 2026			
DEPARTMENT: WRITTEN BY: REVIEWED BY:	Public Works Infrastructure Kate Reglin, Capital Projects Supervisor Erik Hansen, PW Infrastructure Director, Rick Emmons, CAO			
BUDGET CONSIDERATIONS:	<input type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input checked="" type="checkbox"/> Reallocation			
LEGISLATIVE DIRECTION:	<input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation <input type="checkbox"/> County Bylaw or Policy			
Council Values				
 <p>Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.</p>	 <p>Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.</p>	 <p>Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.</p>	 <p>Community Social Growth Ensure the health and well-being of our communities and its residents.</p>	 <p>Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.</p>
ATTACHMENTS: None				

STAFF RECOMMENDATION:

- 1) That Council award the Leslieville Lift Station Upgrades project to Urban Dirtworks Inc.
- 2) That Council considers increasing the Leslieville Lift Station upgrades by \$435,000 and funded through one of the Sewer Restricted Surplus.

BACKGROUND:

A tender opening was held on June 9th at 2:00 p.m. for the Leslieville Lift Station Upgrades project. The project location is within the Hamlet of Leslieville just off Highway 761. The community's wastewater is collected from the Hamlet at the lift station wet well. From the lift station, it is pumped to the wastewater treatment facility.

The upgrade includes, but not limited to, installation of a new pre-package wet well including pumps, grinder, flow meter and all associated accessories and appurtenances. The current wet well and associated accessories and parts are beyond their life span and require upgrades. Multiple components are corroding, resulting in one of the pump connections being disconnected. The wet well was installed in approximately 1979.

A total of five (5) bids were received, with official tender results as summarized below:

Company	Bid Amount
Urban Dirtworks Inc.	\$ 919,869.77
Kalamoir Construction Inc.	\$ 1,028,580.70
Chandos Construction LP	\$ 1,158,263.59
Leviathan Industries	\$ 1,219,117.33
640 Earthworks	\$ 1,367,638.20

Note: The totals do not include GST.

The low valid bidder that met contractual obligation was Urban Dirtworks Inc. with a bid of \$919,869.77.

Below is breakdown of the project budget.

Project	Amount
Construction	\$ 919,869.77
Construction Contingency (10%)	\$ 91,986.98
Consulting Services	\$ 80,950.00
Total Projected Project Cost	\$ 1,092,806.75

The project total is estimated to be \$432,806.75 over the 2026 budget amount of \$660,000.

Increased costs can be contributed to working within a tight area (additional shoring), increased groundwater resulting in dewatering, 15% increase since February for pumps and parts. The current construction schedule is to procure equipment within 2026 and install the pre-fabricated wet well in 2027.

Staff are presenting three options for Council's consideration

Option 1 - Council award the Leslieville Lift Station Upgrades to Urban Dirtworks Inc and reallocate the required \$435,000 from one of the Sewer Restricted Surplus.

Option 2 - Council can choose to postpone the project and re-tender it in 2027.

- Re-tendering the project earlier in the year, may have potential for additional contractor bids.
- Risks associated with postponing the project may be cost escalation.
















Option 3 - Council can choose to cancel the project in its entirety as it is over budget.

- Risks associated with cancelling the project is potential for frequent breakdowns and emergency repairs. Existing equipment will continue to degrade and there is an increase in likelihood of a failure.



Agenda Item Report

Regular Council Meeting

AIR Type:	Request for Decision					
SUBJECT:	Adoption of the Revised “Welcome to Rural Clearwater County Resident Guide”					
PRESENTATION DATE:	Tuesday, June 23, 2026					
DEPARTMENT: WRITTEN BY: REVIEWED BY:	CAO Office Djurdjica Tutic, Communications Coordinator Rick Emmons, CAO					
BUDGET CONSIDERATIONS:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept <input type="checkbox"/> Reallocation					
LEGISLATIVE DIRECTION:	<input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation <input type="checkbox"/> County Bylaw or Policy					
<p>Council Values</p> <table border="0" style="width: 100%;"> <tr> <td style="text-align: center; vertical-align: top;">  Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry. </td> <td style="text-align: center; vertical-align: top;">  Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing. </td> <td style="text-align: center; vertical-align: top;">  Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits. </td> <td style="text-align: center; vertical-align: top;">  Community Social Growth Ensure the health and well-being of our communities and its residents. </td> <td style="text-align: center; vertical-align: top;">  Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come. </td> </tr> </table>		 Economic Prosperity Grow our population and economy by attracting people, investment, businesses, and industry.	 Cooperative Alliances Work with our neighbours, our partners, and our communities to find ways to encourage economic growth. enhance our quality of life, and celebrate what makes us amazing.	 Environmental Stewardship Responsibly maintain the physical spaces, on and below ground, within and surrounding County limits.	 Community Social Growth Ensure the health and well-being of our communities and its residents.	 Financial Responsibility Reduce the fiscal burden of future Councils, as well as the community, for generations to come.
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<p>ATTACHMENTS:</p> <p>Welcome To Rural Clearwater County Guide - Revised Final V5</p>						

STAFF RECOMMENDATION:

That Council approve the updated “Welcome to Rural Clearwater County Resident Guide” as the official resident information guide for Clearwater County; and

That Administration be directed to:

1. Replace the previous version of the guide (formerly known as “The Clearwater County Code” / Guide to Rural Living) with the new document on the Clearwater County website and in all other official distribution channels; and
2. Make the updated guide available in both digital and print formats as required; and

That Administration be authorized to make such further updates and revisions to the Guide from time to time as may be necessary to ensure the information remains current and accurate (including updates to programs, services, contacts, and other operational details), without requiring further approval of Council.

BACKGROUND:

As directed by Council on June 9, 2026, the updated "Welcome to Rural Clearwater County Resident Guide" has been revised to include an:

- expanded section on "Industry"
- expanded section on "Tourism" along with a map of various locations

Administration recommends that Council formally adopt the updated guide and retire the 2010 version.



Welcome to Rural Clearwater County

Resident Guide

REVISED FINAL FOR REVIEW

clearwatercounty.ca



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REVISED FINAL FOR REVIEW





Introduction

Explorers and traders, such as David Thompson, had an entrepreneurial spirit which set the mold for our modern-day community.

Although much has changed in the past century – with the addition of roads, buildings and industries – this area still retains its natural attractions and cultural treasures, offering opportunity to various industries and a wide-ranging community demographic.

Today, this region is about the community working together for the betterment of the region and an improved quality of life.

The community spirit is very present in this region, with local events and activities hosted by various non-profit organizations and community groups.

This information guide offers tips on what to expect when living, purchasing property and/or building in Clearwater County. We are a rural community, and our residents understand that country life is different from that of a city or urban area.

Different segments of our community have differing needs and wants – from agriculture to industry and from the small to the large landowners – and we all need to live in harmony, respecting each other and coexisting peacefully alongside one another.

Clearwater County Background & Geography

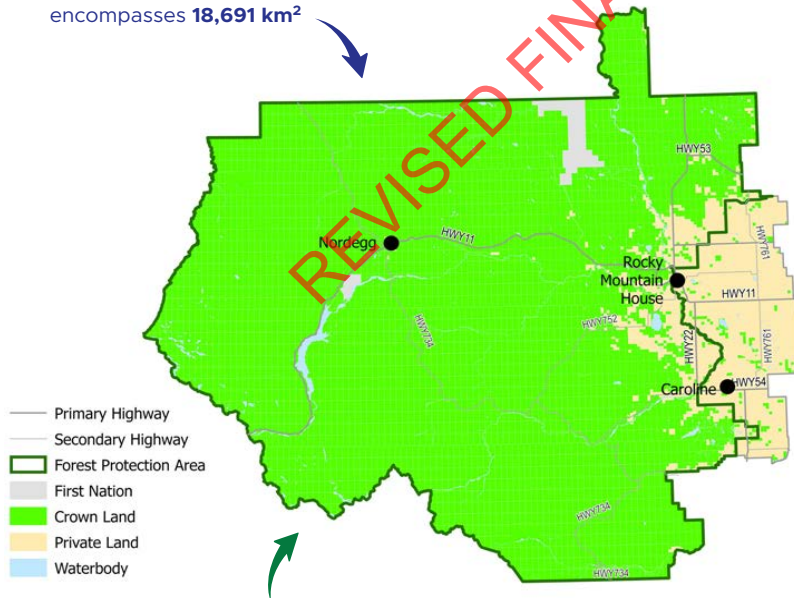


Clearwater County originally started as Improvement District No. 58, which was formed in 1945 by amalgamating several smaller improvement districts. In 1969, more amalgamations resulted in the creation of Improvement District No. 10, which then grew to the County's current size after adding additional lands in 1979. By 1985, Improvement District No. 10 had become the Municipal District of Clearwater No. 99.

The name of the municipality was officially changed to Clearwater County in 2000.

Its northwest boundary is the Brazeau River and the southern boundary extends to the James River bridge. The landscape of the County can be described as boreal forest, transitioning into parkland to the east and foothills/mountainous terrain to the west, dispersed with numerous creeks, rivers and lakes with associated wetland areas.

Clearwater County encompasses **18,691 km²**



The Forest Protection Area (FPA) is commonly referred to as the **'west country'** or **'back country'**

As a municipal district in Central Alberta, the County spans a large land area of 18,691.65 km² (7,216.89 sq mi). The County has one-third of the community's population centred in the Town of Rocky Mountain House, in addition to the Summer Village of Burnstick Lake and three First Nations communities.

In 2025, Clearwater County amalgamated with the Village of Caroline. The new municipality maintained the original Clearwater County name and Caroline became a hamlet within the County, alongside the preexisting hamlets, Condor, Leslieville, Nordegg and Withrow.

Clearwater County is a corporation established by the provincial government. As such, the County is subject to federal and provincial laws.

*See Page 10 to learn more about the FPA

Government

Clearwater County is governed by a Council of elected officials. Each Councillor is elected by the residents of their ward. There are seven wards within the County.

Council is responsible for determining the level of service the County will provide to residents. This is accomplished through bylaws and policies, which are prepared by County administration at Council's request and subsequently approved by Council.

COUNCIL MEETINGS – Meetings take place in Council Chambers, at the main Administration Building: 4340 - 47 Avenue, Rocky Mountain House. Meetings are scheduled for the second and fourth Tuesdays of each month at 9 a.m., unless otherwise indicated.

Council, Committee of the Whole, and Council Committee (Broadband) meetings are recorded and livestreamed (with the exception of closed session meetings) for the public's viewing on the Clearwater

County YouTube channel.

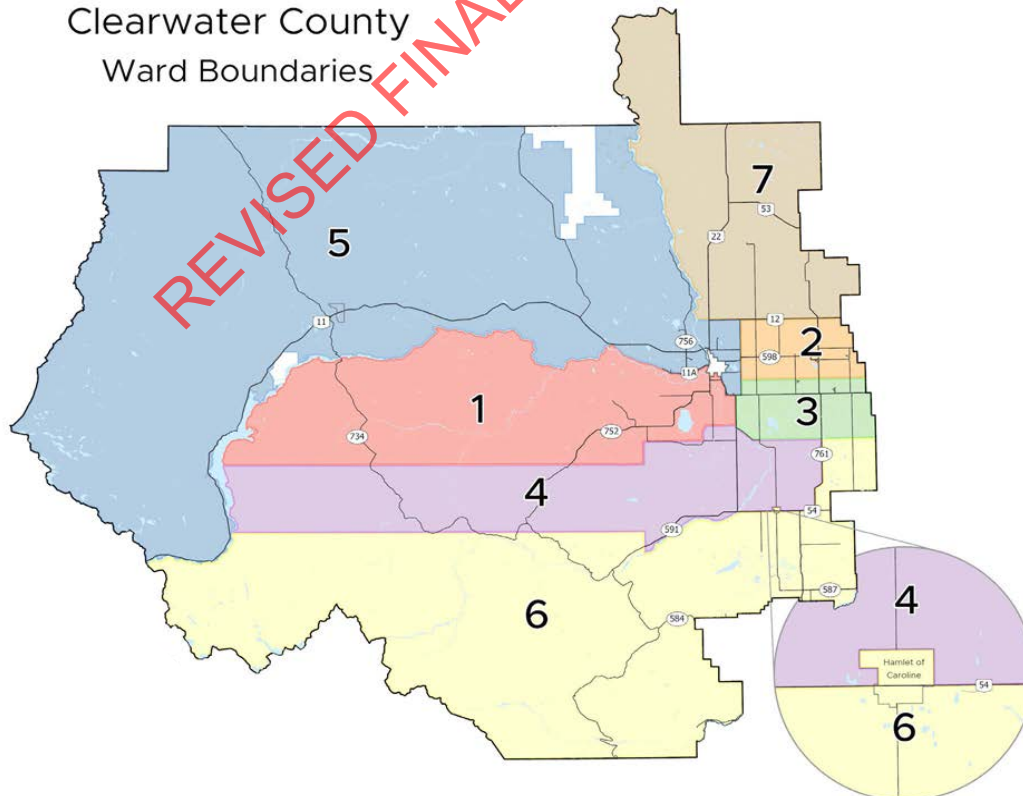
Visit our website for more information on the following topics:

- Council Strategic Plan
- Budget
- Policies & Bylaws

MUNICIPAL ELECTION – A municipal election is held every four years. Residents above the age of 18, who meet all of the requirements to vote (full time residents), can vote for their ward representative. The winning candidate for each ward will be sworn in at the organizational Council meeting at the beginning of Council's four-year term.

In Clearwater County, the Reeve is the representative for Council and the municipality. The Reeve is elected by their fellow Council members at each organizational meeting, every October.

Clearwater County
Ward Boundaries



Your Property

There are many issues that can affect your property. It is important to research these items before purchasing land, or making improvements. Please check with the Clearwater County Planning & Development Department to confirm what is allowed to be built and where on each property.

BUILDING PERMITS – Provincial legislation requires a building permit for the construction of residences and buildings. Provincial requirements regulate property and its uses including potable water supply and sewage disposal systems. As well, additional permits are often required from other agencies, such as Alberta Transportation or Alberta Environment. Before commencing construction, be sure you have obtained the appropriate permits.

In most cases, the County also requires a development permit as well. These permitting processes help assure that your proposed project conforms to applicable bylaws and statutory plans, including setbacks and minimum frontage from property boundaries, and that it follows land use district requirements.

EASEMENTS – Easements may require you to allow construction and maintenance of roads, power lines, water lines, sewer lines, etc. across your land. There may be easements that are not on record. Check these issues carefully.

PROPERTY LINES/SURVEY – Fences that separate properties are often misaligned with the property line. You can confirm the location of your property lines through a survey of the land. Property line disputes are a civil matter that the County does not become involved in.



CONDITIONS/RESTRICTIONS – Many multi-lot subdivisions and planned unit developments have restrictive covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm that there are none) to ensure they are compatible with your lifestyle. These are similar to a homeowners association and are managed by the developer and the landowners within the subdivision as a whole, and not by Clearwater County.

DUST – Traffic on unpaved roads generates dust. Clearwater County may treat some roads to suppress the dust. In other cases, residents can enter into a cost-sharing agreement to reduce dust in front of their property, but “road dust” is still a part of life for most rural residents.

FUTURE OF ADJACENT PROPERTY – Surrounding properties may not remain as they are indefinitely. As property ownership changes, so might the owner’s plans for that property. Provincial and municipal legislation set out processes and requirements that are to be followed on how property might be developed. While there are limitations on what types of land uses may occur and where development might be situated on the property, it is important to respect the landowner’s right to explore these options. You can check with the Planning & Development Department to find out how properties are designated and see what future developments may be in the planning stages.

APPROACHES – If a new approach is required for a property, an application will need to be submitted to Clearwater County’s Public Works Department to approve the location and construction standards. Approaches must meet required distances from other approaches, intersections and required sightlines.

Considerations for Rural Living

Due to the size and diverse landscape of Clearwater County, some areas may be more challenging to access and/or maintain.

EMERGENCY RESPONSE – Emergency response time cannot be guaranteed and is dependent on distance of travel and availability of resources. Fire stations are not staffed. Rather, firefighters with Clearwater Regional Fire Rescue Services are paid-on-call and must travel to the fire station before they can be dispatched.

LEGAL ACCESS – There can be problems with the legal aspects of access, especially if you gain access across property belonging to others, such as oil lease roads. Obtain legal advice and understand the easements that may be necessary when these types of questions arise. Remember that easements are not legal access for purpose of subdivision and discretionary development approval.

ROAD MAINTENANCE – Clearwater County repairs and maintains around 2,248 kilometres of roads, of which approximately 374 kilometres are paved. There are also some County roads that are not maintained by the County, which means no grading or snow plowing. Make sure you know what type of maintenance to expect and who will provide that maintenance.

Private internal roads and driveways are the

responsibility of the landowner. Determine if you will be responsible for your road before purchasing a property. Residents served by private roads and/or bridges may be responsible for the cost of repairs and/or reconstruction after floods or for required maintenance over time.

Numbered provincial highways are maintained by Alberta Transportation and its contractors.

SNOW REMOVAL – Snow removal on municipal roads typically takes place within 96 hours of the end of a snowfall. Please use caution when approaching graders and snow plows from behind. Maintain a safe following distance and only pass when it is safe to do so.

Snow removal on private roads is the responsibility of the landowner. Snow must not be moved from your property/driveway onto Clearwater County right-of-ways, whether it is a paved or gravel road, as this creates a safety hazard. It also contravenes municipal bylaw.

Snow removal on numbered provincial highways is the responsibility of Alberta Transportation and its contractors.

SCHOOL BUSES – School buses travel only on maintained County roads that have been designated as school bus routes by the school district. You may need to drive your children to the nearest County road so they can get to school. Information on school bus service may be obtained from the Wild Rose School Division or Red Deer Catholic Regional School Division.



Know Your Rural Address

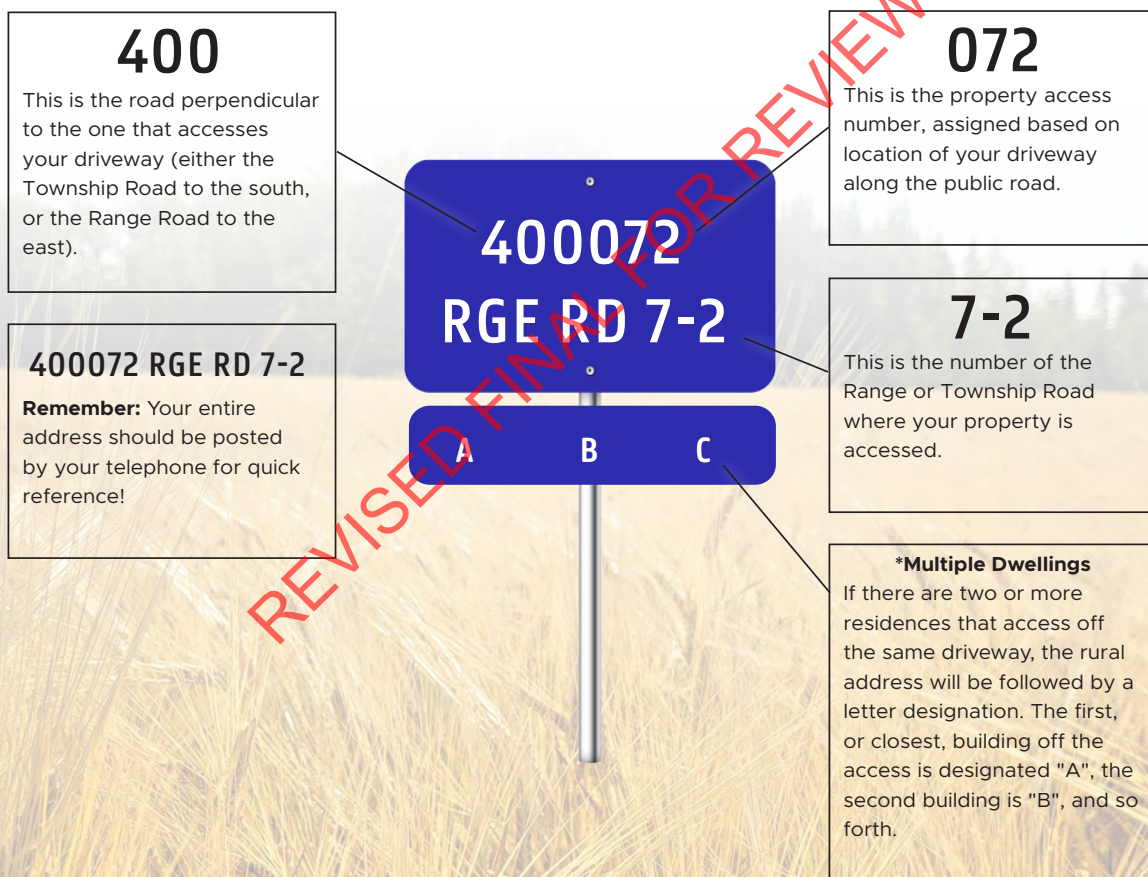
Rural addressing is a standard system of identifying and locating rural properties within Clearwater County. It is also widely used throughout other municipalities in Alberta.

Your rural address also allows 911 operators to help fire, police and ambulance services find your home in the event of an emergency. Always keep your entire

address posted by your telephone for quick relay to dispatch.

Blue rural address signs are installed by Clearwater County. It is the landowner's responsibility to keep it in good repair, and clearly visible from the public road.

For more information on rural addressing, visit the County website.



Emergency Management & Preparedness

Emergency Services enhance quality of life and provide a secure and safe environment for residents, businesses and visitors.

Emergency Services maintained by Clearwater County include:

- Clearwater Regional Fire Rescue Services (CRFRS)
 - » CRFRS is a regional service that provides fire suppression, vehicle rescue, medical response, water/ice rescue and public education.
 - » Fire stations are located in Leslieville (Station 10), Condor (Station 20), Caroline (Station 30), Nordegg (Station 50) and Rocky Mountain House (Station 60).
- Community Peace Officers (CPOs)
 - » CPOs provide education and enforcement programs to ensure traffic safety and infrastructure protection.
- Regional Emergency Management (planning, training, responding)
- Inter-agency partnerships with RCMP, EMS, Search and Rescue and other municipal emergency services providers.

PERSONAL EMERGENCY PREPAREDNESS – In the event of an emergency (extreme weather, fire, flooding, etc.), some services may be delayed, like snow plowing or ambulance. If you require in-home care, please understand immediate service is not going to be available in all instances. Always be prepared to be self-sufficient for at least 72 hours. All residents are encouraged to have a basic emergency kit. For more information on how to prepare your emergency kit, visit www.getprepared.ca.

EMERGENCY MANAGEMENT PLAN – Clearwater County maintains an emergency management plan for large-scale disasters which includes planning and allocating resources to prevent, prepare for, respond to and recover from disasters.

Emergency management also means training for

emergency responders, provision of public awareness programs, liaison with other emergency management agencies and development of practical emergency response plans.

COMMUNICATION DURING AN EMERGENCY –

The following apps for IOS and Android devices provide important and up-to-date information during emergencies:



Alberta Emergency Alert app

Issues warnings so you can take action in the event of an emergency or disaster.



Alberta Wildfire app

Shows where wildfires are burning and provides updated information on wildfires and conditions across Alberta.



Clearwater County app

During local emergencies, Clearwater County updates the public regularly with information on its social media pages, website and mobile app.

FIRESMART – FireSmart Alberta provides the tools and resources needed to help Albertans reduce the risk and negative impact of wildfires. These tools help protect homes, neighbourhoods, communities and the province. Explore FireSmart practices online at www.firesmartalberta.ca.



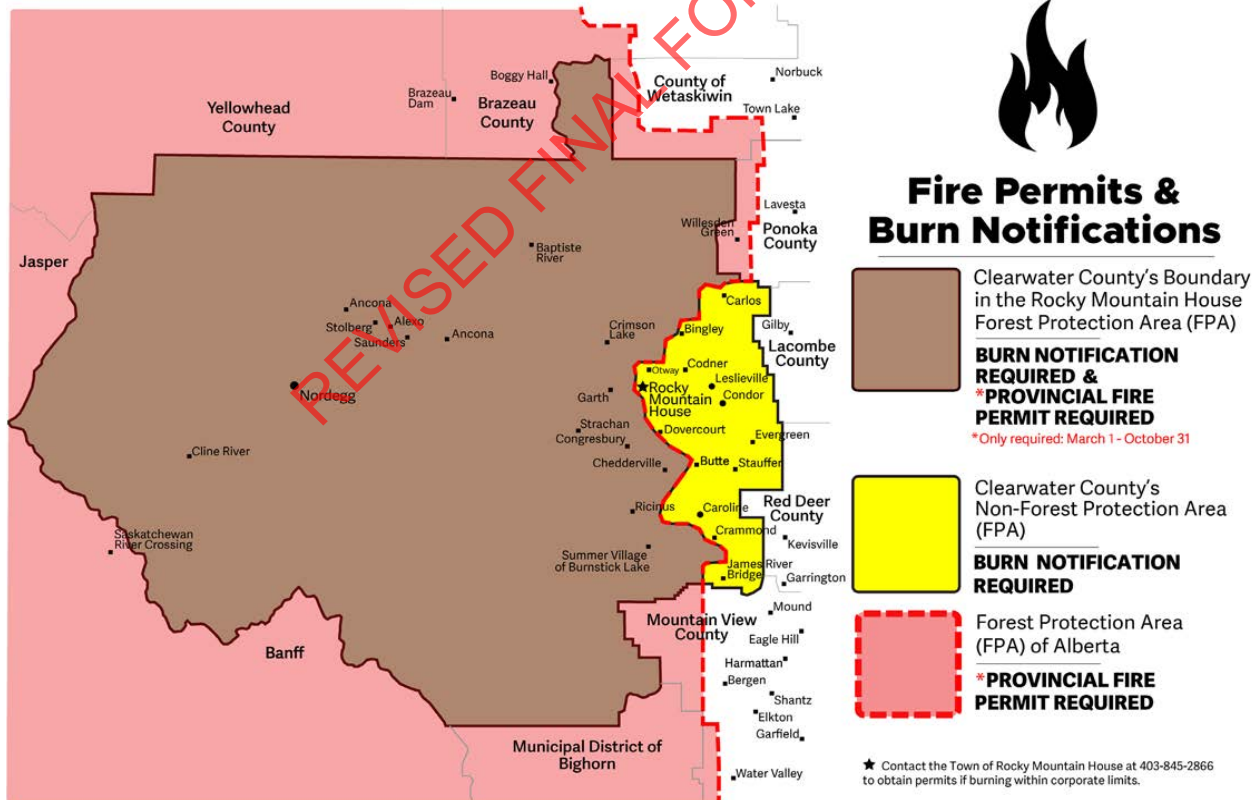
Emergency Management & Preparedness – Cont.

BURN NOTIFICATIONS & FIRE PERMITS – Burn notifications are utilized in Clearwater County year-round. These notifications are used to inform Clearwater Regional Fire Rescue Services (CRFRS) of a controlled burn to prevent the unnecessary dispatching of resources.

Burn notifications are free of charge and required year-round in Clearwater County. Burn notifications can be completed on the Clearwater County website.

FIRE PERMITS IN THE FOREST PROTECTION AREA OF CLEARWATER COUNTY – Approximately 85 per cent of Clearwater County is in the Rocky Mountain House Forest Area. During Wildfire Season, March 1 to October 31, Alberta Wildfire is the governing jurisdiction for this area for burn permits and fire ban status. All burning activities in Alberta's Forest Protection Area (FPA), excluding campfires, require a fire permit.

Fire permits in the FPA are free and can be obtained online or by contacting your local Alberta Agriculture and Forestry office. To obtain an online permit, visit www.alberta.ca/get-a-fire-permit or you can contact the provincial Rocky Mountain House Forest Area office at 403-845-8250.



Utility Services

Water, sewer, electric, telephone and other services may be unavailable or may not operate at urban standards. Repairs can often take much longer than in towns and cities. Check with local service providers for more information and be sure to call Alberta One Call (1-800-242-3447) and Alberta 2nd Call (1-888-632-2122) to locate all utilities BEFORE you dig, build, tear down, demolish or disturb existing improvements or ground.

ELECTRIC SERVICE – Electric service is generally available to most areas of Clearwater County, but it is important to determine the proximity of electrical power. It can be expensive to extend power lines to remote areas. It may be necessary to cross property owned by others in order to extend electric service to your property in the most cost-efficient manner. It is important to make sure that the proper easements are in place to allow lines to be built to your property. If you have special power requirements, it is important to know what level of service can be provided to your property.

If you are purchasing land with the plan to build at a future date, there is a possibility that electric lines (and other utilities) may not be large enough to accommodate you if others connect during the time

you wait to build. Make sure you inquire about the potential future of the area with this in mind.

Albertans have the freedom to choose their electricity provider. For further information, visit www.ucahelps.alberta.ca.

POWER OUTAGES – Power outages can occur in outlying areas. A loss of electric power can interrupt your supply of water from a well. You may also lose food in freezers or refrigerators from spoilage. Power outages or fluctuations can cause problems with computers as well. It is a good idea to be equipped to survive for up to a week in the cold, with no utilities, if you live in the country.

TELEPHONE/INTERNET SERVICE – Rural telephone and internet services range from full service to no service at all. Due to mountainous areas and tree coverage, cellular phones will not work in all areas.

Clearwater County is undertaking a multi-year broadband infrastructure project to help improve access to high-speed internet across the County. For construction updates, maps, and information about current or future phases, visit the project website at market.cwcbb.ca.





Utility Services – Cont.

SEWER/SEPTIC SERVICE – Municipal sewer service is not available in most rural areas. If sewer service is not available, you will need to use an approved septic system or other treatment process.

Recent changes in provincial regulations may affect the type of system you will have to install and whether you may have to upgrade or change your private septic system in the future.

Check the [Alberta Private Sewage Systems Standards of Practice](#) for guidelines or discuss with an agency approved by Alberta Municipal Affairs. Further information can be found on the County website.

WATER – Municipal water service is not available in most areas of the County. You will have to locate an alternative supply, most commonly a water well.

Wells come with drilling and pumping costs. The quality and quantity of well water can vary considerably from location to location and from season to season.

Not all wells can be used for irrigation and/or watering livestock. Licenses from Alberta Environment may be required. If you have needs other than for your household, make certain that you have the proper approvals before you invest. It is advised that you review water issues for your property very carefully, through Alberta Environment.

WASTE REMOVAL – Clearwater County does not provide household waste removal, with the exception of Caroline residents who receive curbside pick-up. You will need to haul your household waste and recyclables to the landfill or one of several transfer sites within Clearwater County. It is illegal to create your own trash dump, even on your own land.

Mother Nature

Clearwater County is an eastern slopes community, meaning it is located close to the Rocky Mountains. There can be extremes in weather and topography. Here are some thoughts for you to consider:

CHARACTERISTICS OF PROPERTY – The physical characteristics of your property can be positive and negative. Trees are a wonderful environmental amenity, but can also increase the risk to your property during a forest fire. If you start a forest fire, you are responsible for paying for the cost of extinguishing that fire.

STEEP SLOPES – Steep slopes can slide in unusually wet weather or due to groundwater springs. Large rocks can also roll down steep slopes and present a great danger to people and property.

SOILS – Expansive soils, such as Bentonite Clay, can buckle concrete foundations and twist steel beams. You can find out the soil conditions on your property if you have a soil test performed.

TOPOGRAPHY – The topography of the land can tell you where the water will go in the case of heavy precipitation. Take this into consideration when deciding where to build.

WILDLIFE – Nature can provide you with some wonderful neighbours. However, even harmless animals like deer can cross the road unexpectedly and cause traffic accidents. Much of Clearwater County is the traditional habitat of coyotes, cougars, bears and other animals that can be dangerous and you need to know how to deal with them. In general, it is best to enjoy wildlife from a distance and know that if you do not handle your pets and trash properly, it could cause problems for you and the wildlife.

Mountain View BearSmart Society is a partnership between Mountain View County and Clearwater County. They promote BearSmart practices to reduce human-bear conflicts and document bear sightings.

Report bear sightings by email to sightings@mountainviewbearsmart.com.



Agriculture

Owning rural land means knowing how to care for it and how your neighbours use it. There are a few things you need to know:

AGRICULTURAL PRODUCERS – Agriculture is an important industry in Clearwater County. Alberta has “Right to Farm” legislation that protects farmers and ranchers from nuisance and liability lawsuits. It enables them to continue producing food and fibre.

Living on a farm, or next to one, comes with certain smells, sights and noises. While smelly manure and bawling cattle can be disruptive, it’s important to remember this is all a part of living rurally.

Farmers often work around the clock, especially during planting and harvest time. Crops are often sprayed, swathed or harvested early in the morning or through the night. Farm equipment may also be on the move on local roads. Drive safely and only pass farm equipment when it is safe to do so.

To keep livestock safe, farmers have the right to protect their animals from other animals, be it predators or roaming dogs. Teach your pets to stay on your property and build good rapport with your neighbours so you are familiar with each other’s animals.

NOXIOUS WEEDS – Before buying land, you should know if there is a presence of noxious weeds or regulated pests. It is the landowner’s responsibility to meet legislative control measures of regulated weeds and/or pests. Both can be expensive and very time-consuming to control. Some plants may be poisonous to livestock and could impact human health. Inquiring

through the Agriculture & Community Services Department or obtaining a Property Information Request Form can ease your mind, save you money and time.

AGRICULTURE AND COMMUNITY SERVICES – Clearwater County’s Agriculture and Community Services Department offers a range of programs for agricultural producers. Staff have a wealth of knowledge to share, from identifying and controlling invasive weeds, to feed testing for nutrition and helping producers apply for funding.

WEED & PEST CONTROL – Clearwater County’s Weed Extension Program aims to protect land from degradation and loss of production due to the spread and establishment of invasive plants.

Weed and Pest Technicians work with landowners to control weeds and pests in accordance with the *Alberta Weed Control Act* and *Agricultural Pests Act*. This is accomplished through education and awareness. In cases of non-compliance, the Agricultural Service Board (ASB) approves staff to issue notices. These notices outline the weed control expectations, as well as the time frame to meet those expectations. Some weeds of concern in Clearwater County are tall buttercup, wild caraway and ox-eye daisies. Pests include clubroot of canola and fusarium.

VEGETATION MANAGEMENT – Clearwater County Agriculture and Community Services provides vegetation management, such as roadside brush clearing, as well as roadside spraying, seeding and mowing.

Explore other agriculture programs and services on the County website.



Assessment & Taxation

The Government of Alberta has guidelines for property assessment to ensure that all property owners pay their fair share of property taxes.

By legislation, Clearwater County collects only enough taxes to support its programs and services. It cannot collect more, and it cannot collect less. Service level is determined by Council, so they determine which projects will take priority and be budgeted for.

Clearwater County distributes property tax notices in late May every year and asks property owners to pay their taxes in full by the September deadline to avoid late-payment penalties. Non-receipt of your property tax bill does not exempt you from penalty due to late payment.

TAX INSTALLMENT PAYMENT PLAN – Clearwater County has a Tax Installment Payment Plan (TIPP), which allows you to pay your property taxes on a monthly basis instead of one annual payment.



HOW DO PROPERTY TAXES WORK?

Property taxes are the primary means by which Canadian municipalities, and Clearwater County in particular, pay for:

- building and maintenance of roads and bridges;
- controlling agricultural pests and weeds;
- the provision of fire, ambulance and emergency services;
- seniors lodging;
- waste management;
- water and sewer services;
- recreation facilities, parks and campgrounds; and
- countless other services provided on behalf of citizens.

Property taxes are a way of fairly distributing the cost of providing local government services among ratepayers and businesses that use them.

Clearwater County's assessors work diligently to clearwatercounty.ca

value property as fairly as possible in relation to similar property and provincial regulations and guidelines.

Property tax is calculated and billed annually using the property's assessed value, as found on your property assessment notice, and the Council-approved property tax rate for your class of property in the appropriate region. Check the Property Tax Calculator on the County website to estimate breakdown of your property taxes.

The property tax system has two parts:

- Assessing the value of your property (completed by Clearwater County's Assessment Department).
- Setting the annual tax rate (set annually by Council based upon the County's budget, as developed by the County's finance team).

The Government of Alberta determines the criteria under which property assessment takes place. The criteria are dependent upon the type of property being assessed.

The municipal tax rate is set by Clearwater County Council annually. The overall tax rate is comprised of four different tax rates:

- 1. Municipal Tax:** Set by Clearwater County Council. This is the only revenue generated by the municipality.
- 2. School Tax:** The provincial government establishes the Educational Tax Rate, where Clearwater County is required to collect the education/school taxes on behalf of Alberta Education (**the County has no jurisdiction in setting this tax rate**).
- 3. Seniors Foundation:** Seniors tax is collected on behalf of Westview Lodge in Rocky Mountain House and the requisitioned amount is shared between Clearwater County and the Town of Rocky Mountain House.
- 4. Uncollectible School:** This is the amount of tax dollars that were not collected the previous year, but paid to Alberta Education.

Property Assessment Value (\$)	x	Tax Rate (Class of Property)	=	Municipal Property Tax
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Solid Waste & Recycling

TRANSFER STATIONS – Clearwater County operates 10 solid waste and recycling locations, or transfer stations. Residents of Clearwater County can access these facilities with a Solid Waste Disposal Access Card. Application forms are available on the County website.

Transfer stations within Clearwater County include: Temporary Central, Everdell, Cow Lake, Crammond, Caroline, Crossroads, Cline, Leslieville, Nordegg and Faraway.

LANDFILL – The Regional Landfill is located northwest of Rocky, off of Highway 11. Any loads that are larger than a half ton box sized load must go to the Regional Landfill for disposal.

RULES & GUIDELINES FOR WASTE DISPOSAL:

- All vehicles must check in with station attendant at window.
- Children must remain in the vehicle at all times when disposing of waste or recycling goods.
- All freon appliances are \$20.00 each for freon removal. This also includes water coolers, refrigerators and freezers.
- All herbicide and pesticide containers must be triple rinsed. No exceptions.
- Ashes, concrete and animal carcasses are only accepted at the Regional Landfill.

	Temporary Central	Regional Landfill	Everdell	Cow Lake	Crammond	Caroline	Leslieville	Crossroads	Cline	Nordegg	Faraway
Bagged Garbage	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bulk Loads	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newsprint	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Mixed Plastics	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Cardboard	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Mixed Paper	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Office Paper	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Bulk Metals	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓
Tin Cans	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Glass	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Household Hazardous Waste	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Tires	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓
Yard Waste	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	X
Wood Waste	X	✓	✓	✓	✓	✓	✓	✓	X	✓	X
Electronic Waste	✓	X	✓	✓	✓	✓	✓	✓	X	✓	✓
Batteries	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓
Propane Bottles	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pesticide Containers	X	X	✓	X	X	✓	✓	✓	X	X	X
Freon Appliances	✓	✓	✓	✓	✓	✓	✓	✓	X	✓	✓



Infrastructure & Capital Projects

Clearwater County's infrastructure consists of 2,248 km of roadway, with 1,874 km of gravel road and 374 km of surfaced road, along with 168 bridges and bridge culverts.

Along with the road and bridge structures, Clearwater County also maintains four sewer systems located in Nordegg, Leslieville, Condor and Caroline.

All numbered provincial highways and are maintained by Alberta Transportation and its contractors. In our area, that includes highways 11, 12, 22, 53, 54, 587, 591, 752, 761. To view a complete maintenance area map, visit www.alberta.ca/highway-maintenance.

MUNICIPAL OWNED FACILITIES – Clearwater County owns and maintains a total of 41 buildings. These facilities are located within Condor, Caroline, Leslieville, Nordegg, Rocky Mountain House, NE 03-40-07-W5M and NE 12-39-06-W5M.

PUBLIC WORKS – Public Works is the largest department in Clearwater County. Public Works is organized into two departments: Operations and Infrastructure. Public Works Infrastructure refers to physical assets and facilities that support municipal services.

clearwatercounty.ca

The Public Works Department provides monthly updates on capital projects. These updates are available on the Clearwater County website and official social media channels. For these updates and more, visit www.clearwatercounty.ca/news.

SERVICES provided by Public Works Infrastructure include:

- New Capital Infrastructure Projects
- Road Use Permitting & Industry Approval
- Gravel Road Rehabilitation
- Asphalt Overlay
- Base Pave
- Nordegg Development
- Bridge Replacement
- Facilities

SERVICES provided by Public Works Operations include:

- Utilities and Maintenance
- Surfaced Roads
- Microsurfacing
- Asphalt Repairs & Crack Seal
- Snow Removal
- Gravel Roads
- Solid Waste and Recycling
- Caroline Operations
- Nordegg Operations

Planning & Development Process

Development in Clearwater County is guided by County statutory documents, the Land Use Bylaw and policy.

STATUTORY PLANS – Municipalities enact statutory plans to guide future development and to facilitate local planning. Statutory plans include:

- a Municipal Development Plan (MDP) (for the County as a whole),
- an Intermunicipal Development Plan (a joint plan for adjacent municipalities), and
- an Area Structure Plan (a plan for a new community).

A statutory plan must meet requirements for public notification or engagement, and is adopted by Council bylaw.

LAND USE BYLAW – A Land Use Bylaw (LUB) is a regulatory tool that outlines the rules for the development and use of land and buildings within Clearwater County for each land use district (i.e. zoning). The LUB identifies the process and authority for land use redesignations, subdivision and development permit applications.

MUNICIPAL GOVERNMENT ACT – Alberta’s Municipal Government Act (MGA) requires all municipalities in

Alberta to have a LUB and MDP. The MGA provides guidance on what is included in a LUB and MDP, but it is up to the individual municipalities to create and administer their own documents.

APPLICATIONS – Planning and Development staff review and process development related applications, proposed subdivision applications and applications to redesignate land. They are knowledgeable in matters including permits, land use, property lines, future development plans for specific areas, access to properties and various bylaws regarding land usage.

Whether you wish to subdivide your property, build a new house, shop or other structure, or you wish to start a business in Clearwater County, Planning and Development staff can help.

For more information, call 403-845-4444 or email planning@clearwatercounty.ca.

FAQ: Do I need a development permit?

A: On residential parcels, any building larger than 250 square feet, including a building on skids, requires development approval. On agricultural parcels, farming and non-residential farm buildings are “deemed approved” and do not require a development permit, but setbacks do apply. All residences, including mobile homes, and buildings used for non-agricultural purposes require a development permit.

Your Development Permit...

A development permit considers the **what** and **where** of a potential project, including the use.

By consulting the Land Use Bylaw and other regulations, the County’s Planning Staff reviews proposed applications. They look at details like allowable land use in the area, impacts to nearby properties, setbacks, and more. If approved, the applicant receives their development permit. If they also need a building permit, they must **first** be approved for a development permit.

... is not a Building Permit

The land owner/applicant is required to apply for a building permit from an accredited agency approved by the *Alberta Safety Codes Council*. The agency will use the regulations of the *Alberta Building Code* to review the application.

If approved, the applicant receives their building permit and may go ahead with construction.

Clearwater County does not handle building permits.

Business Approval

Clearwater County does not issue business licenses. The operation of a business in Clearwater County requires approval through the development permit application process.

This process includes submitting a development permit application for the consideration of planning administration or the Municipal Planning Commission (MPC), as well as an appeal period.

For more information, visit the County website or contact Clearwater County Planning and Development at 403-845-4444 or planning@clearwatercounty.ca.

Industry

Rural municipalities typically do not provide the same level of service that urban municipalities provide. Clearwater County is home to a wide range of

industries including timber, oil and gas, agriculture, sand and gravel, technology, manufacturing and tourism.

Even though you pay property taxes to the County, the amount of tax collected does not necessarily cover the cost of the services provided to rural residents. We are all fortunate to share in services that are funded, in no small part, by the taxes paid by industry.

Industrial activity is an important part of Clearwater County's economy, alongside agriculture. Residents may encounter wide or oversized loads on local roads, as well as increased truck traffic related to oil and gas operations, forestry, gravel extraction, and other resource industries. This can include noise, dust, and lights from equipment such as drilling rigs or operations at gravel pits. While these activities may be new to some residents, they are a long-standing and regulated part of rural life that supports jobs, infrastructure, and the overall economic well-being of the region.



Recreation & Community Services

Clearwater County provides a variety of recreation and community services, including grant funding.

ANIMAL CONTROL – The County administers and enforces the Dog Control Bylaw to enhance public safety and quality of life. The vast majority of this service is provided in hamlets and subdivisions.

COMMUNITY HALLS – Clearwater County provides funding and support to local halls by providing them with liability insurance coverage, as well as annually budgeting funds for grants to help with both operational and capital cost requirements.

COMMUNITY ORGANIZATIONS – Funding is provided to community groups that provide health and quality of life benefits, as well as supporting economic development. This includes groups like Clearwater Regional Family and Community Support Services (FCSS), local libraries and medical facilities. Funding is also provided for a variety of community events.

CEMETERIES – Voluntary services and funding are provided for all 11 active community cemeteries within the County. Additionally, the County takes charge of the management and operation of the Caroline Cemetery and Nordegg Cemetery.

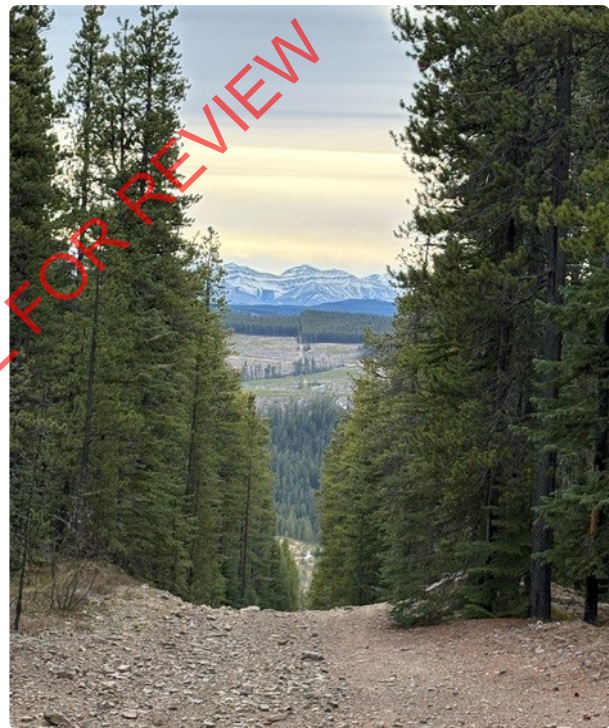
SENIOR GROUPS – Many seniors groups benefit from this program in the form of operation and transportation grants. Clearwater County provides funding to seniors groups in Rocky, Caroline and Leslieville.

RECREATION FUNDING – The County shares recreation funding with the Town of Rocky Mountain House on a 50-50 basis. To ensure all areas of the County are covered for recreational grant funding, the County has established four recreational areas outside of the Town of Rocky Mountain House, which are governed by the North Saskatchewan, Raven, David Thompson and Nordegg recreation boards.

ROADSIDE CLEANUP PROGRAM – This annual campaign is open to community groups to earn funding by cleaning a section of roadside. Participants

contribute to a cleaner environment, experience a sense of accomplishment and raise funds for their group or club's activities.

CAMPGROUNDS & TRAILS – The County has four recreational leases from the Province and is responsible for managing campgrounds within each lease (Burnstick Lake, Caroline Municipal, Cowboy Trail and Cow Lake Campgrounds). Clearwater County also owns the Upper Shunda Creek Campground at Nordegg.



BEARSMART PROGRAM – Mountain View BearSmart Society is a collaboration between Clearwater County, Mountain View County and Alberta Environment and Parks. It educates landowners and visitors about managing wildlife conflicts. People are encouraged to report wildlife sightings so bear and cougar activity can be mapped in the area.

INDIGENOUS PARTNERSHIPS – Clearwater County supports local events and partnerships with First Nations and Indigenous communities.

Recreation & Community Services – Cont.

HERITAGE – The County leases the historic Brazeau Collieries Mine Site in Nordegg from the Province. Tours are available to the public during the summer season, from the May long weekend to the September long weekend.

The Nordegg Discovery Centre is also open during the summer. It houses the Visitor Information Desk, a redesigned exhibit, *Among Clear Waters: Stories of This Place*, and the Nordegg Public Library (open all year). For more information, visit www.clearwatercounty.ca/NDC.



Nordegg Discovery Centre exhibit



Brazeau Collieries mine site

SASQUATCH AND PARTNERS – The Sasquatch and Partners initiative began in 2013 as a collaboration between Clearwater County, industry and local provincial government staff as a way to encourage visitors and citizens of Clearwater County to enjoy our backyard with respect.

Sasquatch's message of respect and ecological stewardship in the west country focuses on building a sense of community pride and ownership by residents, workers and visitors.

When recreating in Clearwater County and neighbouring recreational hot-spots, keep an eye out for Sasquatch signs and messaging.

Sasquatch-Approved Recreation:

- Pack out all garbage and recycling.
- Control your campfire and make sure it is out when you leave.
- Keep campsites a minimum of 50 metres from oil and gas facilities.
- Stay on existing trails and share trails with others.
- Respect wildlife and the upland and lowland areas where they live.
- Respect livestock, such as cattle and horses.



Welcome to Rural **Clearwater County**

Tourism

Clearwater County is part of the David Thompson Country Tourism Region.

This regional tourism partnership encompasses Rocky Mountain House, Caroline and Nordegg and aims to promote the natural wonders located throughout Clearwater County and the unique small businesses that compliment them.

Highlights include Abraham Lake, Crimson Lake, Crescent Falls, Siffleur Falls and the Ya Ha Tinda.

Additionally, there is much more to explore along the Forestry Trunk Road, like Provincial Parks and Provincial Recreation Areas. Popular attractions include Peppers Lake, Ram Falls and Hummingbird.

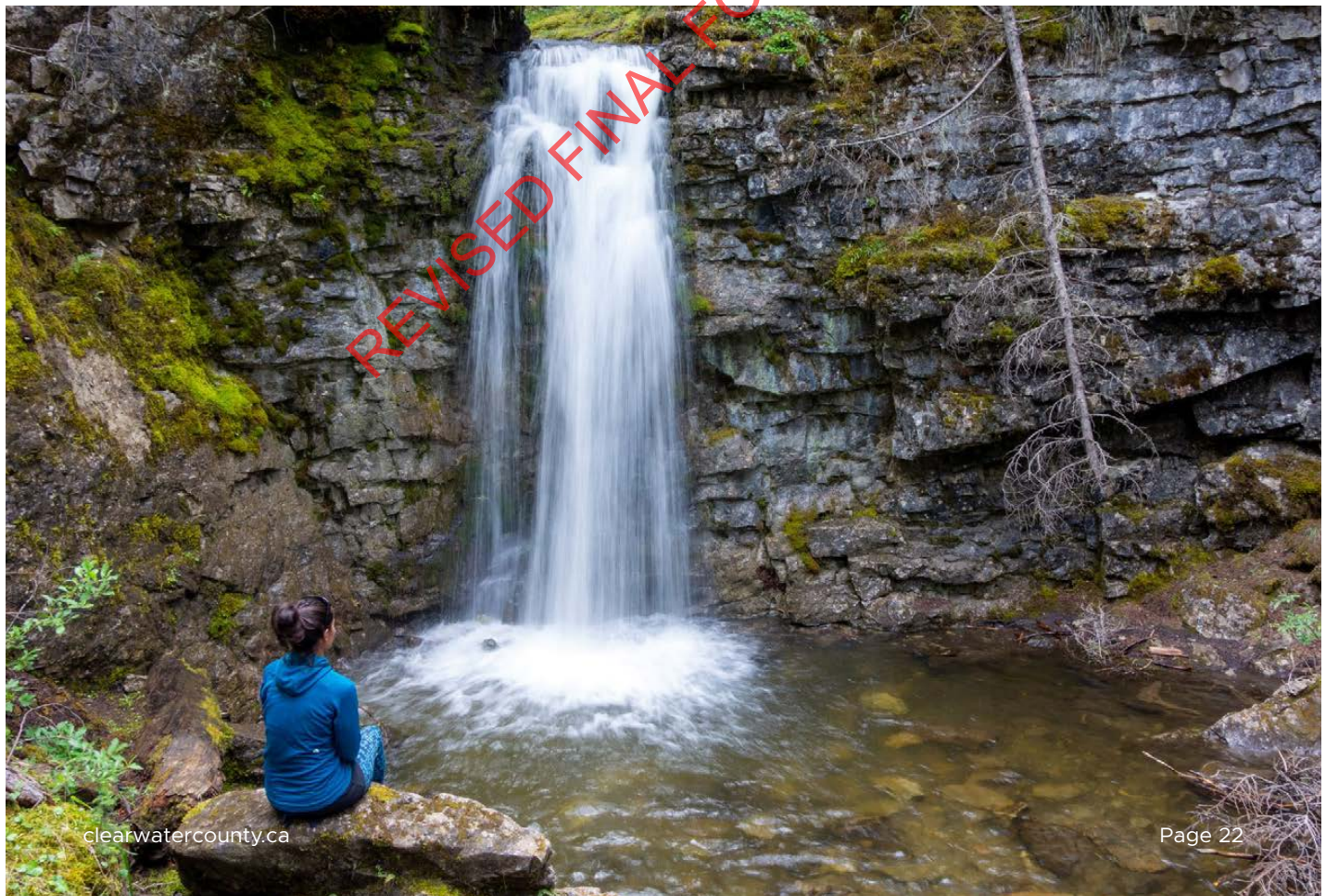
From trails among the mountains, to waterfalls nestled in the forest, the area offers much for

spectacular scenery and cultural history for those who dare to explore.

For more information, visit the David Thompson Country website at www.davidthompsoncountry.ca, or follow @davidthompsoncountry on social media.



DAVID THOMPSON COUNTRY
CHALLENGE YOUR INNER EXPLORER

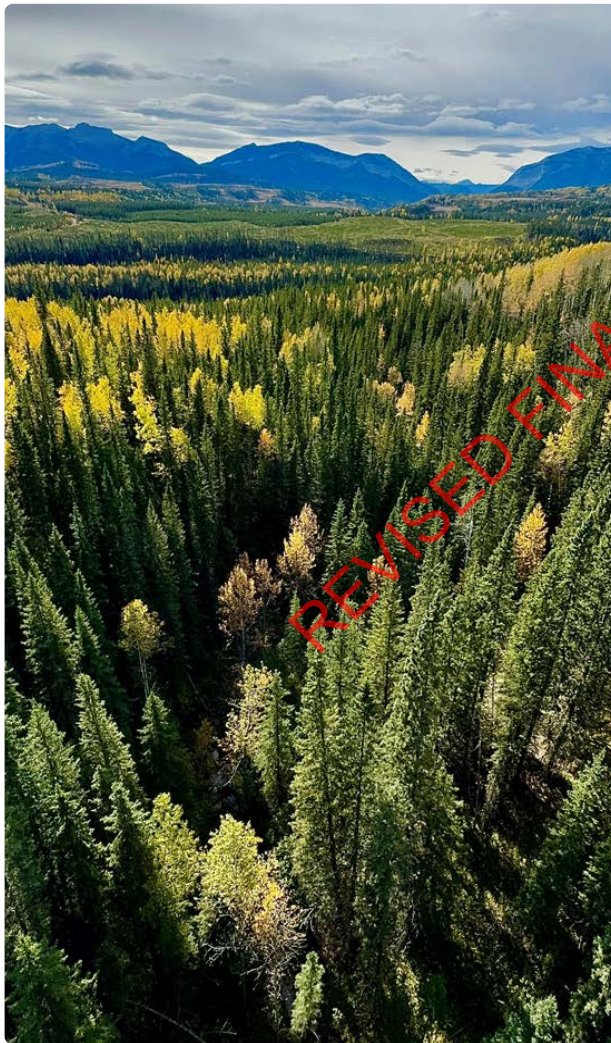


Welcome to Rural **Clearwater County**

Nordegg Rail Trail

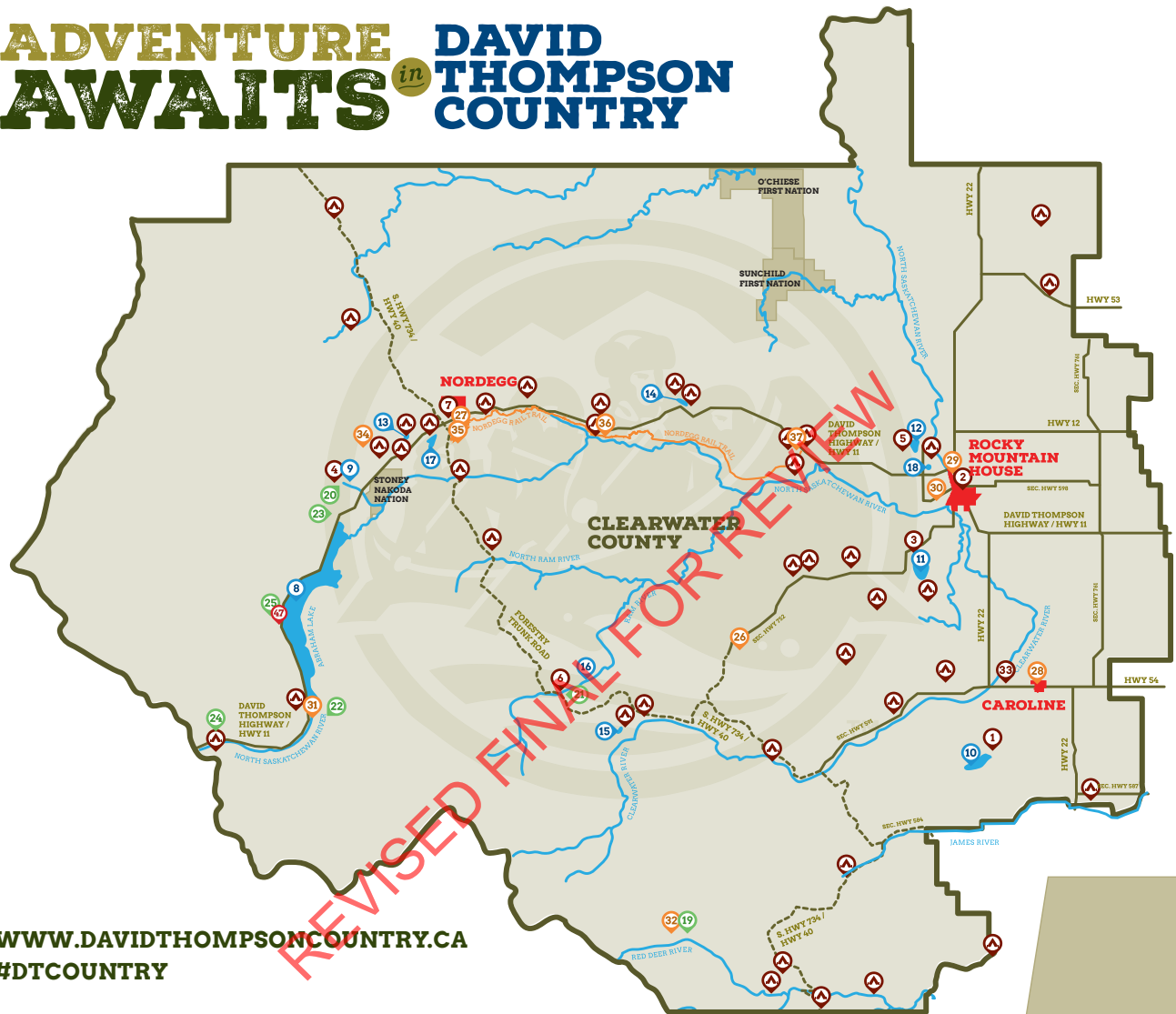
A key recreational asset in the region is the Nordegg Rail Trail, a multi-user trail system developed along the historic Canadian Northern Western Railway line, originally constructed between 1910 and 1914 to support coal mining operations. Early development of the trail was made possible through a successful partnership between Clearwater County and the Province of Alberta, with the project now managed by the Government of Alberta. Today, the trail stretches approximately 85 km from Nordegg east to Chambers

Creek Provincial Recreation Area, following sections of the former rail corridor. Completed portions include highlights such as the newly revitalized Taunton Trestle, offering a scenic and meaningful connection to the region's railway heritage. The trail is used year-round for activities such as hiking, cycling, horseback riding, and motorized recreation in designated areas, offering both residents and visitors opportunities to experience the foothills landscape and the region's historic railway heritage.



Welcome to Rural Clearwater County

ADVENTURE AWAITS in DAVID THOMPSON COUNTRY



WWW.DAVIDTHOMPSONCOUNTRY.CA
#DTCOUNTRY

Campgrounds / Provincial Recreation Areas

- 1 Campgrounds / PRAs
- 1 Burnstick Lake Campground
- 2 Centennial Campground
- 3 Cow Lake Campground
- 4 Crescent Falls Campground
- 9 Crimson Lake Provincial Park
- 6 Ram Falls Provincial Campground
- 7 Upper Shunda Creek Campground
- 33 Cowboy Trail Campground

Lakes and Rivers

- 8 Abraham Lake
- 9 Big Horn River
- 10 Burnstick Lake
- 11 Cow Lake
- 12 Crimson Lake
- 13 Goldeye Lake
- 14 Jackfish Lake
- 15 Peppers Lake
- 16 Ram River
- 17 Shunda (Fish) Lake
- 18 Twin Lakes

Waterfalls

- 19 Bighorn Falls
- 20 Crescent Falls
- 21 Ram Falls
- 22 Siffleur Falls
- 23 Tershishner Falls
- 24 Thompson Creek Falls
- 25 Whitegoat Falls

Highlighted Attractions

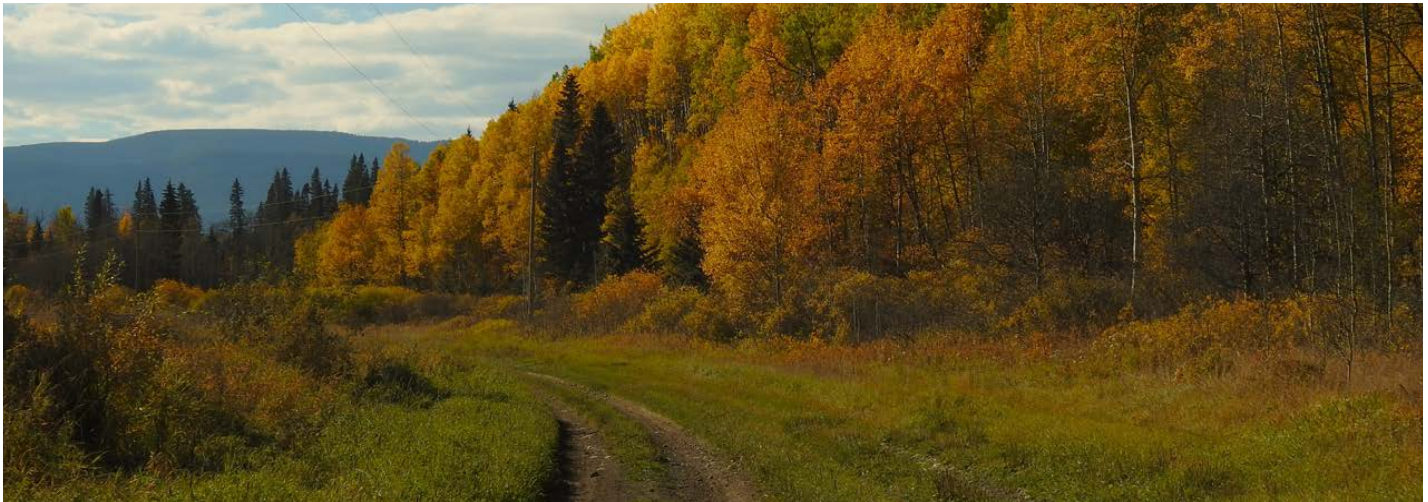
- 26 Baseline Mountain
- 27 Brazeau Collieries Mine Site & Nordegg Heritage Centre
- 28 Caroline Wheels of Time Museum
- 29 Rocky Mountain House Museum
- 30 Rocky Mountain House National Historic Site
- 31 Siffleur Falls Trail Head
- 32 Ya Ha Tinda Ranch
- 34 Black Mountain

Nordegg Rail Trail

- 35 Staging Area At Nordegg Industrial Park
- 36 Staging Area At Saunders/Alexo
- 37 Staging Area at Chambers Creek PRA (To Be Completed in 2022)
- 38 Taunton Trestle Bridge Viewing Area And Stair Trail Access



DAVID THOMPSON COUNTRY
 CHALLENGE YOUR INNER EXPLORER



Get in Touch

Clearwater County Address

4340 - 47 Avenue
Box 550
Rocky Mountain House, AB T4T 1A4

Phone: 403-845-4444

Fax: 403-845-7330

E-mail: admin@clearwatercounty.ca

After Hours Number (for emergencies only):
403-844-8500

Office Hours:

Monday-Friday: 8:00 AM - 4:30 PM
Saturday: Closed
Sunday: Closed
Statutory Holidays: Closed

STAY UP-TO-DATE:

Clearwater County Website
www.clearwatercounty.ca



Clearwater County App



@ClearwaterCnty



@ClearwaterCnty



@ClearwaterCounty

Council Meeting Portal
<https://clearwatercounty.civicweb.net/Portal/>

Quarterly Highlights Newsletter (mailed to residents each quarter)

Subscribe to E-News (registration link at bottom of website landing page)

clearwatercounty.ca

Complaint Process

Clearwater County offers a wide range of services, from maintaining County roads, to collecting solid waste and recycling, to issuing development permits.

Each department has an important role in ensuring these services are maintained. Public feedback is one way departments make sure they are meeting the needs of Clearwater County residents.

In the event of a complaint, the applicable department is notified as soon as possible so the concern can be remedied.

SUBMITTING A COMPLAINT – To submit a complaint, contact Clearwater County directly at 403-845-4444 or email admin@clearwatercounty.ca. The administrative team will direct the comment or inquiry to the applicable department.

To report urgent road condition emergencies on Clearwater County maintained roads, please call 403-844-8500.

For urgent road condition emergencies on provincially maintained numbered highways, please call 511 or report online to <https://511.alberta.ca/>.

For life safety accidents/emergencies, please call 9-1-1.

REVISED FINAL FOR REVIEW

Community Directory

24 Hour Burn Notification Line	403-845-7711
Alberta Environment	403-845-8240
Alberta Highway Services - Volker Stevin	1-888-877-6237
Alberta Land Titles	780-427-2742
Alberta One Call	1-800-242-3447
Alberta Fish and Wildlife (RMH Office)	403-845-8230
ATCO Gas (for Gas Emergencies)	780-420-5585
Chamber of Commerce	403-845-5450
Clearwater Mutual Aid Co-op (CMACC)	1-866-950-CMAC (2622)
Emergency (Fire, Ambulance, Police)	911
Family and Community Support Services (FCSS)	403-845-3720
Fire Ban Information	www.albertafirebans.ca
Report a Poacher	1-800-642-3800 (toll free 24/7)
Fortis Alberta (electrical emergencies)	780-310-9473
Blue Mountain Power Co-op (electrical emergencies & power outages)	1-833-310-7697
Rocky Mountain House Health Unit	403-845-3030
Member of Legislative Assembly (MLA) Jason Nixon	403-871-0701
Summer Village of Burnstick Lake	www.burnsticklakesummervillage.ca
Town of Rocky Mountain House	403-845-2866



clearwatercounty.ca

Closing Remarks

Clearwater County is an area of vast and rugged splendour. Our landscape and welcoming community are what draw people and businesses to locate and remain in our region.

The “Welcome to Rural Clearwater County” resident guide is intended to provide information to new residents, while fostering understanding and mutual respect for existing and future residents, so we may all fully enjoy our life in the County.

Chief Administrative Officer (CAO) Report

June 23, 2026

RMA Post-Secondary Scholarship Program

In recognition of the importance of an educated population to the future well-being of rural communities, the Rural Municipalities of Alberta (RMA) established the RMA Scholarship Program in 1995. The RMA Scholarship Program is designed to encourage young rural Albertans to pursue further education and thereby enhance the ability of these young people to make meaningful contributions to their communities in subsequent years. A scholarship in the amount of \$1,500 will be presented to six (6) applicants.

2026 Important Dates:

Applications Open: May 15, 2026

Application Deadline: August 28, 2026

Eligibility and the Scholarship Application form can be found [here](#).

Government of Alberta Extends PERC and DIRC Programs Through 2028

The Government of Alberta has announced a three-year extension of the Provincial Education Requisition Credit (PERC) and Designated Industrial Requisition Credit (DIRC) programs, expanding eligibility through the 2028 tax year and increasing the annual PERC program cap to \$7 million. This extension is connected to Recommendation 12 of the [Property Tax Accountability Strategy \(PTAS\) Final Report](#) and will provide credits to municipalities for the education and designated industrial requisition amounts tied to uncollectable oil and gas taxes.

In a recent letter to municipalities, the Minister of Municipal Affairs confirmed the following updates:

- PERC and DIRC eligibility is extended through the 2028 tax year, retroactive to 2015
- The annual PERC program cap increases from \$3 million to \$7 million, reflective of increased program demand
- Municipalities may continue to apply for PERC and DIRC through a single application process
- Government intends to explore opportunities to streamline program delivery as part of its broader response to the PTAS

Bill 28 Update

At the last Council meeting administration was directed to draft a letter to Honourable Dan Williams, Minister of Municipal Affairs. This letter outlines key concerns that Council would like to share with the Minister regarding Bill 28, *Municipal Affairs and Housing Statutes Amendment Act, 2026*. The Mayor and Council of Red Deer County have reviewed the letter and are showing their support by adding their support for their Mayor's signature on the letter. The approved letter to be signed is in the Correspondence section of today's agenda. Below you'll find fact sheets that were provided by the Deputy Minister to all municipalities regarding a few sections of the Act.

Farewell Message

Lastly, Reeve, Members of Council, colleagues, and friends.

Thank you for the many rewarding years serving Clearwater County.

First and foremost, I want to express my sincere gratitude to Council—past and present—for your trust, leadership, and commitment to this community. Serving alongside you has been both an honour and a privilege.

To the staff—this organization is strong because of you. Your professionalism, dedication, and pride in your work are what truly make Clearwater County operate day in and day out. I've had the opportunity to see firsthand the expertise and commitment that exists at every level of this organization. You are the backbone of this municipality, and it's been incredibly rewarding to work alongside you.

Being CAO is a unique role. It sits at the intersection of governance and administration, strategy and service delivery. It requires trust, communication, and a shared vision. I've always believed that when Council and administration work together with respect and clarity of purpose, good things happen—and I believe that has been demonstrated here in Clearwater County. I know Michael Simpson as Clearwater's next CAO, will have the support of staff and council to set him up for success.

As I transition into 100% farming, I want to thank you for your leadership and your dedication.

I wish Council and staff continued success.

Municipal Government Act Change Summary

Bill 28, *Municipal Affairs and Housing Statutes Amendment Act, 2026*

Governance and Accountability

This fact sheet has been developed as an information resource. It is not legal advice and cannot be used in place of consulting with a lawyer. In the event of a conflict between the legislation and this fact sheet, the legislation prevails.

Relevant *Municipal Government Act* sections

- *Section 130.1*
- *Section 146.011(1)*
- *Section 146.02(1)*
- *Section 146.021(1)*
- *Section 146.03(1)*
- *Section 146.04*
- *Section 146.05(1)*
- *Section 146.06(1)*
- *Section 146.07(1)*
- *Section 146.08(1)*
- *Section 146.09(1)*
- *Section 153*
- *Section 201.1(1)(b)*

Councillor Accountability Framework

Previous *Municipal Government Act* requirements

Since the repeal of councillor codes of conduct in 2025, municipalities cannot pass or continue to implement or enforce bylaws or resolutions related to councillor behavior.

What has changed

A new councillor accountability framework will address unacceptable councillor behaviour including misuse of municipal assets and services, confidentiality of information, and rules regarding egregious or threatening behaviour and improper use of influence.

New provisions in the Act establish rules, processes, and procedures for submitting a complaint, conducting preliminary reviews, investigations, and appeals.

Only councillors are eligible to file a complaint, and a complaint can only be made against a councillor on the same council. The Minister can also initiate an investigation at the local level.

Preliminary reviews and investigations will be conducted by an investigator chosen by council from a roster designated by the Minister. For any complaint filed by a councillor, a preliminary review must occur to determine if the complaint, in whole or in part, is frivolous, vexatious, or out of scope. If the investigator determines that any part of the complaint is frivolous, vexatious, or out of scope, the investigator must end that part of the investigation.

After conducting the preliminary review, the investigator must report the results to the Minister and council and advise if all or a part of the investigation has ended.

If the complaint is potentially valid following the preliminary review, it must proceed to an investigation. Once the investigation is complete, a report is prepared that contains a summary of the investigation, as well as a recommendation as to whether a contravention has occurred and what sanctions, if any, should be applied. It is the council's decision, by resolution, to determine if the framework was contravened and whether to apply sanctions.

The framework establishes an appeal mechanism for council's decisions as to whether there was a contravention and imposition of any sanctions. An appeal commissioner appointed by the Minister hears the appeal and provides recommendations to the Minister on whether to accept, reject, or vary the council's resolution. If the appeal commissioner's recommendations are different from council's decisions, the appeals commissioner must provide reasons.

To conclude the appeal, the Minister, by order, determines if there was a contravention and may apply sanctions. When issuing an order, the Minister must publish the appeal commissioner's recommendations and, if applicable, reasons for the recommendation as well as the Minister's decision. If the Minister's decision varies from the appeals commissioner's, the Minister must include reasons in writing.

If at any point during the preliminary review or investigation, the investigator finds that a complaint, or part of a complaint, pertains to pecuniary interest, the framework establishes a process for mandatory referral to the Court of King's Bench.

What it means

Municipal Affairs will establish, by regulation, further details to implement the councillor accountability framework. The regulation is expected to include types of contraventions, sanctions, fees, timelines for each step, and further guidance on investigator and appeal commissioner rosters.

While the framework includes a process for complaints related to pecuniary interest matters, existing disclosure and disqualification requirements continue to apply. These rules have not changed.

What do municipalities have to do?

It is recommended that municipalities and their councillors review the rules, processes, and procedures regarding the accountability framework established in the *Municipal Government Act (MGA)*. Further information and requirements to support implementation will be in a forthcoming regulation.

Viability Reviews – Vote of Electors

Previous *Municipal Government Act* requirements

The *MGA* establishes a municipal viability review process administered by Municipal Affairs. Following a review, electors vote on whether the municipality should dissolve. The Minister could only recommend dissolution of the municipality to Cabinet if electors voted in favour of it.

What has changed

Changes to the *MGA* retain the step for electors to vote on a question of dissolution after a viability review has been completed and before dissolution can occur. However, the results of this vote are no longer binding, though they remain an important consideration in the Minister's decision. This change is in effect immediately.

What it means

This change enables the Minister and Cabinet to consider the results of the vote alongside other considerations when making recommendations and decisions on the dissolution of a municipality.

What do municipalities have to do?

No action is required from municipalities.

Effective Date

The amendments to the *MGA* took effect upon Bill 28's Royal Assent on May 14, 2026.

While provisions in the Act related to the accountability framework are in force, implementation requires the creation of a forthcoming regulation.

Resources

To learn more, please refer to:

- Amendment summary for Bill 28: <https://www.alberta.ca/system/files/ma-bill-28-legislation-information-guide.pdf>
- [Municipal Government Act](#)

Contact us

Phone: 780-427-2225
Toll-free in Alberta: 310-0000
Email: ma.advisory@gov.ab.ca

Municipal Government Act Change Summary

Bill 28, the *Municipal Affairs and Housing Statutes Amendment Act, 2026*

Enabling Growth and Affordable Housing

This fact sheet is for information only. It is not legal advice and cannot be used in place of consulting with a lawyer. In the event of a conflict between the legislation and this fact sheet, the legislation prevails.

Relevant *Municipal Government Act* sections

- Section 297 (2.01) and (2.02)
- Section 297.1
- Section 640 and Section 642
- Section 640.3
- Section 648(1.2) and (2.11)
- Section 671
- Section 683.1 and Section 683.2
- Section 694

Related forthcoming amendments to:

- *City of Calgary Charter, 2018 Regulation, and City of Edmonton Charter, 2018 Regulation*

Automated Permitting Processes and Timeline Reporting

Previous *Municipal Government Act* requirements

The *Municipal Government Act* (MGA) did not contemplate an “automatic yes” framework for approvals, nor did it directly address the use of automated or digital permitting tools.

There were no requirements for municipalities to publish development statistics on their websites.

What has changed

The MGA now allows municipalities to use automated systems to manage applications for development permits and issue development permits.

The Minister may also, by regulation, require municipalities to set processes, timelines, or other requirements to make decisions on applications for development permits and issue development permits. This is known as ‘automatic yes’.

Starting in 2027, municipalities with populations over 15,000 will be required to publish the following development statistics on their website by March 31 each year:

- total number of development permit applications received;
- total number of development permits issued;
- average and median number of days from application receipt to when the application was determined, deemed, or acknowledged to be complete under Section 683.1(1), (4), or (7), or deemed to be refused under section 683.1(8);
- the average and median number of days from when an application was determined, deemed, or acknowledged to be completed under Section 683.1(1), (4), or (7) to when a development permit was issued under Section 642(1) or (2), or refused under Section 642(2) or 684(3), as the case may be; and
- a comparison of timelines against requirements in Sections 683.1(1) and 684(1).

What it means for municipalities

Municipalities have clear authority to use automated and digital tools to review and process development applications and permits. Municipalities can now fast-track simple, low-risk projects and use modern systems to streamline permitting processes.

Municipalities are encouraged to explore “automatic yes” approaches and opportunities for low-risk developments in their community. In the future, the Minister may establish rules and requirements in an “automatic yes” regulation.

Public reporting of timelines increases transparency and supports accountability to residents and developers.

What do municipalities have to do?

Starting in 2027, municipalities with populations over 15,000 must publish the required development statistics for the previous calendar year on the municipality’s website by March 31 each year.

Community Design Codes

Previous *Municipal Government Act* requirements

The *MGA* did not address community design codes or authorize the Minister of Municipal Affairs to establish them.

What has changed

The Minister may establish community design codes by regulation. The Minister may also require a municipality to pass a bylaw adopting a community design code in all or part of the municipality.

What it means for municipalities

Community design codes will provide an option for municipalities and developers to beautify communities and expedite approvals for developments that meet the pre-established land-use and design standards.

What do municipalities have to do?

Details on the processes, rules, requirements, and implementation of community design codes will be included in a forthcoming regulation.

Off-site Levies

Previous *Municipal Government Act* requirements

Municipalities could impose off-site levies to recover eligible capital costs for infrastructure such as water, wastewater, roads, and certain public facilities.

Only school boards were exempt from off-site levies on land developed for school buildings.

What has changed

Off-site levies cannot include:

- operational costs;
- retail or commercial facilities not required to deliver the facility's core services;
- items not permanently affixed to a facility (for example: firetrucks, furniture, equipment); or
- capital costs incurred to build to a standard higher than required under applicable provincial building codes.

These amendments will also apply to Edmonton and Calgary through forthcoming amendments to the City Charters.

Exemptions from off-site levies have been expanded to include land developed for a school building that is

owned or leased by charter or accredited independent schools. This exemption is not retroactive.

What it means

The changes clarify what capital costs can and cannot be included in off-site levies.

Costs such as transit buses and enhanced architectural design and building amenities cannot be included in an off-site levy bylaw.

What do municipalities have to do?

Municipalities should ensure that off-site levy bylaws align with the new off-site levy provisions. In turn, any new off-site levy agreements must comply with these amendments.

Use of Reserve Land

Previous *Municipal Government Act* requirements

The *MGA* did not permit charter schools to use school reserve or municipal and school reserve land.

What has changed

The *MGA* explicitly permits charter schools accredited by Alberta Education and Childcare to use school reserve or municipal and school reserve land for the operation of a charter school.

What it means

Charter schools are now treated more consistently with other publicly funded schools in eligibility to access reserve lands.

Allocation of reserve land and Joint Use Planning Agreement processes, procedures, and requirements have not changed.

Residential Sub-classing

Previous *Municipal Government Act* requirements

Municipalities could establish residential assessment sub-classes based on council criteria.

What has changed

If a council establishes a class 1 residential sub-class that applies to residential property that is not a primary residence and does not meet the requirements of any other class 1 sub-class, that sub-class cannot be applied to residential property wholly or partially owned by one or more persons that reside in Alberta.

Property tax sub-classes for other types of vacant or

non-primary residence properties, such as derelict property, are not affected by this change.

An individual resides in Alberta if the person that has lived in Alberta for at least 183 days in the current or previous calendar year and does not have an intention of taking up residence outside Alberta.

What it means

Municipalities cannot apply different sub-classes, and by extension tax rates, to residential properties owned by Alberta residents based on whether the property is or is not a primary residence.

Other class 1 residential sub-classes, such as derelict, undeveloped, or tourist homes are not impacted by this change.

The restriction applies only to residential property owned by individual Albertans and not residential property owned by an Albertan corporation. In the case where a property is jointly owned by an Albertan and a non-Albertan, it shall be treated the same as if the property was solely owned by an Albertan.

What do municipalities have to do?

Municipalities should ensure that their residential sub-classing bylaws comply with the new provision in Section 297(2.01).

If not currently in compliance, municipalities must follow the transitional provisions in Section 297.1.

Bylaws amended in accordance with the transitional provisions apply retroactively and are deemed to have come into force on January 1, 2026.

Effective Date

The amendments to the *MGA* came into force on May 14, 2026, when Bill 28 received Royal Assent.

Resources

To learn more, please refer to:

- Amendment summary for Bill 28: <https://www.alberta.ca/system/files/ma-bill-28-legislation-information-guide.pdf>
- [Municipal Government Act](#)

Contact us

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Municipal Government Act Change Summary

Bill 28, Municipal Affairs and Housing Statutes Amendment Act, 2026

Municipal Transparency

This fact sheet is for information only. It is not legal advice and cannot be used in place of consulting with a lawyer. In the event of a conflict between the legislation and this fact sheet, the legislation prevails.

Relevant Municipal Government Act sections

- Section 208
- Section 208.1
- Section 215.1
- Section 215.2
- Section 215.3
- Section 215.4
- Section 215.5
- Section 215.6
- Section 215.7
- Section 334(4)

- employee name;
- position, appointment or classification;
- amount of compensation;
- total value of non-monetary benefits; and
- severance (if applicable).

Municipalities may apply to the Deputy Minister, in writing, to exempt an employee or class of employees from having their information published if it could unduly threaten the safety of the employee or class of employees.

The Minister of Municipal Affairs may aggregate or publish part or all the information received on the Municipal Affairs website.

The Minister may also direct an audit of a municipality to determine compliance. The municipality would be responsible for the cost of the audit.

Municipal Salary Disclosure

Previous Municipal Government Act requirements

Salary disclosure for municipal employees was limited to the chief administrative officer (CAO) and an aggregate amount for designated officers, reported through each municipality's Financial Information Return. Disclosure was total compensation and benefits with no threshold amount.

What has changed

Municipalities must now publish employee compensation annually on the municipality's website if the employee's compensation, benefits and severance from the previous year is greater than the threshold established in Section 1(o)(ii) of the *Public Sector Compensation Transparency Act*.

Municipalities must continue to disclose annual compensation for the CAO and designated officers in Financial Information Returns.

What it means

This change aligns municipalities with provincial public sector disclosure and strengthens transparency around how public dollars are used.

Municipalities must publish a list of employees whose compensation is above the threshold, including:

What do municipalities need to do?

Starting in 2027, on or before June 30 of each year, municipalities must publish on their website a list of employees whose total compensation, benefits, and severance received from the municipality during the previous calendar year is greater than the threshold established under Section 1(o)(ii) of the *Public Sector Compensation Transparency Act*.

Municipalities are required to provide the list of compensation information to the Minister prior to publishing it on their website.

If no employees meet the threshold, the municipality shall inform the Minister and publish a notice to that effect on the municipality's website.

The *Justice Statutes Amendment Act, 2026* set the salary threshold at \$130,000 for 2026. Future increases will reflect provincial wage settlements published by the Government of Alberta.

Tax Notices – Police Costs

Previous *Municipal Government Act* requirements

The *Municipal Government Act (MGA)* did not enable municipalities to list municipal policing costs as a separate rate or amount on tax notices.

What has changed

Municipalities may now show the portion of the tax rate and/or the amount of tax imposed to pay for RCMP police services on property tax notices. This is under Section 4(1) of the *Police Act* or under an agreement referred to in Section 22(1) of the *Police Act*.

Upcoming changes to the Matters Related to Assessment and Taxation Regulation will establish required wording for displaying policing costs on property tax notices. Municipalities who choose to display policing costs on property tax notices must do so in accordance with the regulation once it is in force.

What it means

Urban municipalities (5,000 or under), rural municipalities, and specialized municipalities with RCMP services under the Provincial Police Service Agreement may display policing costs on property tax notices as a separate line item.

What do municipalities need to do?

Relevant municipalities may choose to list RCMP police service costs on property tax notices as a rate or an amount. This is at the discretion of the municipality and is not a requirement. The policing costs displayed are for information only and do not constitute a separate tax rate established under the municipal tax rate bylaw.

Administrative Accountability

Previous *Municipal Government Act* requirements

The *MGA* provides municipalities with natural person powers but did not set out rules regarding reporting the use of these powers.

Amendments in 2025 made it a requirement for information requested by a councillor to be provided as soon as practical, and once the information was provided to one councillor it must be shared with all other councillors within 72 hours. If the requested information is personal or confidential, the CAO may

refuse to provide the information considering factors in Section 208.1(2).

What has changed

The Act now requires the CAO to notify council in writing each time natural person powers are used. Notice must be provided at the first council meeting following the use of the natural person power or 14 days after the use of the natural person power, whichever occurs earliest. Notice is not required when the natural person power is used for a matter already approved by bylaw or resolution of council, a personnel matter, a routine operational matter, an emergency response, or when seeking a legal opinion on behalf of the municipality.

Additional amendments provide greater clarification regarding how the CAO responds to councillor requests for information, as well as when and how that information is to be shared with the rest of council.

If the information requested is publicly available, the CAO may, but is not required to, provide it to all other councillors.

A council may establish a bylaw to manage substantial information requests. The bylaw must define a 'substantial information request' and may specify whether a resolution of council is needed before the CAO must provide the information, specific reporting requirements, and any other provisions necessary to carry out the purposes of the bylaw.

If a council does not pass a substantial information request bylaw, Section 208.1 applies. The information request must be responded to as soon as practicable. Once information is shared with one councillor, it must be shared with all other councillors within 72 hours.

What it means

CAOs must be aware of natural person powers reporting exemptions. If the use does not fall under an exemption, the CAO must notify council at the first council meeting following the use of the natural person power or after 14 days, whichever occurs the earliest.

Councillors and CAOs must be aware of amendments related to information sharing including the circumstances and timelines to share information with all councillors.

Municipalities may establish a substantial information request bylaw to manage requests that may take significant administrative time and resources. This is at

the discretion of the municipality and is not a requirement.

What do municipalities need to do?

Municipalities may wish to review their CAO bylaw to ensure alignment with amendments to natural person powers and information requests.

Updates to Privacy Legislation

Previous *Municipal Government Act* requirements

The *MGA* referenced the *Freedom of Information and Protection of Privacy Act (FOIP)*.

What has changed

Outdated references to *FOIP* in the *MGA* have been replaced with references to the *Access to Information Act* and the *Protection of Privacy Act*, as appropriate in each provision.

What it means

The amendments ensure that the *MGA* correctly references current privacy and access to information legislation.

What do municipalities have to do?

Municipalities must abide by the *Access to Information Act* and the *Protection of Privacy Act* and ensure their bylaws align with provincial legislation.

Effective Date

Amendments in the *MGA* related to municipal transparency took effect upon Bill 28's Royal Assent on May 14, 2026.

Resources

To learn more, please refer to:

- Amendment summary for Bill 28: <https://www.alberta.ca/system/files/ma-bill-28-legislation-information-guide.pdf>
- [Municipal Government Act](#)

Contact us

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Report Date: June 17, 2026



Capital Projects Status Update

June 2026

*Note: Capital project details are available in the Clearwater County Budget 2026 document.

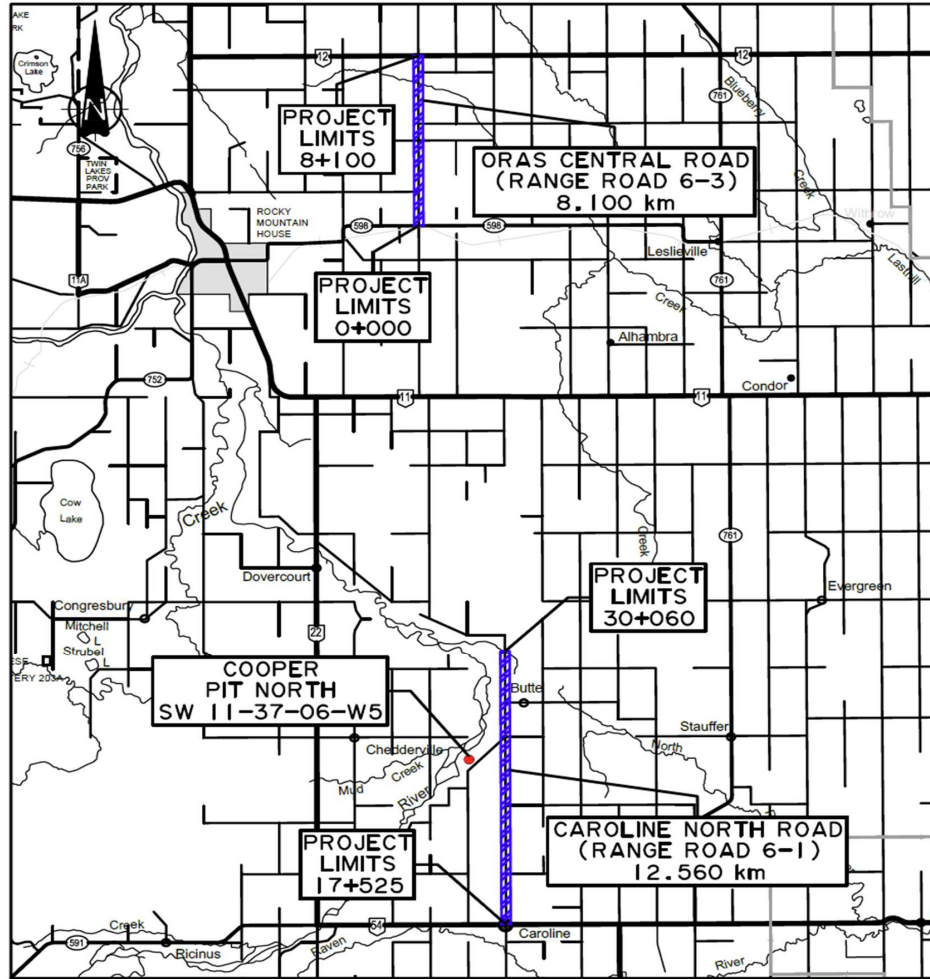
GENERAL CAPITAL

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Twp Rd 41-3 Survey	\$100,000	In Process	Q4 2026	Due to a historical survey error, that predates Clearwater County, the County is required to purchase land, for the road right-of-way, along Township Road 41-3.	Staff will be engaging effected landowners in the coming months to formalize purchase agreements.
Gravel Pit Acquisition	\$3,000,000	In Process	Q4 2026	Staff are currently looking to acquire an aggregate source north of Hwy 598, south of Hwy 53 and east of Hwy 22.	Exploration for a gravel resource in that area will continue over the course of 2026.
Range Road 6-4 (Benz Rd) Erosion Repair	\$1,190,000	\$640,000	Q4 2026	Riverbank and erosion repair, along Range Road 6-4, due to encroachment of the tributary of the Clearwater River	M. Umscheid Construction is the contractor completing the erosion repair. Contract completion date is September 15.
Leslieville Cemetery	\$253,000	In Process	Q3 2026	The 2026 budget includes expanding the Leslieville Cemetery. (5 acres)	Staff intend to complete due diligence requirements and formalize a purchase agreement in the coming months.

ASPHALT OVERLAY

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
2025 Asphalt Overlay	\$35,000	In Process	Q4 2026	Wall St. Road 21.1 km Warranty inspection and coordination.	Warranty inspection is scheduled for Q4 2026.
2026 Asphalt Overlay	\$5,643,000	\$5,010,000	Q4 2026	Oras Road Central (RR6-3) from Highway 598 to Highway 12 - 8.0 km Caroline North Road (RR 6-1) from Township Road 37-5 to Caroline - 12.50 km Total 20.5 km	Central City Asphalt Ltd. was the successful contractor. Central City has completed brushing operations and has a tentative start date of early July. A pre-construction meeting was held on June 10 th , 2026.
2027 Asphalt Overlay	\$30,000	In Process	Q4 2026	Oras Road South (RR 6-3)- From Hwy 11 To Hwy 598 - 8.23 km Caroline South (RR 6-1) - Caroline to Highway 587 - 16.75 km Total - 24.98 km	Evaluate and develop estimates for the 2027 Asphalt Overlay Program.

PROGRAM ASPHALT OVERLAY - Project Location Map



BRIDGE REHABILITATION

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
BF 70151 – North Raven River	\$1,935,000	\$1,905,000	Q4 2026	Replacement of existing structure	Formula Alberta began on April 27 th and the road was reopened on May 14 th . The contractor will return to site in July for the instream works and remove the existing culvert.
BRB2026	\$6,871,250				
BF 77947 – Mud Creek		\$800,000	Q4 2026	Repairs/Replacement of structure	Contour Construction is the successful contractor. Contract completion is October 15, 2026.
BF 8836 – Horseguard Creek		\$545,000	Q4 2026	Replacement of existing structure	Contour Construction is the successful contractor. Contract completion is October 15, 2026.
BF 70717 – Horseguard Creek		\$1,288,000	Q4 2026	Replacement of existing structure	McKnight Enterprises is the contractor completing the bridge replacement. Construction is scheduled to begin in September.
BF 78616 – Bighorn River		\$650,000	Q2 2026	Repairs to existing structure	Bridgemen Services Ltd. began construction on March 10 th and construction was completed on April 17 th .
Proposed 2026 Bridge Construction Map connector					

PROGRAM BRIDGE REHABILITATION

BF 76818 after Completion



PROGRAM BRIDGE REHABILITATION

BF 70151 Bridge Reopened



PROGRAM BRIDGE REHABILITATION

BF 70151 Bridge Structure



LANDFILL AND TRANSFER STATIONS

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Leachate Evaporator	\$225,000	In Process	Q3 2026	Purchase of Leachate Evaporator to reduce the amount of leachate required to be disposed of offsite.	Leachate Evaporator has been procured. Installation to be completed in the spring/summer months.
Cell Maintenance	\$25,000	On Hold	Q4 2026	Complete assessment and inspection on the industrial cell cap. Develop capital plan for 2027.	Staff have completed an internal visual inspection which includes inspecting vegetation, drainage, and cap cracking. At this time, no issues have been identified.
Nordegg Transfer Station Upgrades	\$20,000	On Hold	Q4 2026	Complete assessment of the waste requirements for the transfer station infrastructure.	Upgrades to be contingent on development and growth within the Nordegg area. Staff will review scenarios for growth, infrastructure needs, and development of residential and businesses.
Collection Assets	\$60,000	\$60,000	Q2 2026	Acquire 4 - 40yd roll off bins for various transfer stations.	Roll-off bins have been received.

FACILITIES AND RECREATION

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Pressure Washer	\$10,000	\$10,000	Q1 2026	Replace pressure washer in the Emergency Services Building.	Pressure washer has been installed.
Ryan Smith Recreation Area	\$20,000	In Process	Q3 2026	Carry forward for signage (directional signs, area name sign and safety).	PW and Ag and Community Services intend to finalize and install signage in the coming months.
Caroline Ice Plant	\$2,000,000	In Process	Q3 2026	Evaluate the current ice plant in the Caroline Arena and develop a plan for repair or replacement.	Staff are currently reviewing the feasibility report. The costing report is expected in the coming weeks and will be brought to Strategic Planning for review.
Leslieville Community Feature	\$100,000	In Process	Q3 2026	Concrete work, landscaping and gazebo, carry forward from 2025	Bathroom and fencing were completed in 2025. Benches and picnic tables have been procured. Concrete work and gazebo are scheduled in the next couple weeks.

DRY HYDRANTS

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Misty Valley Dry Hydrant Cistern	\$330,000	\$330,000	Q2 2026	Provide rural water supply for fire protection for the Misty Valley Subdivision	Prentice Creek Contracting began construction on April 28 th and was completed on May 15 th . The tank will now need to be filled and tested.
Cougar Ridge Dry Hydrant Cistern	\$450,000	\$350,000	Q4 2026	Provide rural water supply for fire protection for the Cougar Ridge Subdivision	Tar-ific Construction Ltd. was the successful bidder. Construction to be completed within the summer months

PROGRAM – DRY HYDRANTS

Misty Valley Cistern Completed

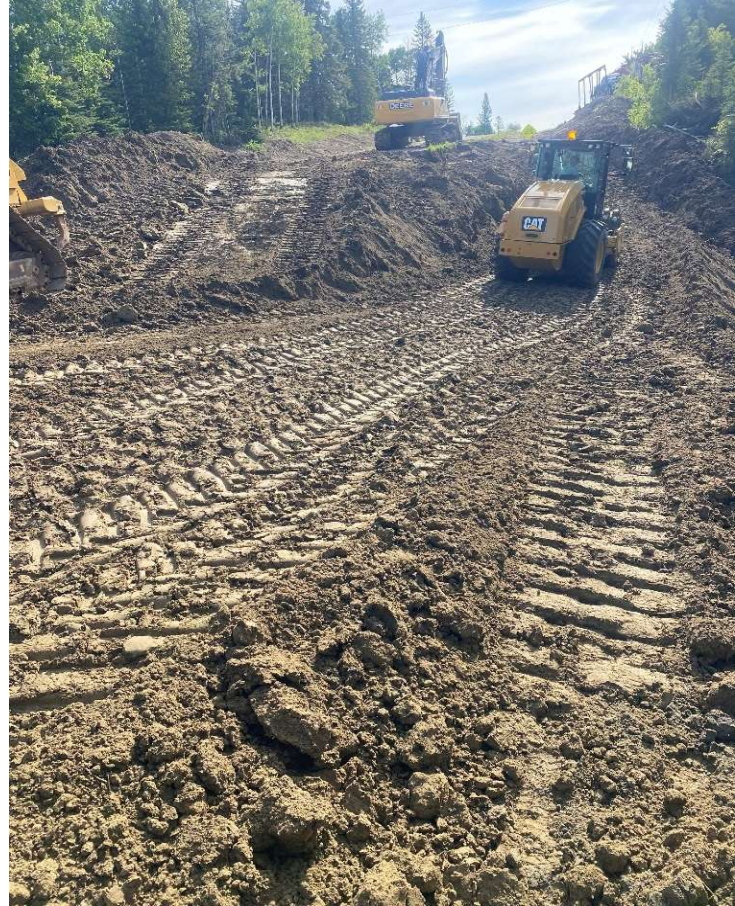


GRAVEL ROAD REHABILITATION

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Gravel Road Rehab	\$4,400,000	In Process	Q4 2026	Projected rehabilitation of approximately 23km of gravel roads	Crews have started on TR 35-4 and RR 4-5 with deep culvert replacements being installed prior to surface work starting. Spring road assessments are underway as weather permits with approximately 90% complete.
Northfork Road	TBD	In Progress	Q3 2026	Road Shoulder Failure on Northfork Road at km 65	Staff recently became aware of a significant road shoulder failure at km 65 on Northfork Road. The road is currently open to single lane traffic. Staff are working on Provincial and Federal notifications and monitoring the road until repairs can be completed.

2026 Proposed Gravel Road Rehab Program Map [connector](#)

PROGRAM – GRAVEL ROAD REHAB
Township Road 35-4 Culvert Installation



Township Road 35-4 Culvert Installation



PROGRAM – GRAVEL ROAD REHAB

Range Road 4-5 Culvert Installation



Range Road 4-5 Culvert Installation



PROGRAM – GRAVEL ROAD REHAB

Northfork Road – km 65 Road Shoulder Failure



PROGRAM – GRAVEL ROAD REHAB

Northfork Road – km 65 Road Should Failure



GRADING PROJECTS

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Twp Rd 39-2 Grading Project	\$60,000	In Process	Q4 2026	Continue to acquire land for the future construction of this road.	Staff continue to engage with effected landowners and formalize purchase agreements.

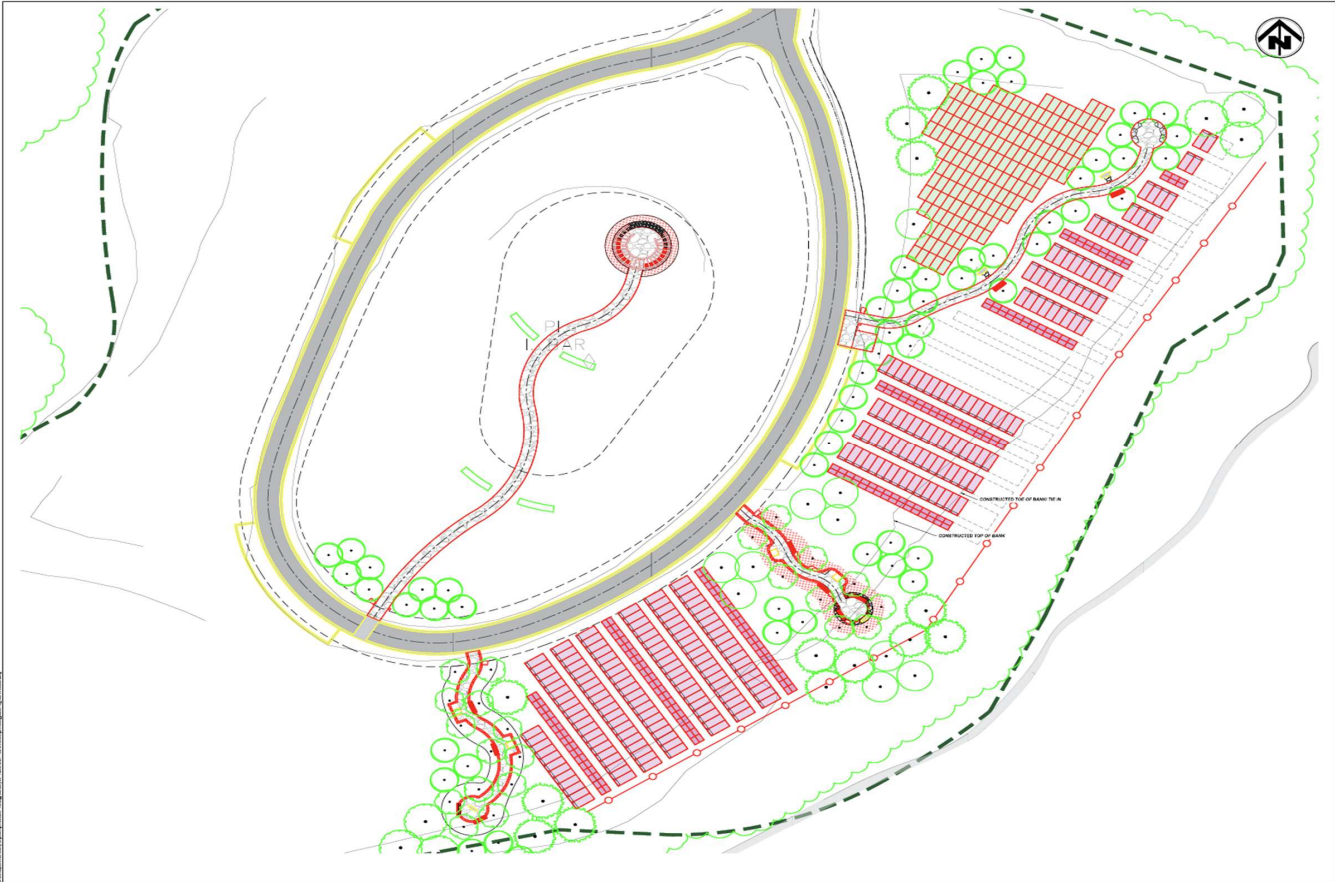
NORDEGG DEVELOPMENT PLAN

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Historic Commercial Core – Ph. 1	\$25,000	In Process	Q4 2026	Engineering for deficiency work and Landscaping	Streetlights have now been energized.
Industrial Subdivision Ph. 2	\$50,000	\$50,000	Q4 2026	Utility Installation and seasonal deficiency work.	Fibre conduit installation was completed on February 27 th .
Mixed Use Residential Ph. 2 – Lily Ave	\$45,000	In Process	Q4 2026	Engineering for deficiency work.	Streetlights have now been energized.
High Density Residential – West of Stuart	\$100,000	In Process	Q4 2026	Engineering for Development	Land survey completed to 'Draft'.
Resort Commercial	\$50,000	In Process	Q4 2026	Engineering assessment and survey	Preliminary survey completed.
Stuart St Service Commercial	\$100,000	In Process	Q4 2026	Engineering for Development	Land survey completed to 'Draft'.
High Density Residential – East of Stuart	\$70,000	In Process	Q4 2026	Engineering for Development	Detailed Design and Land Survey.
Centre St Road Development	\$400,000	In Process	Q4 2026	Engineering and Shallow Utilities	Archaeological dig to be completed in the summer. Rocky Gas Coop will be installing the gas trunk line.

					Brushing/tree/stump removal has been completed along new road alignment.
Shallow Utility Servicing	\$200,000	In Process	Q3 2026	Gas line to County owned facilities and south townsite infill.	Rocky Gas Coop will be installing the gas line in the summer months.
Secondary Access Assessment	\$25,000	In Process	Q4 2026	Evaluate alternative secondary access from the hamlet south to the Forestry Trunk Road	Staff have engaged an engineering firm for the assessment. Field work to be completed within the summer months.
Nordegg Cemetery	\$250,000	In Process	Q4 2026	Phase 1 – Earthworks and Roadworks	Spring deficiencies including internal road gravelling, pathway gravelling and seeding, to begin the week of May 19 th . Staff intend to review the current cemetery plan and present options to Council.

PROGRAM – NORDEGG DEVELOPMENT PLAN

Nordegg Cemetery Plan



PROGRAM – NORDEGG DEVELOPMENT PLAN

Nordegg Cemetery Plan – Looking North



PROGRAM – NORDEGG DEVELOPMENT PLAN

Nordegg Cemetery Plan – Looking East



WASTEWATER SYSTEMS

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Caroline Lagoon Upgrades	\$200,000	In Process	Q4 2026	Engineering for lagoon upgrade	WSP Engineering has provided upgrade options. The sludge survey, site geotechnical and survey have been completed. WSP to continue on the pre-design and submit to AEPA by June 30 th , 2026.
Caroline 49 th St Upgrades	\$1,037,000	\$1,037,000	Q4 2026	Infrastructure upgrades for a length of 210 meters along 49 th Street from 48 th Ave to the south boundary.	Urban Dirtworks Inc. Is continuing with the underground deep utility installation.
Leslieville Wastewater Facility	\$475,000	In Process	Q3 2026	Water well, sludge handling, spare pumps, exterior lighting	Staff are reviewing the proposal provided by WSP Engineering.
Leslieville Lift Station Upgrades	\$660,000	In Process	2027	Lift Station Wet Well Upgrades	Tender closed on June 9 th and there was a total of five (5) bids. Tender submissions are currently being reviewed.
Nordegg Wastewater Equipment	\$200,000	In Process	Q4 2026	Rebuild/Replacement parts	Procurement ongoing.

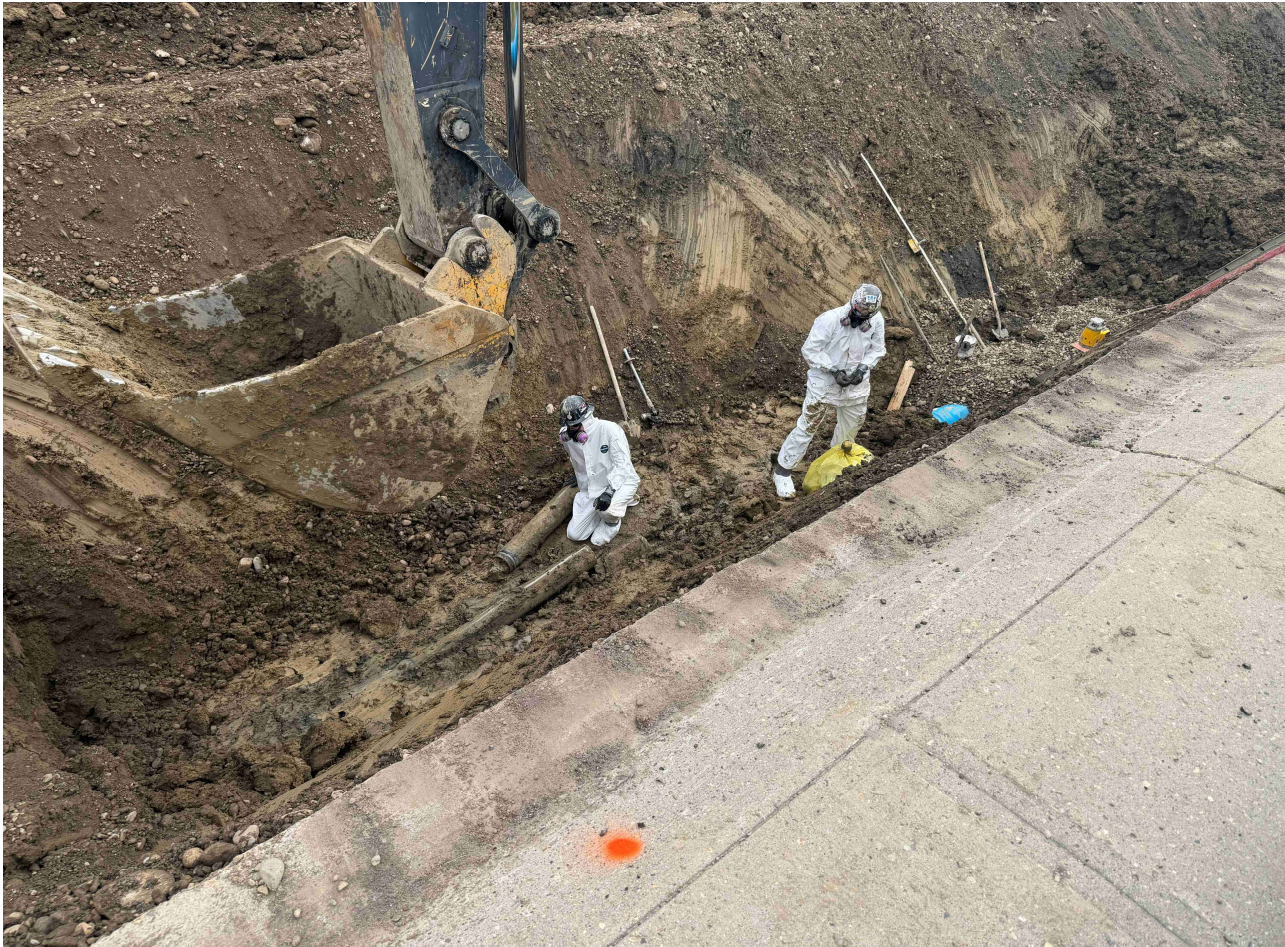
PROGRAM - WASTEWATER SYSTEMS

Caroline 49th Street Upgrades – Watermain Line Installation



PROGRAM - WASTEWATER SYSTEMS

Caroline 49th Street Upgrades – Asbestos Pipe Removal



WATER SYSTEMS

Title	Budget	Projected Total	Completion Date	Project Description	Current Activity/Status
Nordegg Water Treatment Plant Upgrades	\$100,000	In Process	Q4 2026	Detailed Design	Development of detailed design.
Access Road to Nordegg Water Wells	\$50,000	In Process	Q4 2026	Engineering Assessment and feasibility options	WCE Engineering has been procured. WCE is working on a proposal to outline costs and options for the access road.



Clearwater Regional Fire Rescue Services (CRFRS)

Monthly Service Report: May 2026

OPERATING HIGHLIGHTS:

Headquarters

This past month has been exceptionally busy for Clearwater Regional Fire Rescue Services (CRFRS), with crews responding to a wide range of complex and demanding incidents. Notably, our members attended two structure fires, two vehicle fires, thirteen wildfire responses, as well as numerous motor vehicle collisions (MVCs) that required coordinated, multi-disciplinary response and rapid decision-making.

Of the wildfire incidents, nine occurred outside the Forest Protection Area (FPA) and four within the FPA, with the majority managed through joint responses with Alberta Wildfire. These collaborative efforts were instrumental in achieving rapid containment and preventing escalation. Thanks to the coordinated actions of CRFRS personnel and Alberta Wildfire, these fires were brought under control before causing any significant impact to property, livelihoods, or public safety.

In addition to fire responses, our members managed several serious MVCs and other high-risk emergency calls, many of which were dynamic, complex, and emotionally demanding. These incidents were supported by our strong partnerships with regional EMS agencies and the Rocky Mountain House and Sundre RCMP detachments, who assisted on many of these challenging responses. The level of coordination demonstrated is a clear indicator that successful multi-jurisdictional response is built on a solid foundation of interoperability, communication, and trusted relationships. Across all incidents, CRFRS personnel consistently demonstrated professionalism, composure, and technical excellence under pressure.

I would like to extend a sincere thank you to all CRFRS members for their dedication, resilience, and commitment to service during an especially demanding month. Your efforts do not go unnoticed, and the level of care provided to our community reflects the highest standards of the fire service. We also wish to recognize and thank Alberta Wildfire for their continued support and strong partnership. Their expertise and collaborative approach were critical in safely and effectively managing wildfire incidents throughout the region. Together, these efforts highlight the strength of interagency cooperation and the unwavering commitment of our personnel to protecting our community.



Clearwater Regional Fire Rescue Services (CRFRS)

Monthly Service Report: May 2026

OPERATING HIGHLIGHTS:

Training Highlights

Weekly Training

Concentration on rescue and Vehicle extrication
 o Combination of rescue in the forested area in preparation for May long weekend.

- o Vehicle extrication
 - Vehicle anatomy and extrication
 - Tool familiarization and usage
- o Updated training schedule for June, July, August sent to all stations.

Flashover chamber train the trainer
 Completed the final train the train session with support from Drager and Trident fire training.

Certified training

WUI – M Course 10 CRFRS members attended
 WUI – B Course 4 CRFRS members attended



Inspections

- 2 new inspections completed
- 2 ongoing guidance to building owner regarding non-compliant assembly occupancies

Fire SCO Reviews

- 16 planning reviews completed
 - o 1 TRMH building permits for solar panels added to preplanning
 - o 7 County Land Use Amendment/Subdivision Applications
 - o 9 County development permit applications
- 4 AGLC application reviews

Events/Public Education

- 1 Safety message
- 3 Station tours
- 2 Public events

Preplanning

- Throughout May: many Short-Term Rental applications were reviewed by Fire SCO - with no concerns identified. Approved STR occupancies were updated as such in CRFRS's response pre-planning.

Infrastructure

- Fire hydrants in Caroline impacted by water main replacement project. FPO gathering ongoing updates from PW and ensuring adequate water supply for firefighting is maintained – necessary CRFRS operational adjustments have been preplanned.
- 1 of 8 in service CWC owned dry hydrants tested by CRFRS apparatus: verified adequate draft/flow.

WILDLAND URBAN INTERFACE (WUI) HIGHLIGHTS:

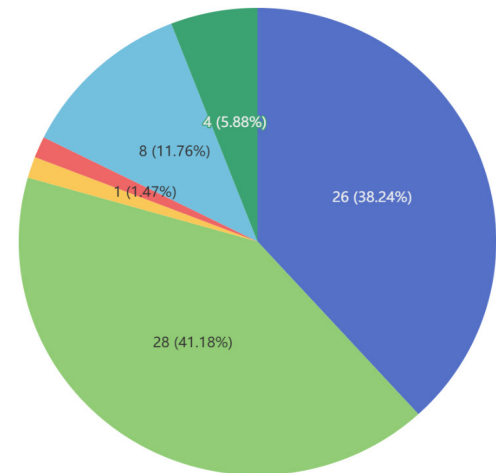
This month, the Wildland Urban Interface (WUI) team conducted a WUI-M course in Rocky Mountain House, collaborating with various local departments and members of Alberta wildfire. They dedicated time to ensure the Burnstick sprinkler trailer was ready for the upcoming fire season before returning it to Burnstick. One of the team members took part in a FireSmart presentation held in Rocky Mountain House. Additionally, the team was deployed to RWF-036, located west of Sundre, to establish structural protection on a property. They also organized a WUI-B (Boss) course in Red Deer County and provided assistance with several wildland fire incidents in the region.



CRFRS MONTHLY CALL STATISTICS: MAY 2026

Incident Type	Total
Fire	16
Rescue & Emergency Medical Service Incident	21
Hazardous Condition (No Fire)	0
Service Call	6
Good Intent Call	14
False Alarm & False Call	4
Special Incident	5

- Fire
- Rescue & Emergency Medical Service Incident
- Service Call
- Good Intent Call
- False Alarm & False Call
- Not Mapped



POC TIME SUMMARY

Description	Number of Sessions	Total Session Hours	Total Work Hours
Response	66	441	1345
Training	17	213	857
Prevention	1	2	5
Subtotal	81	656	2207

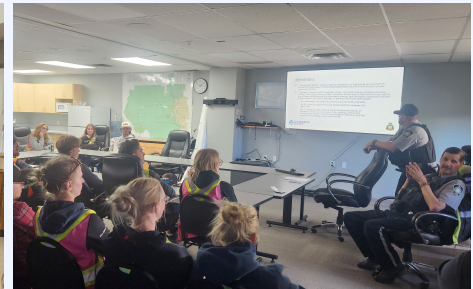


Clearwater County Community Peace Officers (CPOs)

Monthly Service Report: May 2026

Highlights:

- 27 files were generated for the month of May. Files included a dog barking bylaw complaint, a parking complaint in Pidherney's subdivision, traffic concern with Paramount security officer on Bingley Road, along with a theft of gravel complaint from a county gravel road. Officers located owner of property who removed gravel from county road and used gravel for their private driveway. Options were provided to homeowner and gravel was placed back on county road.
- 114 traffic violations were issued, with 6 of these being in excess of 40 km/h over the speed limit (one court appearance was issued for a vehicle travelling 144 km/h in an 90 km/h zone on Everdell Road). Officers also issued court appearances for two no insurance violations.
- In conjunction with road protection, officers conducted 5 vehicle inspections, 4 road use checks, and detected 1 overweight violation.



For more news and updates, visit our facebook page at <https://www.facebook.com/CWCHP/>
Thank you for reading!



Clearwater County Community Peace Officers (CPOs)

Monthly Service Report: May 2026

Highlights:

- Clearwater officers assisted planning department with a site inspection in Pinewood Estates, as well as assisting in removing a male who was illegally camping by placing a truck camper on a vacant county owned lot in Caroline. Owner of camper was given 11 days to have truck camper removed prior to county staff needing to get involved to remove truck camper.
- On May 9th, Clearwater County officers assisted with the annual Clearwater County ditch cleanup by patrolling and monitoring assigned routes during the cleanup
- Clearwater county officers attended May long task force meeting in preparation for the May long weekend.
- Clearwater County officers participated in a Joint Force checkstop along Hwy 591, in conjunction with the May long weekend on Friday May 15. Partnering agencies in attendance were RCMP, Alberta Sheriffs and Conservation Officers.
- Clearwater County officers also took part in two vehicle document check operations in May with locations in Leslieville and Withrow.
- In relation to public relation/education Clearwater County Officers attended and presented at the following events:
 - on May 6th officers presented at the annual county contractor meeting with approximately 50 people in attendance, discussing topics of road use agreements, overweight violations and general traffic related issues, such as speeding, stop signs and loose loads
 - on May 13th Clearwater County officers presented a CPTED (Crime Prevention Through Environmental Design) presentation with approximately 60-70 people in attendance, ahead of the Ag weed workshop.
 - on May 15th, Clearwater County officers presented a cargo securement presentation for the new county summer staff, then did a walk around of some trailers in the county yard



Clearwater County
Broadband

COUNTY-OWNED. 
NOT TELECOM-OWNED. 
BUILT TO LAST. 

BROADBAND PROJECT UPDATE REPORT

June 23, 2026

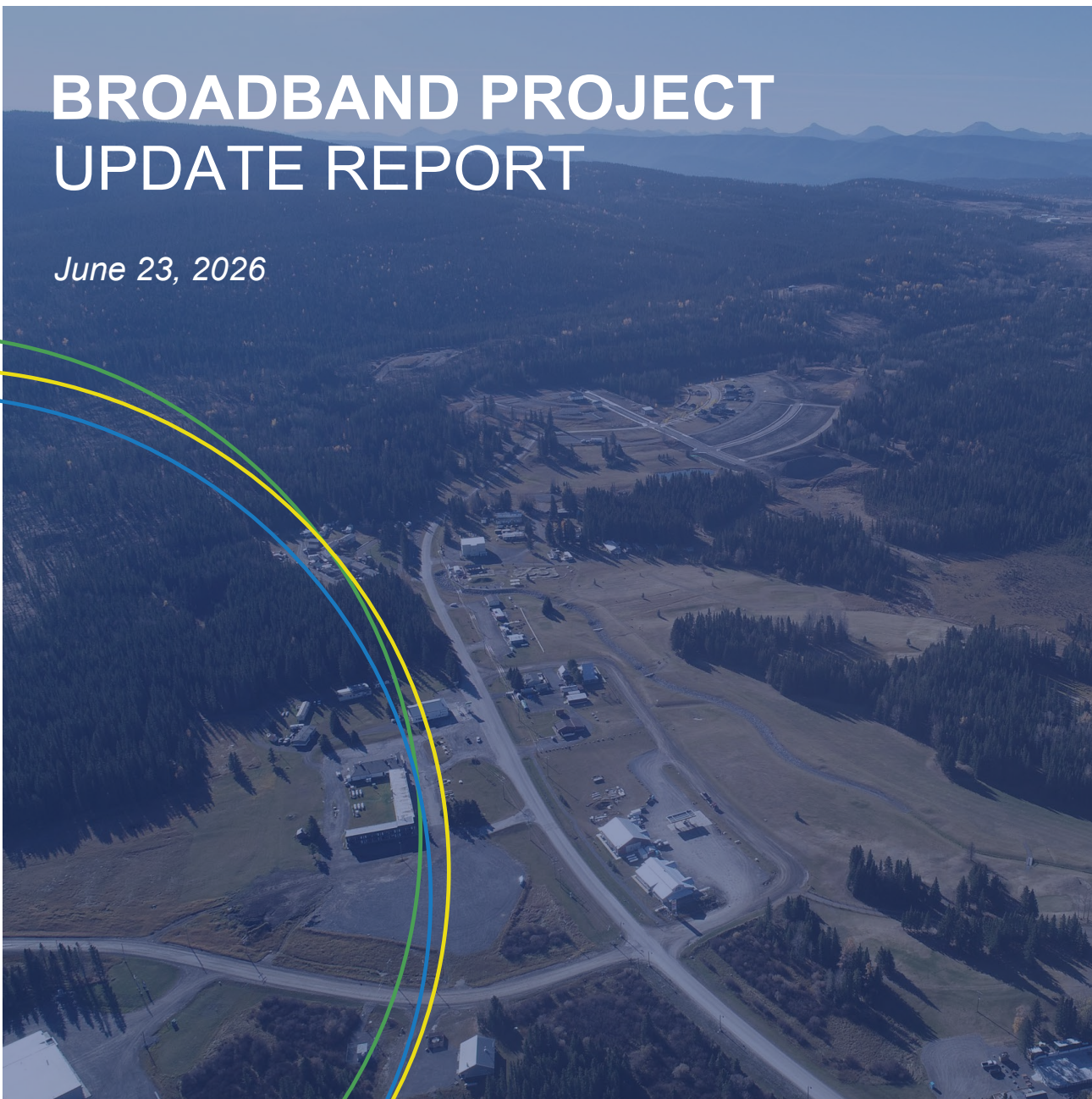


Table of Contents

1. Communications and Marketing
2. Fibre Connect Updates
3. ISP Updates
4. Construction Progress Notes
5. Government Reporting





1 Communications & Marketing

Facebook (Meta) Advertising

Revised Facebook ads June 2026

- Celebrating the 1,000th residential sign up for the Fibre Connect Program – date tbc – week of June 22nd
- Announcing the latest Internet Service Provider to join the Open Access Clearwater County Broadband Network – Northern Lights Fiber
- Geo-targeted Facebook Ads in the Nordegg area for July 10th Community blitz – details being finalized

Websites Updates

Clearwatercounty.ca/broadband – May

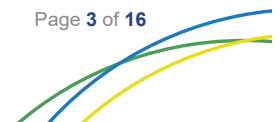
(The following reflects activity on clearwatercounty.ca broadband pages for the period of **May 11 to June 7, 2026.**)

- The main broadband page on clearwatercounty.ca received 194 visits in May, with the majority of visitors being new to the page. Traffic has grown consistently since tracking began in early March, reflecting steady and growing community awareness of the project.
- Resident interest in service providers continues to grow. The telecom providers page received 163 visits in May, a significant increase from the prior month, suggesting residents are actively researching which internet service providers are available on the network as construction progresses in their area.
- Residents who want to better understand the financial background of the project now have access to a plain-language breakdown of project funding at clearwatercounty.ca/broadband. The page provides a clear and accessible summary of how the network is being funded and what it means for the community.

Market.cwcbb.ca – May

(The following reflects activity on market.cwcbb.ca pages for the period of **May 1 to May 31, 2026.**)

- The market.cwcbb.ca site received 1,045 sessions in May, up 14% from the prior period, with 751 unique users visiting the site. More than half of all sessions came from Direct traffic - residents who typed the web address directly into their browser. This type of traffic typically reflects word of mouth, signage, and advertising efforts, and the 76% increase in Direct visits suggests outreach efforts are prompting residents to seek out more information on their own terms.
- Residents are exploring the network in detail. The Service Select page, where residents can view available internet service providers, received 270 views, up 56%, and the Project Status page received 178 views, up 70%, indicating residents are actively tracking progress in their area. Residents who visited the site spent an average of nearly 2 minutes engaging with content, with total site interactions reaching 8,663, up 38% from the prior period.
- The FAQ page on market.cwcbb.ca has been completely revised and updated in early June, tripling the amount of available content. Residents now have a significantly improved resource for answers





to common questions about the network, service providers, and the sign-up process. Updated FAQ traffic will be reflected in the next reporting period.

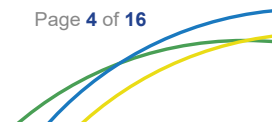
Print and Collateral

- New Fibre Connect Construction signage



Resident Communications

- Quarterly County Highlights Newsletter – mailed out week of June 23 to 5,200 homes in the County
- 8 page spread focused on explanation of the full construction process from civil construction through to connecting the fibre at your home, Internet Service Provider updates, and community engagement.



Real Internet. Built for Rural Alberta.

Fibre is going in the ground across Clearwater County. Here is where things stand today. This network belongs to the people who live here. Not a telecom. Built by Clearwater County, for Clearwater County. The fibre going in the ground this summer is not just infrastructure. It is a decision to keep local money local, keep families connected to the land, and build something that will serve this community for generations.



The Western Star, May 20, 2026 Letter to the Editor in reference to Tourism and the Broadband project: "community" is the most important consideration. Working together in cooperative, accepting, and supportive ways is the 'pot of gold' at the end of the rainbow..."

The Numbers Residents Are Signing Up

AFL has contacted more than 1,600 residents across the county since door knocking began in late November 2025. Over 985 residents have signed up to have fibre brought to their property (the Fibre Connect program). That number is growing every week as crews move through new areas. 513 kilometres of main network infrastructure is now in the ground with more being laid daily and fibre being run throughout the infrastructure. A full explanation of the construction process follows.

Every Fibre Connect sign-up is a future subscriber on our County-owned network. The stronger the take rate, the stronger this network becomes for the whole community.



Broadband Update Continued

How the Network Gets Built

Building a fibre network across a county the size of Clearwater takes years of planning and coordinated construction across hundreds of kilometres of roads and properties. There are four phases to how it comes together.

Phase 1: Civil construction

Crews install the conduit (empty pipe), vaults, and pedestals needed to carry the fibre cable along each route. This work happens entirely within the road right-of-way. No infrastructure is placed on private property at this stage. This is the equipment residents see from the road – plows, boring machines, trenchers, and excavators working their way through the county. Civil construction is 37% complete across the funded build area, with 513 km of the planned 1,380 km in the ground.

Phase 2: Cable installation

Once the conduit is in place, fibre cable is blown through it using jetting rigs and air compressors. Splicing crews then connect the cable sections together. This phase is also contained entirely within the road right-of-way. Cable construction is 24% complete across the funded build area, with 396 km of the planned 1,642 km in the ground.

Phase 3: Fibre Connect – the drop to your property

This is the phase that requires your sign-up. Once the main line reaches your road, AFL brings the fibre from the road to your property. Before any work begins, AFL visits your property and presents you with an Access and Entry Agreement (AEA) confirming the planned route and installation method. Smaller equipment is used to minimize impact to your yard and landscaping. AFL selects routes to avoid sensitive areas.

Phase 4: Customer activation

Once your drop is installed, an AFL technician installs the wall box and inside electronics that connect your home to the fibre cable. This work happens inside your home. Once complete, all the pieces are in place to choose your internet service provider (ISP) and turn on service.

Construction in Progress (see next page for pictures)



Broadband Update Continued



Conduit installation along a county road - Spring 2026



Horizontal directional drilling crew at a waterway crossing



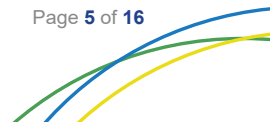
Broadband Update Continued



Hydrovac and traffic control construction along a County road



AFL Fibre Connect installation crew working a property drop





Broadband Update Continued

Fibre Connect
What is Fibre Connect?
 Fibre Connect is the process of getting the fibre cable brought from the road to your property. It is the first step before you can choose an internet service provider and get connected to the network.

Signing up for Fibre Connect does not commit you to any internet plan or provider. It simply gets the fibre to your property so you are ready when you choose to activate service.

How it Works
Step 1: Sign up at market.cwccb.ca
 Enter your blue sign address. The site will confirm whether your property is in the funded build area. If it is, complete the Fibre Connect sign-up online or call or visit the Clearwater County office and they can assist you with sign up.

Step 2: AFL schedules your site visit
 AFL, the County's installation contractor, will contact you to arrange a site visit. They will confirm the best route to bring fibre to your property and lock in your connection.

Step 3: Your property gets connected
 When AFL crews reach your area, your fibre drop is installed. You are now connected to the network and ready to choose an internet service provider.

Step 4: Choose your internet plan
 Visit market.cwccb.ca to compare providers and plans available at your address (coming soon). Pick the one that works for you.

AFL drilling a Fibre Connect drop at a Clearwater County property

Fibre Connect Crews Are Active Now
 AFL crews are actively working across the county right now. Residents are getting their fibre connected to their property in the Fernier, Misty Valley, and Nordegg areas with many more areas to be completed in the coming months. AFL installation crews are turning Fibre Connect drops and moving at an increasing pace through summer. If you received a door hanger but have not yet signed up, do not wait. Crews are moving from area to area and it is best to be on the schedule before they finish your neighbourhood.



Broadband: Built for This Community

Come Find Us This Summer
 AFL will be at the Rocky Mountain House Market on Main in the Clearwater County Broadband booth throughout the summer. Stop by to ask questions, find out what is happening in your area, or book a property site visit right then and there. Every Thursday evening from 5:30 - 8:30 p.m. (June 25 - August 27, 2026).

Rocky Chamber Trade Show
 Clearwater County's broadband team and AFL attended the Rocky Mountain House Chamber of Commerce Trade Show on May 1 and 2. More than 100 residents stopped by the booth over the two days. Conversations were wide-ranging and positive - questions about construction timelines, curiosity about provider options, and plenty of one-on-one conversations that got right to the point.

One local business owner came by saying he was happy with his satellite internet. After talking it through with his staff that evening, he found out they had been quietly putting up with reliability and performance issues for years. He said he would be signing up with Clearwater County Broadband as soon as it came to his hamlet.

That kind of conversation happens every day across this county if you have questions, we want to hear them. Visit market.cwccb.ca or come find AFL at Market on Main this summer.

Several attendees at the trade show were outside the funded build area and wanted to know what their options were. The funded build area was set by the eligibility rules of the federal and provincial grants paying for the majority of this project. If your property falls outside the current area, it was not a decision about your property specifically - it was about where the funding applied. Register your interest by completing a survey at market.cwccb.ca/90day/Survey/Info. Your address goes on record, and that data helps the County make the case if and when new funding programs become available.

Clearwater County Broadband booth at the Rocky Mountain House Chamber of Commerce Trade Show



Broadband Update Continued

What Does It Cost?
 Sign up at the early bird rate before construction is complete in your area.

Early bird rates:
 \$399 for the first 100 metres (plus \$14 per metre after, plus GST). Available until March 31, 2027.

Standard rate after construction:
 \$1,500 for the first 100 metres. Rates subject to change. GST applies to both rates.

Already signed up for Fibre Connect
 Watch for AFL to be in touch about your site visit and connection schedule. Here is the current expected Fibre Connect installation timelines. Please note, schedules are tentative as weather, ground conditions, utility locators, etc. all impact timing.

- April - May: Fernier / Fernier Acres North / Misty Valley
- May - June: Nordegg Outer / TWPS844 / Norburg West / Whitecap
- June - August: Nordegg North / Crimson South
- August - September: Strachan Region / Highway Corridors

Your Internet Service Providers.
Local Providers. Competitive Rates. Your Choice.
 Clearwater County Broadband is an open-access network. The County builds and owns the infrastructure. Multiple internet service providers deliver service over it. That means they compete for your business, which keeps pricing competitive and customer service quality high. You pick the provider and the plan that works for your household or business.

Among the providers now available on this network, we want to highlight two local and regional businesses that are ready to earn your business.

New Providers Now Available on Clearwater County Broadband

ARROW TECHNOLOGY GROUP
 arrowtech.com/clearwater

MAGE NETWORKS
 mage-networks.com/clearwater-county-ftb

Ready to choose a plan?
 Once your Fibre Connect drop is installed, visit market.cwccb.ca to compare providers and plans available at your address (coming soon). Each provider sets their own pricing, plans, terms and conditions. Additional providers are continuing to join the network. For the full current list, visit clearwatercounty.ca/telecom/providers.



Broadband: Strengthen Rural Living

High-speed fibre internet is not just about streaming faster. For rural residents, reliable connectivity changes how families live and work on their land.

Stay on the Land
 Telehealth, remote work, and online learning mean families can access services without leaving Clearwater County.

Run Your Operation
 Smart equipment, precision agriculture, security systems, and business tools all need reliable and consistent internet to work effectively.

Keep Money Local
 Revenue from the Clearwater County Broadband network stays in the County. Providers are local and regional businesses. The money does not go to businesses in other counties or shareholder pockets.

Have Questions?
 The FAQ section at market.cwccb.ca is updated regularly. You can also visit clearwatercounty.ca for project updates, financial information, telecom provider news, etc. The dedicated Broadband Project website can be found under the Business tab on the County's website.

Stay Connected
 Sign up for the Clearwater County Broadband e-newsletter at clearwatercounty.ca to get project updates delivered directly to your inbox. Construction schedules, provider announcements, and milestone updates go out to newsletter subscribers first.

Canada Alberta Clearwater County Broadband

Real Internet. Built for Rural Alberta.
 Clearwater County Broadband is a County-owned open-access fibre network serving rural Clearwater County, Alberta. Funded in part by the Government of Canada and the Government of Alberta.

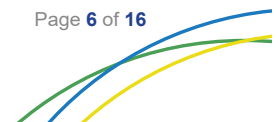
Not signed up yet?
 Visit market.cwccb.ca. Signing up now locks in the early bird rate.



Community Engagement

Upcoming Events

- **Market on Main** – The AFL team will be setting up the Clearwater County Broadband booth at all Thursday evening market dates from June 25 through to August 27.
- **Nordegg Community Blitz** - the AFL team will be setting up the Clearwater County Broadband booth and answering questions in Nordegg on Friday, July 10th as part of a sales blitz campaign. Prior to the event, residential properties will receive a door hanger with date, location and timing inviting them to





drop by the booth to ask any questions and set an appointment date for the AFL team to visit their property and complete an Access and Entry Agreement.

- **First Live Customer Event** – July – date to be confirmed. We will be hosting media and stakeholders to the first live Customer connection to the Clearwater County Broadband network at a resident's home in Clearwater County. Date and details to be finalized in early July.

2 Fibre Connect Updates

Fibre Connect Sales - as of June 17, 2026

ITEM	DETAIL
Residents contacted	1,655
Signed up	995

June – September Installation Schedule

Sales team will be canvassing areas prior to construction to sign up incremental properties where possible.

* Timelines are dependent on weather, residential property locate timing, etc.

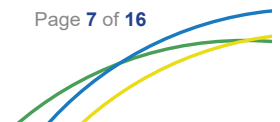
** These are timelines to bring the fibre line from the municipal access point to the property - not the ISP activation timeline.

TIME PERIOD (Estimated Time)	REGION
June	Nordegg Outer / TWP384A / Horburg West / Whitecap
June - August	Nordegg North / Crimson South
August - September	Strachan Region / Highway Corridors

3 ISP Updates

Active Internet Service Providers (ISP)

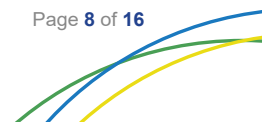
- Welcome to **Northern Lights Fiber** - now an ISP on the Clearwater County Broadband network.





Powered by CANADIAN FIBER OPTICS

- Two additional ISPs are working through contract finalization before they can begin advertising on the Clearwater County Broadband network.
- All Internet Service Providers will be posted to our telecom page at <https://www.clearwatercounty.ca/p/telecom-providers>
- ISPs are continuing to update their websites and post service package details for Clearwater County residents - the telecom page will reflect the most current information.





4 Construction Progress Notes



Clearwater County – Network Construction Updates

Household Connectivity



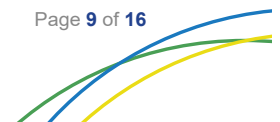
Total Households:
The number of homes that could get fibre internet



Total Passed:
How many homes have the fibre cable run past them (the network is available nearby), whether or not they asked for service.



Fibre Connect Orders Received: The number of requests or orders from people who want to have fibre installed at their home.





Main Construction Progress

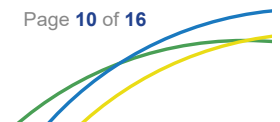


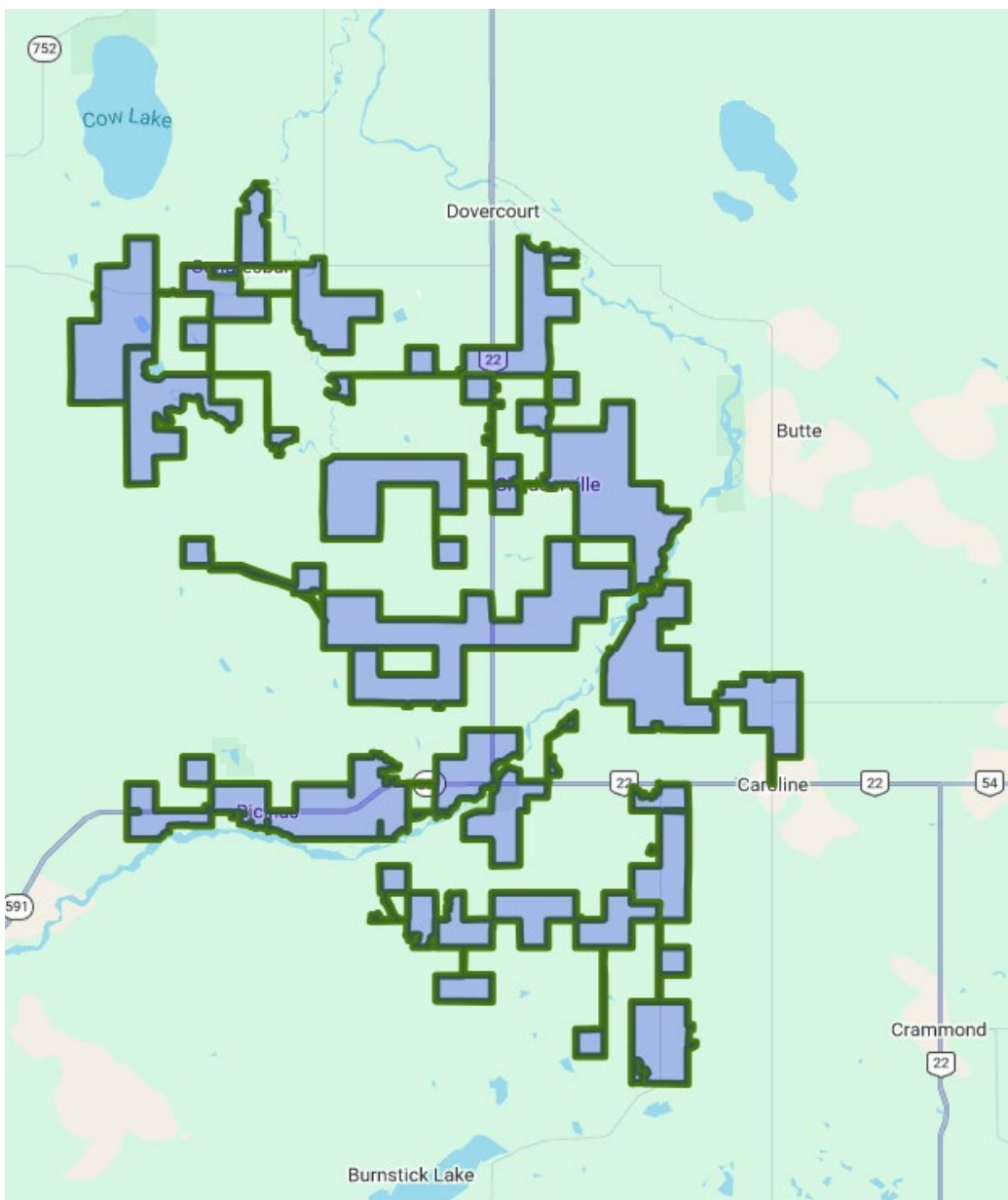
ROHL Updates (356km built to date)

Construction is underway in Nordegg North Subdivision & Shunda Camp Ext (May to July 2026) and Congresbury RR74A & StrubelLake RR75&80, KlassenOilField TWP374 CowboyTrl DovercourtHall-W TWP372 Chedderville TWP372 RR64 ParadisLogging_CowboyTrl_TWP365A Clearwater College_Ricinus_HWY591 RR64_TWP360 ClearwaterTrading_HWY591_RR65 RR63_BeaverRunTrl MacintoshIndustries-S_RR63_TWP365A (June-July 2026)

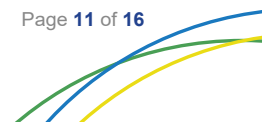


ROHL Active Construction:
UBF07123 – Nordegg North Subdivision & Shunda Camp Ext





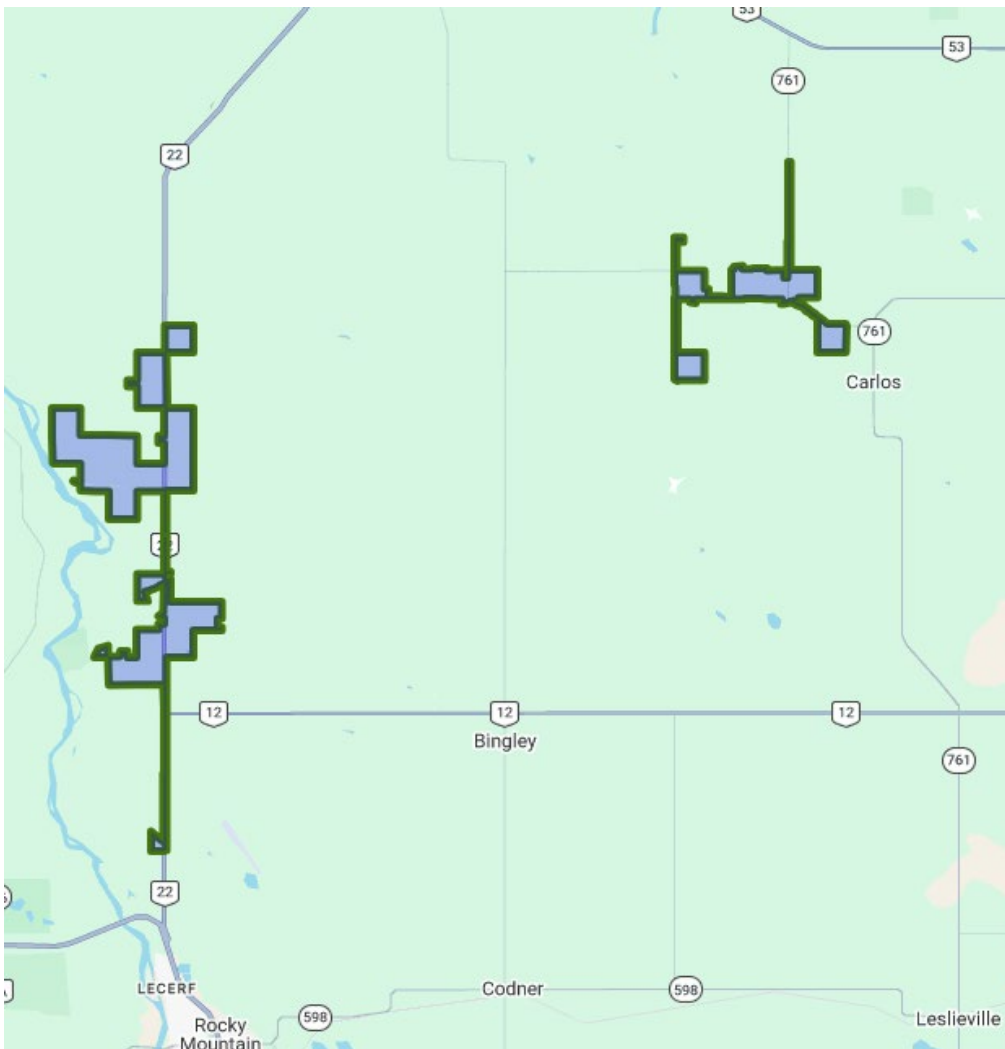
ROHL Active Construction: UBF07119 – Congresbury RR74A & StrubellLake RR75&80, Klassen OldField TWP374 CowboyTrl DovercourtHall-W TWP372 Chedderville TWP372 RR64 ParadisLogging_CowboyTrl_TWP365A Clearwater College_Ricinus_HWY591 RR64_TWP360 ClearwaterTrading_HWY591_RR65 RR63_BeaverRunTrl MacintoshIndustries-S_RR63_TWP365A (June-July 2026)





Canadian Western Infrastructure Corp. Updates (106km built to date)

Construction is underway in the areas RR60-55 TWP415A Hwy761, Hwy22 Grapevine House Frisco Community Hall Hwy22 TWP412-413-414 RR74 (June-July2026)



CWI Active Construction

UBF07122 – RR60-55 TWP415A Hwy761, Hwy22 Grapevine House Frisco Community Hall Hwy22 TWP412-413-414 RR74 (June-July2026)



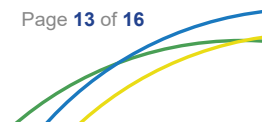
Site Photos



Conduit Installation - Horizontal Directional Drilling



Conduit Installation - Horizontal Directional Drilling – Heavy Equipment

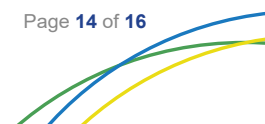




Conduit Installation - Horizontal Directional Drilling



Site Rehabilitation





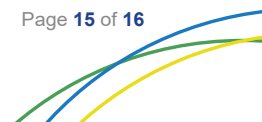
*Clearwater County
Network Marker Post*



AFL Fibre Connect Installation



AFL Fibre Connect Installation





5 Government Reporting

The County is working closely with Innovation, Science and Economic Development Canada (ISED) and the Government of Alberta (GoA) on the Universal Broadband Fund Grant Projects.

Monthly and weekly meetings with both levels of government and reports are submitted on a regular basis:

- Monthly Progress Meetings with presentation (ISED and GoA)
- Quarterly Forecast Update (GoA)
- Quarterly Community Progress Report (ISED and GoA)
- Milestone Deliverables (ISED)
- Claims & Reimbursements (ISED and GoA)
- Yearly Forecast Update (ISED and GoA)
- Project Change forms as needed (ISED and GoA)



Economic Development Officer's Report

June 23, 2026

Business Interactions

The Economic Development Officer (EDO) provides existing and prospective businesses with information and guidance related to land availability, workforce and skilled labour resources, zoning and development requirements, approval processes and timelines, available infrastructure, and relevant industry and sector trends.

The EDO has discussed investment opportunities with two existing businesses and one new investor, and provided support for two local businesses working on marketing plans.

Business Visits

Business visits are conducted to help the EDO understand the state of local businesses, including their workforce size, industry sector, supply chains, challenges, and opportunities, as well as identify ways the EDO can support their growth and success. These visits also provide valuable insights into broader industry trends and conditions.

Visitations this past month include:

- WPW Pipeline & Facility Construction
- Speight Construction

The EDO met with the Clearwater County Agricultural Services Board and the Rocky Agricultural Society to explore current needs and opportunities within the local agricultural sector. The meeting with the Rocky Ag Society also included discussions on the promotion of businesses participating in Open Farm Days through Clearwater County and David Thompson Country Tourism marketing channels.

Professional Development and Regional Collaboration

The EDO regularly meets with representatives from various provincial and federal government ministries, as well as economic development counterparts from municipalities across Central Alberta. These meetings facilitate information sharing, increase awareness of business support programs and services, provide insight into

emerging industry trends, support advocacy efforts on behalf of local businesses, and contribute to ongoing professional development.

This past month the EDO participated in the following:

Staff training at the National Historic Site – For several years, the EDO has been invited to provide training for seasonal staff at the Rocky Mountain House National Historic Site. The training focuses on local attractions, events, recreational opportunities, and businesses, equipping staff with the knowledge needed to provide visitors with information about experiences and services available throughout the region.

Travel Alberta – The EDO participated in a tour with Town and County Councilors and tourism operators that visited several hospitality businesses and the Saunders development node.

The EDO participated in the Travel Alberta Town Hall that was led by

- David Goldstein, CEO, Travel Alberta
- Hon. Andrew Boitchenko, Minister of Tourism and Sport
- Stavros Karlos, Director, Research, Policy & Government Affairs, Tourism Industry Association of Alberta (TIAA)

Central Alberta EDOs - The EDO attended a regional meeting of Central Alberta economic development professionals in Innisfail. The meeting included a tour of the Innisfail Industrial Park, providing an opportunity to examine the types of industrial land, infrastructure, and services that have been in demand among investors and businesses locating to the area.

Economic Developers of Alberta Course - The EDO also participated in a Business Investment and Attraction course held in Rocky Mountain House. The course was offered by the Alberta Ministry of Jobs, Economy, Trade and Immigration and delivered by a representative of Economic Developers Alberta. The training focused on strategies and best practices for attracting and supporting business investment.

Connector Forum in Olds - In addition, the EDO attended the Industry Connector Forum hosted by Central Alberta FIRST at Olds College. The forum featured presentations from several companies currently investing in Central Alberta, including:

- E3 Lithium, which is developing the Clearwater Project in Mountain View County;
- Parrish & Heimbecker Milling Group, which is constructing a flour mill in Red Deer County;
- OTI Food Products, which is developing a flour mill in Acme; and

- Synapse Data Center, which is currently progressing through the permitting process for a proposed facility in Olds.

Presenters discussed the factors influencing their location decisions, challenges encountered during the development process, and actions municipalities can take to improve their attractiveness to investors. Additional sessions focused on workforce development, joint-venture opportunities for large-scale projects, financing strategies for new ventures, business process automation, and the application of artificial intelligence in business operations.

The forum also provided an opportunity for the EDO to engage with economic development professionals from rural communities across Central Alberta. Discussions focused on improving awareness of skilled trades and career pathways among high school students. Participants explored opportunities to expand existing career exposure programs, which are currently concentrated in larger urban centres, to better serve students in rural communities.



May 14th, 2026

Lorne Humphrey
Councillor
Clearwater County, Alberta

Good day Councillor Humphrey,

Please find attached the quarterly Community Policing Report for the period of January 1st to March 31st, 2026. This report provides an overview of human resources, financial information, and crime statistics for the Rimbey and reflects the ongoing priorities identified by the community we serve.

In addition to the information contained in the attached report, I would also like to highlight a significant national development that will impact frontline policing operations in the coming months. The RCMP has recently awarded a contract for a new modernized general duty service pistol, marking an important step in enhancing public and officer safety, as well as operational effectiveness.

The selected model is the Glock 45 MOS 7 Duty Pistol. This modernized pistol will be issued as part of a comprehensive package, including a red dot sight (Aimpoint Acro P-2), a weapon-mounted light (Streamlight TLR-7X), three magazines, interchangeable grip components, a lanyard loop attachment, a Safariland duty holster, and a secure carrying case.

The rollout will occur in phases with priority given to frontline officers. Distribution across RCMP divisions will be based on operational needs, and full deployment is anticipated by summer 2028.

A transition of this scale requires comprehensive training to ensure safe and effective use. A training program has been developed and will begin rolling out to instructors this summer. A mandatory four-day training program for frontline officers is expected to follow in late summer and fall, concluding with annual firearms qualification. Training schedules are being developed to ensure there is no impact to frontline service delivery levels.

This modernization effort reflects the RCMP's ongoing commitment to ensuring officers have the appropriate tools and training to serve their communities safely and effectively. Investments in equipment such as this are essential to maintaining high standards of policing and adapting to evolving operational demands.

We remain committed to transparency and to keeping our municipal partners informed of significant developments that impact policing services in your community. Should you have any questions or wish to discuss this initiative further, please do not hesitate to reach out.



Sincerely,

Sergeant. Dru Abernethy
Detachment Commander
Rimbey Detachment

RCMP-GRC

ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

Alberta RCMP - Provincial Policing Report

Detachment Information

Detachment Name

Rimbey

Detachment Commander

Sgt. Dru Abernethy

Report Date	Fiscal Year	Quarter
May 14, 2026	2025-26	Q4 (January - March)

Community Priorities

Priority #1: Police/Community Relations – Police Visibility
Updates and Comments:

During this quarter members continued to work on community interactions and bridge building which continues to be key to maintaining a healthy relationship within the Rimbey detachment area. The goal during this fiscal year was a target of 5 community interactions per quarter totalling 20. During this fiscal year there were 35 community consultations exceeding expectations for the year.

Priority #2: Property - Theft
Updates and Comments:

Rimbey RCMP continued their efforts to curb local property crime through numerous methods and strategies. These included habitual offender management files which included one offender that was on house arrest and well known for guns, drugs and property crime offences. This individual was checked multiple times and became tired of close monitoring and moved away. Offender management files will now be assigned to individual members so that checks become even more common place and offenders know that checks will occur frequently. Furthermore, Rimbey members continue to attend meetings and support stakeholders that participate in crime reduction initiatives. These groups include the Citizens on Patrol for both the town of Rimbey and the Gull Lake area. Others including the oil and gas lead security groups and teams that are met with regularly. Proactive patrols for Clearwater County have been routinely conducted with the oil and gas industry security groups in order to curb oil and gas related property crime.



RCMP·GRC



ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

Priority #3: Traffic – Safety (motor vehicles, roads)

Updates and Comments:

This report outlines traffic enforcement activities conducted during this quarter period that focused on improving road safety through proactive enforcement and visibility in the jurisdiction of Rimbey RCMP. The primary objective was to reduce traffic violations and enhance public compliance with traffic laws, but not limited to speeding, general traffic violations, and impaired driving prevention. From January 1st, 2026- March 24th, 2026, Rimbey RCMP issued 127 tickets and warnings. The members of the Rimbey RCMP also conducted a check-stop during a large local event. Traffic enforcement in jurisdiction of Rimbey RCMP was supported through collaboration with Alberta Sheriffs and traffic units from other RCMP detachments. However, the target for the entire year was to issue 200 tickets/warnings, which has been achieved successfully and surpassed with 468 tickets/warnings issued during this fiscal year.





Community Consultations

Consultation #1

Date	Meeting Type
March 24, 2026	Meeting with Elected Officials
Topics Discussed	
(1): Annual Planning (2): Regular reporting information sharing (3): Education Session	
Notes/Comments:	
Member met with elected officials of Clearwater County to discuss priority issues for the next fiscal year. Also discussed stats and main concerns for the area.	

Consultation #2

Date	Meeting Type
March 19, 2026	Meeting with Elected Officials
Topics Discussed	
(1): Annual Planning (2): Regular reporting information sharing (3): Crime Reduction Initiatives	
Notes/Comments:	
Member met Lacombe County Council member to discuss priority issues for the next fiscal year. Discussed crime stats as well as the use of restorative justice program.	

Consultation #3

Date	Meeting Type
March 12, 2026	Meeting with Elected Officials
Topics Discussed	
(1): Annual Planning (2): Crime Reduction Initiatives (3): Traffic	
Notes/Comments:	
Member met with Rimbey Mayor and CAO to discuss priority issues for the next fiscal year. Discussed crime stats and staffing levels.	





Consultation #4

Date	Meeting Type
March 11, 2026	Meeting with Stakeholders
Topics Discussed	
(1): Regular reporting information sharing (2): Education Session	
Notes/Comments:	
Met with Chief Crown, discussed what court related items are going well and where there is room for improvement.	

Consultation #5

Date	Meeting Type
March 10, 2026	Meeting with Elected Officials
Topics Discussed	
(1): Annual Planning (2): Regular reporting information sharing (3): Education Session	
Notes/Comments:	
Member met with Ponoka County council to discuss priorities for the next fiscal year. Member also met with local bylaw officers. Discussion around crime stats, staffing levels, victim services and BWC.	

Consultation #6

Date	Meeting Type
February 2, 2026	Meeting with Stakeholders
Topics Discussed	
(1): Property Crime (2): Crime Reduction Initiatives (3): Education Session	
Notes/Comments:	
Members attended Rimbey COP meeting, and discussed Hot spots, crime stats and community issues of concern.	



RCMP-GRC



ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

Consultation #7

Date	Meeting Type
January 7, 2026	Meeting with Stakeholders
Topics Discussed	
(1): Crime Reduction Initiatives (2): Traffic (3): Traffic	
Notes/Comments:	
Member attended Gull Lake COP meeting, and, discussed Crime Reduction strategies and current traffic enforcement initiatives.	



RCMP·GRC

ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

Provincial Service Composition

Staffing Category	Established Positions	Working	Temporary Absences	Hard Vacancies
Regular Members	7	7	0	0
Detachment Support	2	2	0	0

Notes:

1. Data extracted on March 31, 2026 and is subject to change.
2. Temporary Absences are positions that are filled but vacant due to maternity/paternity leave, medical leave, etc. and are still included in the overall FTE count.
3. Hard Vacancies reflect positions that do not have an employee attached and need to be filled.

Comments:

Police Officers: Of the seven established positions, seven officers are currently working. One position has two officers assigned to it. There are no hard vacancies at this time.

Detachment Support: Of the two established positions, two resources are currently working. One position has two resources assigned to it. There are no hard vacancies at this time.



RCMP

ROYAL CANADIAN MOUNTED POLICE

**Rimby Provincial Detachment
Crime Statistics (Actual)
January to March: 2022 - 2026**

All categories contain "Attempted" and/or "Completed"

April 7, 2026

CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Offences Related to Death		0	0	0	0	0	N/A	N/A	0.0
Robbery		0	0	0	0	0	N/A	N/A	0.0
Sexual Assaults		3	5	3	0	0	-100%	N/A	-1.1
Other Sexual Offences		2	2	3	0	0	-100%	N/A	-0.6
Assault		8	17	5	12	13	63%	8%	0.5
Kidnapping/Hostage/Abduction		1	0	0	0	0	-100%	N/A	-0.2
Extortion		0	0	0	0	1	N/A	N/A	0.2
Criminal Harassment		1	1	3	1	4	300%	300%	0.6
Uttering Threats		3	2	2	4	7	133%	75%	1.0
TOTAL PERSONS		18	27	16	17	25	39%	47%	0.4
Break & Enter		20	30	25	9	5	-75%	-44%	-5.1
Theft of Motor Vehicle		7	12	14	3	2	-71%	-33%	-1.9
Theft Over \$5,000		6	6	6	4	4	-33%	0%	-0.6
Theft Under \$5,000		36	17	12	15	7	-81%	-53%	-6.0
Possn Stn Goods		5	19	11	7	3	-40%	-57%	-1.6
Fraud		15	14	12	18	16	7%	-11%	0.6
Arson		0	1	1	2	1	N/A	-50%	0.3
Mischief - Damage To Property		23	31	13	11	6	-74%	-45%	-5.4
Mischief - Other		4	6	1	6	3	-25%	-50%	-0.2
TOTAL PROPERTY		116	136	95	75	47	-59%	-37%	-19.9
Offensive Weapons		8	5	1	1	1	-88%	0%	-1.8
Disturbing the peace		4	2	4	1	3	-25%	200%	-0.3
Fail to Comply & Breaches		8	12	6	5	5	-38%	0%	-1.3
OTHER CRIMINAL CODE		5	7	3	8	4	-20%	-50%	-0.1
TOTAL OTHER CRIMINAL CODE		25	26	14	15	13	-48%	-13%	-3.5
TOTAL CRIMINAL CODE		159	189	125	107	85	-47%	-21%	-23.0

RCMP

ROYAL CANADIAN MOUNTED POLICE

**Rimby Provincial Detachment
Crime Statistics (Actual)
January to March: 2022 - 2026**

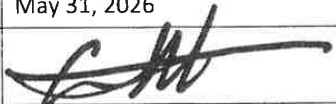
All categories contain "Attempted" and/or "Completed"

April 7, 2026

CATEGORY	Trend	2022	2023	2024	2025	2026	% Change 2022 - 2026	% Change 2025 - 2026	Avg File +/- per Year
Drug Enforcement - Production		0	0	0	0	0	N/A	N/A	0.0
Drug Enforcement - Possession		1	0	0	0	0	-100%	N/A	-0.2
Drug Enforcement - Trafficking		0	0	1	3	1	N/A	-67%	0.5
Drug Enforcement - Other		0	0	0	0	0	N/A	N/A	0.0
Total Drugs		1	0	1	3	1	0%	-67%	0.3
Cannabis Enforcement		0	0	0	0	0	N/A	N/A	0.0
Federal - General		0	2	1	0	0	N/A	N/A	-0.2
TOTAL FEDERAL		1	2	2	3	1	0%	-67%	0.1
Liquor Act		1	2	0	0	0	-100%	N/A	-0.4
Cannabis Act		1	1	0	0	0	-100%	N/A	-0.3
Mental Health Act		13	21	10	11	22	69%	100%	0.8
Other Provincial Stats		14	28	20	27	27	93%	0%	2.5
Total Provincial Stats		29	52	30	38	49	69%	29%	2.6
Municipal By-laws Traffic		1	1	0	0	1	0%	N/A	-0.1
Municipal By-laws		1	2	0	6	0	-100%	-100%	0.2
Total Municipal		2	3	0	6	1	-50%	-83%	0.1
Fatals		0	0	0	2	0	N/A	-100%	0.2
Injury MVC		2	1	1	1	6	200%	500%	0.8
Property Damage MVC (Reportable)		44	43	37	44	29	-34%	-34%	-2.9
Property Damage MVC (Non Reportable)		8	15	6	7	3	-63%	-57%	-1.8
TOTAL MVC		54	59	44	54	38	-30%	-30%	-3.7
Roadside Suspension - Alcohol (Prov)		2	4	1	1	2	0%	100%	-0.3
Roadside Suspension - Drugs (Prov)		0	0	0	0	0	N/A	N/A	0.0
Total Provincial Traffic		74	119	65	111	133	80%	20%	11.0
Other Traffic		0	1	0	0	0	N/A	N/A	-0.1
Criminal Code Traffic		9	13	18	8	8	-11%	0%	-0.7
Common Police Activities									
False Alarms		11	13	6	13	6	-45%	-54%	-1.0
False/Abandoned 911 Call and 911 Act		6	4	8	9	7	17%	-22%	0.7
Suspicious Person/Vehicle/Property		40	23	21	37	24	-40%	-35%	-1.8
Persons Reported Missing		1	1	0	5	5	400%	0%	1.2
Search Warrants		0	1	0	0	0	N/A	N/A	-0.1
Spousal Abuse - Survey Code (Reported)		8	11	27	23	15	88%	-35%	2.6
Form 10 (MHA) (Reported)		0	1	1	2	0	N/A	-100%	0.1



Councillor 2026 Remuneration Statement

Name of Councillor / Board Member:	Lorne Humphrey
Date:	May 31, 2026
Signature (Councillor / Board Member):	 PAGE 1 of 1

PAYMENT PERIOD

January	February	March	April
May	June	July	August
September	October	November	December

Council Salary Rate	\$3,530.00 / Monthly (Effective Jan. 1/26)
Reeve Salary Rate	\$5,696.00 / Monthly (Effective Jan. 1/26)

The Salary Rate includes "participation and attendance at meetings, events and functions that are considered part and parcel of a Councillor's time commitment for the County. The salary rate will be used for such examples as [but not limited to]: Regularly scheduled Council meetings, Annual Organizational meeting; Municipal Orientation including service level reviews; councillor drop-in sessions; Elected Officials Provincial Emergency Management Training; Meetings with the CAO; Preparation time for Council, Committees, Boards, Commissions or Advisory Committees. Any other commitments that Council determines." Please refer to Council Remuneration Policy, Policy No. COUNCIL-001 for more information.

Date	Type of Meeting Attended	First 4 Hours \$202.00	Next 4 Hours \$161.00	Next 4 Hours \$161.00	Meetings included in Salary Rate	Meals \$23.00	Mileage (km)
05/19/26	CAO recruitment	X					70
05/20/26	MPC	X	X				70
05/25/26	SPC	X					70
05/26/26	Council meeting				X		70
05/27/26	Meet & Greet Rocky Library	X					70
05/29/26	Rural Health @ Rocky Hospital	X					
05/29/26	CAO recruitment		X				70
05/30/26	CAO recruitment	X	X	X			70

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Remuneration Calculation (for office use only)			
6 ✓	Meetings @ 122.00 =		First 5000 Kms @ \$0.73 =
4 ✓	Meetings @ 202.00 =	\$1,212.00	Over 5000 Kms @ \$0.67 =
	Meetings @ 161.00 =	\$644.00	Meals @ \$23.00 =
	Salary Rate =	\$3,530.00 ✓	
TOTAL =		\$5,386.00	\$328.30



Councillor 2026 Remuneration Statement

PAGE 1 of 2

Name of Councillor / Board Member:	Drew McKay
Date:	June 1 2026
Signature (Councillor / Board Member):	<i>AMC</i>

PAYMENT PERIOD

January	February	March	April
May	June	July	August
September	October	November	December

Council Salary Rate	\$3,530.00 / Monthly (Effective Jan. 1/26)
Reeve Salary Rate	\$5,696.00 / Monthly (Effective Jan. 1/26)

The Salary Rate includes "participation and attendance at meetings, events and functions that are considered part and parcel of a Councillor's time commitment for the County. The salary rate will be used for such examples as [but not limited to]: Regularly scheduled Council meetings, Annual Organizational meeting; Municipal Orientation including service level reviews; councillor drop-in sessions; Elected Officials Provincial Emergency Management Training; Meetings with the CAO; Preparation time for Council, Committees, Boards, Commissions or Advisory Committees. Any other commitments that Council determines." Please refer to Council Remuneration Policy, Policy No. COUNCIL-001 for more information.

Date	Type of Meeting Attended	First 4 Hours \$202.00	Next 4 Hours \$161.00	Next 4 Hours \$161.00	Meetings included in Salary Rate	Meals \$23.00	Mileage (km)
May 1	Rocky Trade Show	X					78
May 7	Travel AB Zoom	X					
May 11	MLA Zoom	X					
May 12	Regular Council MTG				X		78
May 13	DT GR12 Portfolio Review				X		
	FCSS	X					78
May 14	DT Rec Board	X					19
May 15	RCMP May Long BBQ	X	X				140
May 16	Bighorn Rodeo Parade	X					64
May 19	CAO Recruitment	X					78
May 25	Strat Plan Mtg	X	X				78
May 26	Regular Council Mtg				X		78
May 29	CAO Interview	X					78

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Remuneration Calculation (for office use only)							
-	Meetings @ 122.00 =	-		663	First 5000 Kms @ \$0.73 =	483.99	
11	Meetings @ 202.00 =	2222.00		184	Over 5000 Kms @ \$0.67 =	123.28	
4	Meetings @ 161.00 =	644.00			Meals @ \$23.00 =	-	
	Salary Rate =	3530.00					
TOTAL = 6396.00				TOTAL = 60797			



Councillor 2026 Remuneration Statement

PAGE 1 of 1

Name of Councillor / Board Member:	Breanne Powell
Date:	May 31, 2026
Signature (Councillor / Board Member):	<i>Breanne Powell</i>

PAYMENT PERIOD

January	February	March	April
May	June	July	August
September	October	November	December

Council Salary Rate	\$3,530.00 / Monthly (Effective Jan. 1/26)
Reeve Salary Rate	\$5,696.00 / Monthly (Effective Jan. 1/26)

The Salary Rate includes "participation and attendance at meetings, events and functions that are considered part and parcel of a Councillor's time commitment for the County. The salary rate will be used for such examples as [but not limited to]: Regularly scheduled Council meetings, Strategic Planning Committee, Annual Organizational meeting; Orientation and any orientation re-fresher meetings; Council workshops; Elected Officials Provincial Emergency Management Training; Meetings with the CAO and/or Directors; Preparation time for Council, Committees, Boards, Commissions or Advisory Committees. Any other commitments that Council determines." Please refer to Council Remuneration Policy, Policy No. COUNCIL-001 for more information.

Date	Type of Meeting Attended	First 4 Hours \$202.00	Next 4 Hours \$161.00	Next 4 Hours \$161.00	Meetings included in Salary Rate	Meals \$23.00	Mileage (km)
May 7	Travel Alberta Survey Virtual	*					
May 11	Virtual Minister Meeting	*					
May 12	Regular Council Meeting				*		32
May 16	Caroline Parade	*					68
May 19	CAO Recruitment	*					32
May 20	MPC	*	*				32
May 23	Everdell Hall Market						
May 25	Strategic Planning	*	*				32
May 26	Regular Council Meeting				*		32
May 27	ICC	*					32
May 29	CAO Interviews	*					32
May 30	CAO Interviews	*	*	*			32

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Remuneration Calculation (for office use only)							
—	Meetings @ 122.00 =	—		324	First 5000 Kms @ \$0.73 =	236.52	
9	Meetings @ 202.00 =	1818.00			Over 5000 Kms @ \$0.67 =	—	
4	Meetings @ 161.00 =	644.00			Meals @ \$23.00 =	—	
	Salary Rate =	3530.00			TOTAL	236.52	
	TOTAL	5992.00					



Councillor 2026 Remuneration Statement

PAGE 1 of 2



Name of Councillor / Board Member:	Hazen Letwin
Date:	May
Signature (Councillor / Board Member):	

PAYMENT PERIOD

D

January	February	March	April
May	June	July	August
September	October	November	December

Council Salary Rate	\$3,530.00 / Monthly (Effective Jan. 1/26)
Reeve Salary Rate	\$5,696.00 / Monthly (Effective Jan. 1/26)

The Salary Rate includes "participation and attendance at meetings, events and functions that are considered part and parcel of a Councillor's time commitment for the County. The salary rate will be used for such examples as [but not limited to]: Regularly scheduled Council meetings, Strategic Planning Committee, Annual Organizational meeting; Orientation and any orientation re-fresher meetings; Council workshops; Elected Officials Provincial Emergency Management Training; Meetings with the CAO and/or Directors; Preparation time for Council, Committees, Boards, Commissions or Advisory Committees. Any other commitments that Council determines." Please refer to Council Remuneration Policy, Policy No. COUNCIL-001 for more information.

Date	Type of Meeting Attended	First 4 Hours \$202.00	Next 4 Hours \$161.00	Next 4 Hours \$161.00	Meetings included in Salary Rate	Meals \$23.00	Mileage (km)
1	Emails, Phone,				X		0
2	Trade Show 12:00/4:00 PM	X	X				55
3	Emails,				X		0
4	Emails,				X		0
5	Emails,				X		0
6	Emails,				X		0
7	Emails,				X		0
8	Emails, Phone,				X		0
9	Review				X		0
10	Review				X		0
11	Emails, Jason Nixon Virt.	X					0
12	Reg council meeting				X		52
13	Emails, Phone,						

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Remuneration Calculation (for office use only)

Meetings @ 122.00 =	1045Kms	First 5000 Kms @ \$0.73 =	\$762.85
16 Meetings @ 202.00 =	\$3232.00	Over 5000 Kms @ \$0.67 =	
9 Meetings @ 161.00 =	\$1449.00	Meals @ \$23.00 =	
Salary Rate =	\$3530.00		

\$8,211.00

\$762.85



Councillor 2026 Remuneration Statement

PAGE 1 of 3



Name of Councillor / Board Member:	BRYAN CERMAK
Date:	JUNE 1/2026
Signature (Councillor / Board Member):	<i>Bryan Cermak</i>

PAYMENT PERIOD

January	February	March	April
May	June	July	August
September	October	November	December

Council Salary Rate	\$3,530.00 / Monthly (Effective Jan. 1/26)
Reeve Salary Rate	\$5,696.00 / Monthly (Effective Jan. 1/26)

The Salary Rate includes "participation and attendance at meetings, events and functions that are considered part and parcel of a Councillor's time commitment for the County. The salary rate will be used for such examples as [but not limited to]: Regularly scheduled Council meetings, Strategic Planning Committee, Annual Organizational meeting; Orientation and any orientation re-fresher meetings; Council workshops; Elected Officials Provincial Emergency Management Training; Meetings with the CAO and/or Directors; Preparation time for Council, Committees, Boards, Commissions or Advisory Committees. Any other commitments that Council determines." Please refer to Council Remuneration Policy, Policy No. COUNCIL-001 for more information.

Date	Type of Meeting Attended	First 4 Hours \$202.00	Next 4 Hours \$161.00	Next 4 Hours \$161.00	Meetings included in Salary Rate	Meals \$23.00	Mileage (km)
05/01	ROCKY TRADE SHOW	✓					115
05/03	DRIVE TO CALGARY	✓				MEAL	240
05/04	AB. CRIME PREVENTION	✓	✓	✓		MEAL	
05/05	" " "	✓	✓	✓		MEAL	
05/06	" " "	✓	✓			MEAL	
05/06	DRIVE HOME			✓		HOTEL	240
* 05/07	ROCKY SENIORS	* ✓					115
05/07	AB. TRAVEL VIRTUAL		✓				
05/08	C.A.E.P. MTG	✓	✓				255
05/11	VIRTUAL MTG WITH MLA	✓					
05/12	REG. COUNCIL MTG				✓		113
05/14	EDUCATIONAL AG. TOURS	✓	✓				138
05/16	CAROLINE PARADE	✓					28

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Remuneration Calculation (for office use only)			
2	Meetings @ 122.00 =	244.00	—
14	Meetings @ 202.00 =	2828.00	2119
13	Meetings @ 161.00 =	2093.00	4
	Salary Rate =	3530.00	
			Meals @ \$23.00 = 92.00
			May 3-6 Accommodation 914.22
TOTAL =		8695.00	TOTAL = 2425.95

Cermak - May - Page 3 of 3

The Westin Calgary Airport
 671 Aero Drive NE
 Calgary, AB T2E7Y5
 Canada
 Tel: 4034525406 Fax: 5873936128



BRYAN CERMAK
 PLEASE COMPLETE
 CAROLINE, AB, TOM 0M0
 Canada
 AL2542 - Alberta Community Crime Preven

Page Number : 1 Invoice Nbr : 1000141943
 Guest Number : 210202
 Folio ID : A
 Arrive Date : 03-MAY-26 16:58
 Depart Date : 06-MAY-26
 No. Of Guest : 1
 Room Number : 265
 Marriott Bonvoy Number : 5883

Tax Invoice

Tax ID : GST 722205317
 Westin YYC YYCWA 06-MAY-26 11:43 FROTA522

Date	Time	Reference	Description	Charges (CAD)	Credits (CAD)
03-MAY-26	02:19	RT265	Room Chrg - Grp - Association	259.00	
03-MAY-26	02:19	RT265	GST	12.95	
03-MAY-26	02:19	RT265	Alberta Tax	17.25	
03-MAY-26	02:19	RT265	Tourism Marketing Fee	15.54	
04-MAY-26	02:06	RT265	Room Chrg - Grp - Association	259.00	
04-MAY-26	02:06	RT265	GST	12.95	
04-MAY-26	02:06	RT265	Alberta Tax	17.25	
04-MAY-26	02:06	RT265	Tourism Marketing Fee	15.54	
05-MAY-26	01:39	RT265	Room Chrg - Grp - Association	259.00	
05-MAY-26	01:39	RT265	GST	12.95	
05-MAY-26	01:39	RT265	Alberta Tax	17.25	
05-MAY-26	01:39	RT265	Tourism Marketing Fee	15.54	
06-MAY-26	11:43	MC	MasterCard-8566		-914.22

Approve EMV Receipt for MC - 8566: PIN Verified
 Application Label: Mastercard AID: A0000000041010
 ARC: 00 IAD: 14106770030200009EA900000000000000FF
 TSI: E800 TVR: 0000008000

Continued on the next page



Councillor 2026 Remuneration Statement

PAGE 1 of 2

Name of Councillor / Board Member:	Jordon Northcott
Date:	June 2, 2026
Signature (Councillor / Board Member):	

PAYMENT PERIOD

January	February	March	April
May	June	July	August
September	October	November	December

Council Salary Rate	\$3,530.00 / Monthly (Effective Jan. 1/26)
Reeve Salary Rate	\$5,696.00 / Monthly (Effective Jan. 1/26)

The Salary Rate includes "participation and attendance at meetings, events and functions that are considered part and parcel of a Councillor's time commitment for the County. The salary rate will be used for such examples as [but not limited to]: Regularly scheduled Council meetings, Annual Organizational meeting; Municipal Orientation including service level reviews; councillor drop-in sessions; Elected Officials Provincial Emergency Management Training; Meetings with the CAO; Preparation time for Council, Committees, Boards, Commissions or Advisory Committees. Any other commitments that Council determines." Please refer to Council Remuneration Policy, Policy No. COUNCIL-001 for more information.

Date	Type of Meeting Attended	First 4 Hours \$202.00	Next 4 Hours \$161.00	Next 4 Hours \$161.00	Meetings included in Salary Rate	Meals \$23.00	Mileage (km)
May 2	Rocky Mountain House Trade Show	x				L	40
May 2	Salute to Veterans 100 Year Celebration Rocky Legion		x				40
May 7	RSHC Special Meeting	*					
May 7	Travel Ab Resident Sentiment Survey Results		x				Virtual
May 11	Meeting mla Nixon	x					Virtual
May 12	Regular Council Meeting			x			80
May 13	FCSS	x					80
May 14	ICC Rocky / CWC	x					80
May 14	Solar / Caroline Hub Meeting		x				18
May 16	Caroline Parade	x					18
May 19	CAO Recruitment	x					80
May 20	MPC	x	x				80
May 22	Travel AB Tour	x	x				80

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Remuneration Calculation (for office use only)					
3	Meetings @ 122.00 =	366.00		First 5000 Kms @ \$0.73 =	—
11	Meetings @ 202.00 =	2222.00	934	Over 5000 Kms @ \$0.67 =	625.78



Councillor 2026 Remuneration Statement

May - Northcott - PAGE 2 of 2

12	Meetings @ 161.00 =	1932.00	1	Meals @ \$23.00 =	23.00
	Salary Rate =	5696.00			
		10,216.00			
TOTAL =			TOTAL = 648.78		

Date	Type of Meeting Attended	First 4 Hours \$202.00	Next 4 Hours \$161.00	Next 4 Hours \$161.00	Meetings included in Salary Rate	Meals \$23.00	Mileage (km)
May 25	Strategic Planning Meeting	x	x				80
May 26	Regular Council Meeting				x		80
May 27	RSHC	*					
May 27	Rocky Library Meet & Greet	X					
May 27	Rocky CWC ICC		X				
May 29	Caroline School Graduation	x					18
May 29	CAO Recruitment		x				80
May 30	CAO Recruitment	x	x	x			80
April 18	RSHC Adjustment *						
April 20	mock Council Mtg		x				

Good morning,
Please find attached my remuneration statement for May. Please adjust last months RSHC meeting and I also missed remuneration for the mock council meeting . Please call if you have any questions.

Thank you,



Jordon Northcott
Reeve - Ward 4 Councillor
Phone: 403-895-2649
Web: www.clearwatercounty.ca
Email: northcottj@clearwatercounty.ca
PO Box 550, 4340 - 47 Avenue
Rocky Mountain House, AB T4T 1A4



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Councillor 2025 Remuneration Statement

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Name of Councillor / Board Member:	Tyler McCauley
Date:	June 5th
Signature (Councillor / Board Member):	<i>[Handwritten Signature]</i>

PAYMENT PERIOD

January	February	March	April
May	June	July	August
September	October	November	December

Council Salary Rate ~~\$3530.00~~ / Monthly (Effective Jan. 1/25) ~~26~~
 Reeve Salary Rate ~~\$596.00~~ / Monthly (Effective Jan. 1/25) ~~26~~

The Salary Rate includes "participation and attendance at meetings, events and functions that are considered part and parcel of a Councillor's time commitment for the County. The salary rate will be used for such examples as [but not limited to]: Regularly scheduled Council meetings, Strategic Planning Committee, Annual Organizational meeting; Orientation and any orientation re-fresher meetings; Council workshops; Elected Officials Provincial Emergency Management Training; Meetings with the CAO and/or Directors; Preparation time for Council, Committees, Boards, Commissions or Advisory Committees. Any other commitments that Council determines." Please refer to Council Remuneration Policy, Policy No. COUNCIL-001 for more information.

Date	Type of Meeting Attended	First 4 Hours \$196.00	Next 4 Hours \$156.00	Next 4 Hours \$156.00	Meetings included in Salary Rate	Breakfast \$11 Lunch \$16 Supper \$21.50	Mileage (km)
May 1	Trade show	#					15
May 1	Taste of Rocky			#			
May 4	Nordegg				#	L	294
May 6	Ronald Mcdonald house				#		15
May 6	Eoep training Virtual	#					
May 7	Tourism Alberta virtual	#					
May 8	Nordegg Gas Co op ribbon	#	#				180
May 11	Nixon virtual	#					
May 12	Council				#		17
May 13	EOEP training virtual	#					
May 13	Rocky Learning council		#				15
May 13	Rocky health			#			15

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Remuneration Calculation (for office use only)							
-	Meetings @ 116.00 =	-		957	First 5000 Kms @ \$0.73 =	698.61	
16	Meetings @ 202.00 =	3232.00		-	Over 5000 Kms @ \$0.67 =	-	
9	Meetings @ 161.00 =	1449.00		2	meals @ 23.00 =	46.00	
	Salary Rate =	3530.00					
	TOTAL =	8211.00					TOTAL = 744.61



June 15, 2026

Honourable Minister Dan Williams
 Minister of Municipal Affairs
 320 Legislature Building
 10800-97 Avenue
 Edmonton, AB. T5K 2B6
 Minister.municipalaffairs@gov.ab.ca

Re: Concerns Regarding Bill 28 *The Municipal Affairs and Housing Statutes Amendment Act, 2026*

Dear Honourable Minister Williams:

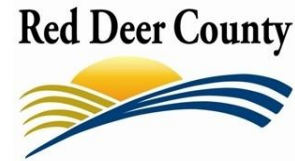
On behalf of Clearwater County Council and Red Deer County Council, we are writing to formally express our significant concerns regarding the recent passage and royal assent of Bill 28. While we support the Government of Alberta's goal of streamlining housing and infrastructure growth, several provisions within this omnibus legislation fundamentally undermine the principle of local autonomy and impose administrative and financial burdens on rural municipalities.

Aggregate Pit Approvals and Land-Use Autonomy

The amendments to the Municipal Government Act regarding aggregate pits represent a profound shift in regulatory authority. By positioning provincial pit registrations as an absolute override to local land-use bylaws and statutory plans, Bill 28 silences the voices of our residents. While provincial assessments under the Environmental Protection and Enhancement Act address broad environmental metrics, they do not account for the hyper-local impacts our council is elected to manage—specifically the structural strain on our rural road networks, localized dust and noise mitigation, and the long-term safety of our residents. Mandating an "automatic yes" for development permits when a provincial registration is in place ignores the complex social and infrastructure-related fabric of our distinct community.

Provincial Oversight of Public Libraries

We are equally concerned by the amendments to the Libraries Act. Alberta's public libraries have long been locally governed by community-appointed boards and staffed by professionals who understand our specific needs. The introduction of broad ministerial powers to inspect collections and implement age-based access restrictions via future regulations is a disproportionate



response to a problem that has not been demonstrated to be systemic. These changes threaten to shift our libraries from community hubs of information into gatekeeping roles, all while imposing new operational costs—such as staff retraining and physical collection reorganization—without any commitment of additional provincial funding.

Assessment, Taxation, and Off-Site Levies

Modernizing assessment rules for regulated properties must not come at the expense of municipal revenue stability. While we support clarity in taxation, the prohibition of residential sub-classes and the move toward standardized rates must be handled with extreme caution. Rural municipalities rely on predictable industrial and residential assessments to fund essential services. Any standardization that results in a net decrease in local assessment values—without corresponding provincial support—will shift an unfair tax burden on our residents and farms.

As a rural municipal government, we take pride in our ability to make decisions that reflect the unique geographical and demographic needs of our community. Bill 28 shifts the needle too far toward centralized control, often at the expense of the local taxpayer.

We strongly urge your Ministry to engage in meaningful, transparent consultation with rural municipalities as you develop the regulations that will govern these changes. We would welcome the opportunity to discuss how these provisions might be adjusted to better respect local autonomy while still achieving your Ministry's goals. For further discussion or clarification, please contact Rick Emmons, Clearwater County Chief Administrative Officer, at 403-845-4444 or by email at remmons@clearwatercounty.ca or Curtis Herzberg, Red Deer County Chief Administrative Officer, at cao@rdcounty.ca.

Sincerely,

Jordon Northcott, Reeve,
Clearwater County

Brent Ramsay, Mayor,
Red Deer County

cc: Rural Municipalities Association
Clearwater County Council
Red Deer County Council
Rick Emmons, Chief Administrative Officer, Clearwater County
Curtis Herzberg, Chief Administrative Officer, Red Deer County