

Agenda

REGULAR MEDICINE HAT CITY COUNCIL

Tuesday, August 03, 2021

6:30 PM

1. MOTION TO CLOSE THE MEETING TO THE PUBLIC

(1.1.) In-Camera Reports

Public Services Division Items (FOIP s.24)
Administrative & Legislative Review Committee Item
(FOIP s.24)

2. ADOPTION OF THE AGENDA

3. ADOPTION OF THE MINUTES

(3.1.) Regular Medicine Hat City Council Meeting - July 5, 2021

4. PRESENTATION(S)

(4.1.) Bylaw #4675 - Amanda Brinda, City Planner & Director of Development Services

(4.2.) Bylaw #4676 - Amanda Brinda, City Planner & Director of Development Services

(4.3.) Bylaw #4674 - Amanda Brinda, City Planner & Director of Development Services

(4.4.) Bylaw #4679 - Amanda Brinda, City Planner & Director of Development Services

(4.5.) Bylaw #4680 - Amanda Brinda, City Planner & Director of Development Services

(4.6.) Bylaw #4678 - Amanda Brinda, City Planner & Director of Development Services

5. PUBLIC HEARING(S)

(5.1.) Bylaw #4675 a Bylaw of the City of Medicine Hat to amend Bylaw #4168, the City of Medicine Hat Land Use Bylaw

Sponsor - Municipal Planning Commission

- (5.2.) Bylaw #4676 a Bylaw of the City of Medicine Hat to amend Bylaw #4168, the City of Medicine Hat Land Use Bylaw

Sponsor - Municipal Planning Commission

- (5.3.) Bylaw #4677 a Bylaw of the City of Medicine Hat to amend Bylaw #4148, the City of Medicine Hat Land Use Bylaw

Sponsor - Municipal Planning Commission

- (5.4.) Bylaw #4674 a Bylaw of the City of Medicine Hat to amend Bylaw #4636, the City of Medicine Hat Municipal Development Plan

Sponsor - Municipal Planning Commission

- (5.5.) Bylaw #4679 a Bylaw of the City of Medicine Hat to amend Bylaw #3617, the Hamptons Area Structure Plan

Sponsor - Municipal Planning Commission

- (5.6.) Bylaw #4680 a Bylaw of the City of Medicine Hat to amend Bylaw #4168, the City of Medicine Hat Land Use Bylaw

Sponsor - Municipal Planning Commission

- (5.7.) Bylaw #4678 a Bylaw of the City of Medicine Hat to amend Bylaw #4168, the City of Medicine Hat Land Use Bylaw

Sponsor - Municipal Planning Commission

6. REPORTS

- (6.1.) Administrative Committee Meeting - July 14, 2021

1. Corporate Trading Resolution - Update Due to Corporate Re-Organization

- (6.2.) Administrative Committee Meeting - July 21, 2021

1. Resolution Support Creating Jobs Through Remediating & Developing Brownfields

(6.3.) Public Services Committee Meeting - July 26, 2021

1. 2026 Special Olympics Canada Summer Games
2. 2019-2022 Community Development Capital Budget Amendment Performance Equipment
3. Parks & Recreation Master Plan

(6.4.) Administrative Committee Meeting - July 28, 2021

1. Offer to Purchase 21 Ranchlands Boulevard NE from Vibe Developments Inc.

7. **REPORT(S) FOR RECEPTION**

(7.1.) Police Commission Meeting - June 24, 2021

8. **NOTICE(S) OF MOTION**

9. **NEW BUSINESS AND/OR RISE AND REPORT ITEM(S)**

10. **ADJOURNMENT**

(10.1.) Strategic Priorities

11. **NEXT CITY COUNCIL MEETING: AUGUST 16, 2021**

**MINUTES OF THE REGULAR MEDICINE HAT
CITY COUNCIL MEETING
HELD ON MONDAY, JULY 5, 2021 AT 6:30 PM
IN CITY HALL COUNCIL CHAMBERS**

PRESENT: Mayor T. Clugston, Chair
Cllr. R. Dumanowski
Cllr. D. Hirsch
Cllr. J. McIntosh (*remote attendance*)
Cllr. P. Turnbull
Cllr. J. Turner
Cllr. B. Varga

ALSO PRESENT: R. Nicolay, City Manager
J. Will, Acting Managing Director of Public Services
L. Bara, Acting Managing Director of Corporate Services (*remote attendance*)
B. Maynes, Managing Director of Energy & Infrastructure (*remote attendance*)
R. Pancoast, Managing Director of Strategy Management & Analysis (*remote attendance*)
B. Bullock, City Solicitor (*remote attendance*)
A. Cruickshank, City Clerk and K. Eden, Assistant City Clerk

NOT PRESENT: Cllr. J. Friesen, Cllr. K. Samraj

1. MOTION TO CLOSE THE MEETING TO THE PUBLIC

(1.1.) In-Camera Reports

Energy & Infrastructure Division Business Items (FOIP s.24)
Public Services Division Business Items (FOIP s.24)
Corporate Services Division Items (FOIP s.24)

Councillor B. Varga - Councillor J. Turner moved that City Council close the meeting to the public at 3:30 p.m. to discuss items pursuant to the Freedom of Information and Protection of Privacy Act and reconvene for the Open Meeting at 6:30 p.m. in Council Chambers.

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

2. ADOPTION OF THE AGENDA

The City Clerk added the following item to the agenda:

8.1 Notice of Motion - Second COVID Relief Program - Cllr. Turnbull

The Mayor declared the agenda adopted as amended.

3. **ADOPTION OF THE MINUTES**

(3.1.) **Regular Medicine Hat City Council Meeting - June 21, 2021**

Hearing no objection, the Mayor declared the minutes of the June 21, 2021 Regular City Council Meeting adopted as presented.

4. **PRESENTATION(S)**

(4.1.) **COVID-19 Update – Merrick Brown, Manager of Support Services & DEM, Fire & Emergency Services**

Merrick Brown, Manager of Support Services & DEM, Fire & Emergency Services provided Council with an update on the COVID-19 pandemic. With the majority of restrictions lifted due to the Province's Stage 3 of Alberta's Open for Summer Plan, Mr. Brown confirmed this would be his last presentation to City Council on this matter. Alberta entered Stage 3 on July 1, 2021. While most Provincial restrictions were lifted there are exceptions of mask use in limited settings, health care facilities and isolation/quarantine requirements. Mr. Brown noted the City's facilities and programming are at "near normal" as we continue to support recommended controls with a focus on business continuity for essential and necessary services. In closing, Mr. Brown advised that the City is confident with the future outlook, however we continue to observe and practice caution to ensure City services are continued in a safe manner.

The presentation was received for information with thanks, on the motion of Councillor R. Dumanowski - Councillor D. Hirsch.

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

5. **REPORTS**

(5.1.) **Energy & Infrastructure Committee Meeting - June 22, 2021**

1. Motion to Close the Meeting to the Public

The recommendations in the report were received for information on the motion of Councillor P. Turnbull - Councillor J. Turner

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

(5.2.) Public Services Committee Meeting - June 28, 2021

1. Parks and Recreation Master Plan

The recommendations in the report were received for information on the motion of Councillor J. Turner - Councillor B. Varga

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

(5.3.) Corporate Services Committee Meeting - June 29, 2021

1. Tax Cancellation Request for 2011-2016 - 1319 Bridge Street SE

The recommendations in the report were received for adoption on the motion of Councillor R. Dumanowski - Councillor D. Hirsch

For: 5; Against: 2; Absent: 2
Voting Against: Mayor T. Clugston, Cllr. P. Turnbull

Carried

6. REPORT(S) FOR RECEPTION

(6.1.) Municipal Planning Commission Meeting - June 9, 2021

- Received for information on the motion of Councillor B. Varga - Councillor D. Hirsch

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

7. NEW BYLAWS

(7.1.) Bylaw #4674 a Bylaw of the City of Medicine Hat to amend Bylaw #4636, the City of Medicine Hat Municipal Development Plan

Sponsor - Municipal Planning Commission

Councillor B. Varga, seconded by Councillor D. Hirsch, moved for leave to introduce Bylaw #4674 and that it be read a first time.

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

(7.2.) **Bylaw #4679 a Bylaw of the City of Medicine Hat to amend Bylaw #3617, the Hamptons Area Structure Plan**

Sponsor - Municipal Planning Commission

Councillor B. Varga, seconded by Councillor D. Hirsch, moved for leave to introduce Bylaw #4679 and that it be read a first time.

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

(7.3.) **Bylaw #4680 a Bylaw of the City of Medicine Hat to amend Bylaw #4168 the City of Medicine Hat Land Use Bylaw**

Sponsor - Municipal Planning Commission

Councillor B. Varga, seconded by Councillor D. Hirsch, moved for leave to introduce Bylaw #4680 and that it be read a first time.

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

(7.4.) **Bylaw #4678 a Bylaw of the City of Medicine Hat to amend Bylaw #4168, the City of Medicine Hat Land Use Bylaw**

Sponsor - Municipal Planning Commission

Councillor B. Varga, seconded by Councillor D. Hirsch, moved for leave to introduce Bylaw #4678 and that it be read a first time.

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

8. **NOTICE(S) OF MOTION**

(8.1) **Second COVID Relief Program – Cllr. Turnbull**

Councillor P. Turnbull - Councillor B. Varga gave leave to move a notice of motion requesting the notice period be waived as required by Bylaw #2270, the Procedure Bylaw.

For: 7; Against: 0; Absent: 2
Voting Against: (None)

Carried

Councillor P. Turnbull - Councillor B. Varga moved that City Council direct management to prepare a second COVID relief program to be presented at the next regularly scheduled Council meeting in the amount of approximately \$4.5 million to be funded from the City's Heritage Reserve to assist our community in transitioning from lock-down and restrictions back into a more "normal" set of circumstances in which to live and conduct business.

For: 7; Against: 0; Absent: 2

Voting Against: (None)

Carried

9. **NEW BUSINESS AND/OR RISE AND REPORT ITEM(S)**

There were no New Business Items.

10. **ADJOURNMENT**

The meeting adjourned at 7:22 p.m.

11. **NEXT CITY COUNCIL MEETING: AUGUST 3, 2021**

Adopted by City Council on August 3, 2021.

MAYOR TED CLUGSTON, CHAIR

ANGELA CRUICKSHANK, CITY CLERK

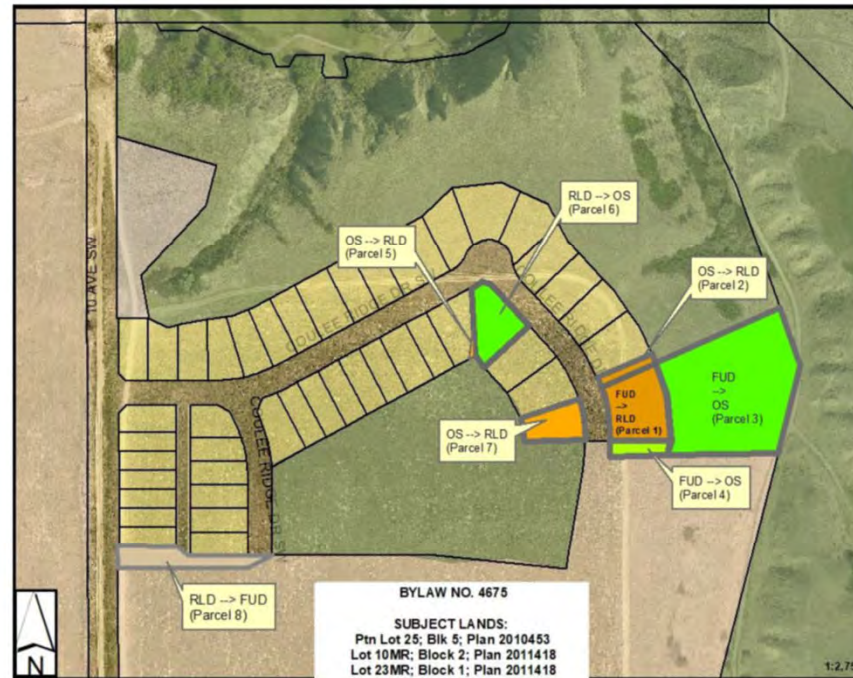
City Council

Bylaw No. 4675 Coulee Ridge Phase 1 Zoning Correction

Planning & Development Services
August 3, 2021



Schedule "A" – Bylaw No. 4675



BYLAW NO. 4675

SUBJECT LANDS:

Ptn Lot 25; Blk 5; Plan 2010453
 Lot 10MR; Block 2; Plan 2011418
 Lot 23MR; Block 1; Plan 2011418
 Ptn Lot 9; Block 2; Plan 2011418
 Lot 13; Block 2; Plan 2011418
 Ptn Lot 20; Block 1; Plan 2011418
 Ptn Lot 20; Block 1; Plan 2011418
 Lot 21; Block 21; Plan 2011418
 Ptn Lot 22ER; Block 1; Plan 2011418

LAND USE BYLAW AMENDMENT

R-LD - Low Density Residential District
 to
 FUD - Future Urban Development District

OS - Open Space District
 to
 R-LD - Low Density Residential District

R-LD - Low Density Residential District
 to
 OS - Open Space District

FUD - Future Urban Development
 to
 RLD - Low Density Residential District

RLD - Future Urban Development District
 to
 OS - Open Space District

Recommendation

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4675 to correct the zoning in Coulee Ridge Phase 1

City Council

Bylaw No. 4676

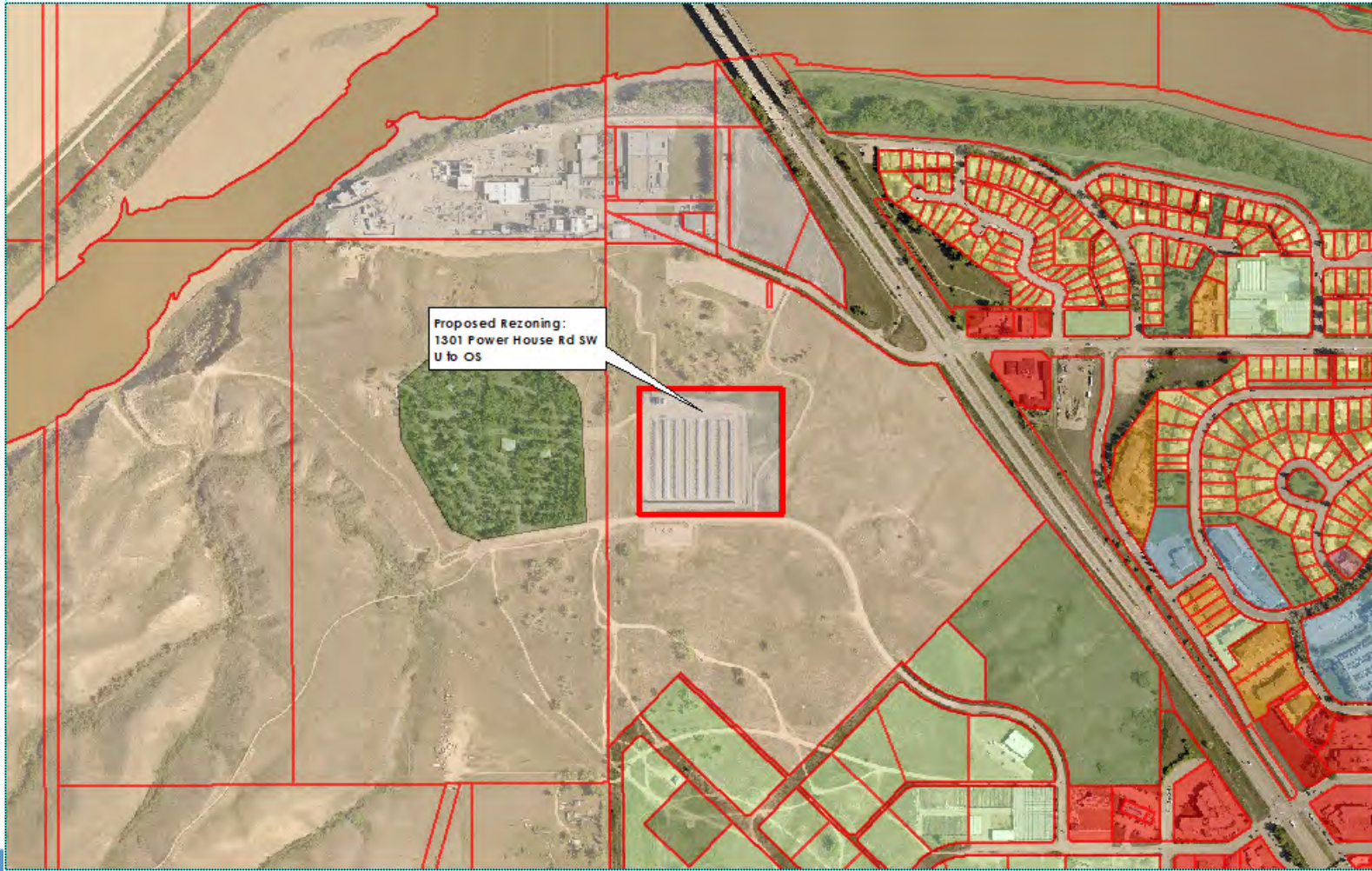
1301 Power House Road SW

Rezoning Application:

Utility (U) to Open Space (OS)

Planning & Development Services
August 3, 2021





Recommendation

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4676 to rezone the subject site from U to OS

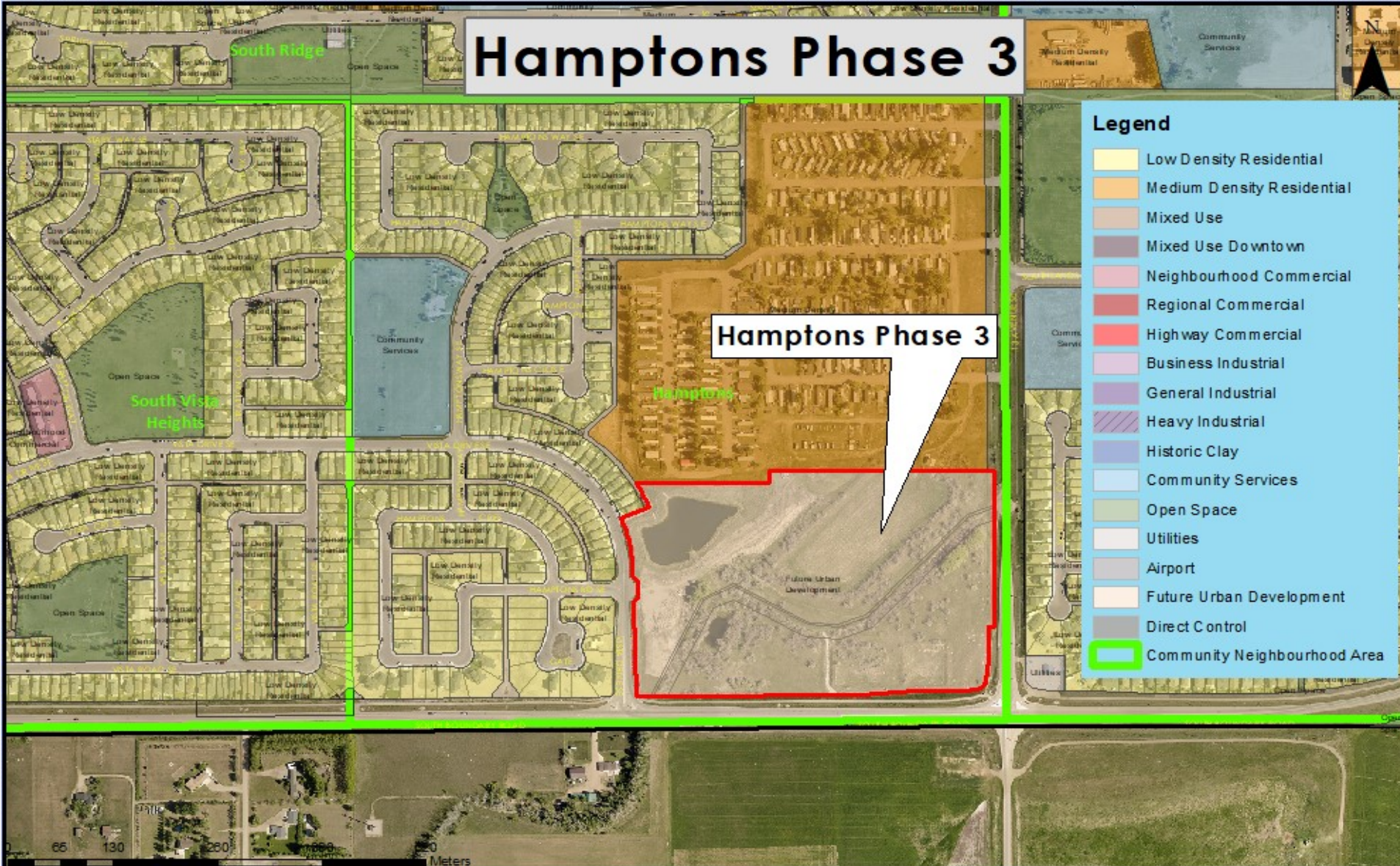
City Council

Municipal Development Plan Amendment

Bylaw No. 4674

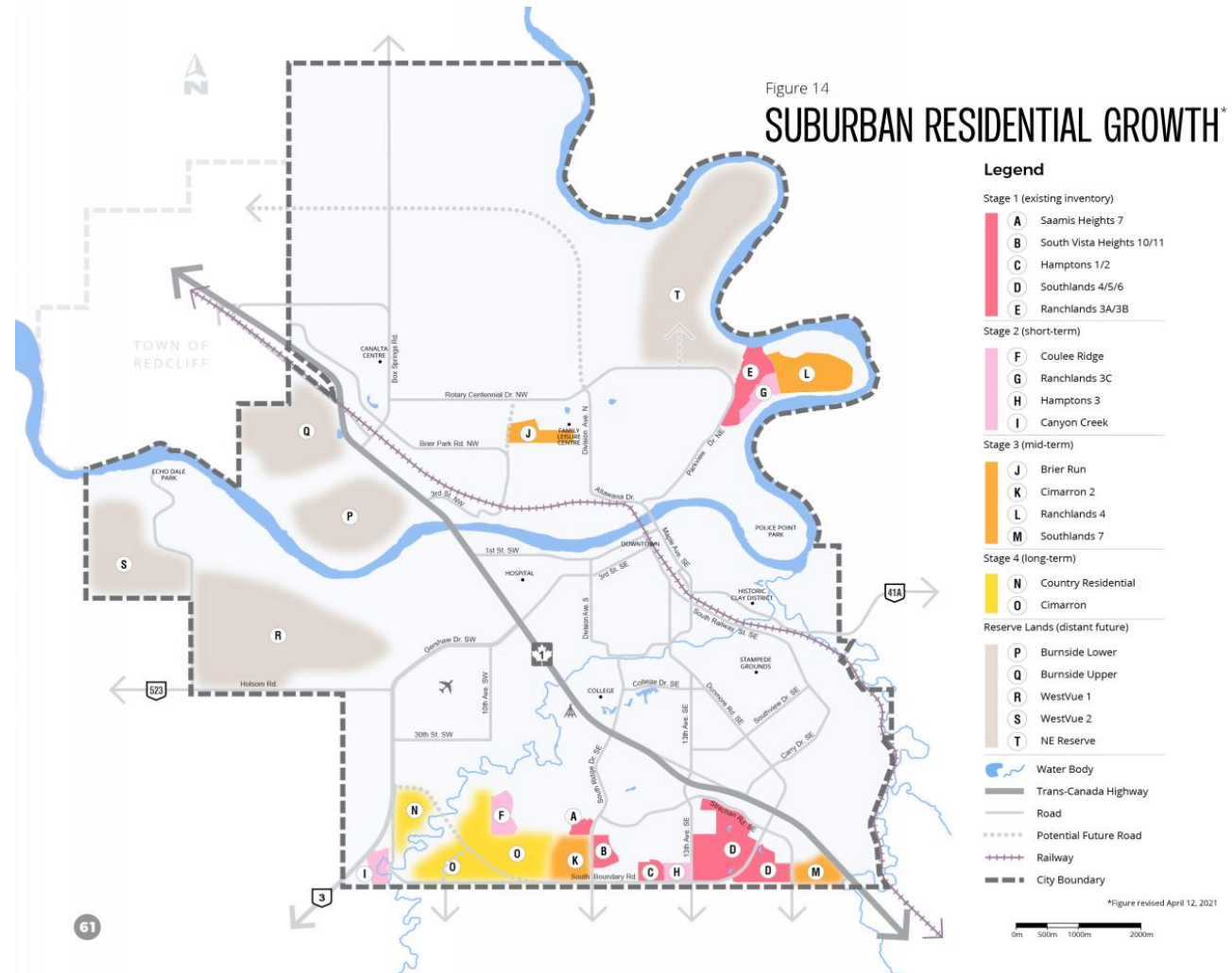
Planning & Development Services
August 3, 2021





Overview

- Suburban Residential Growth
- Reason for reclassifying Hamptons Phase 3



Recommendation

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4674 to amend Figure 14 of the MDP to reclassify Hamptons Phase 3 from a Phase 3 growth stage to a stage 2 growth stage of suburban residential growth.

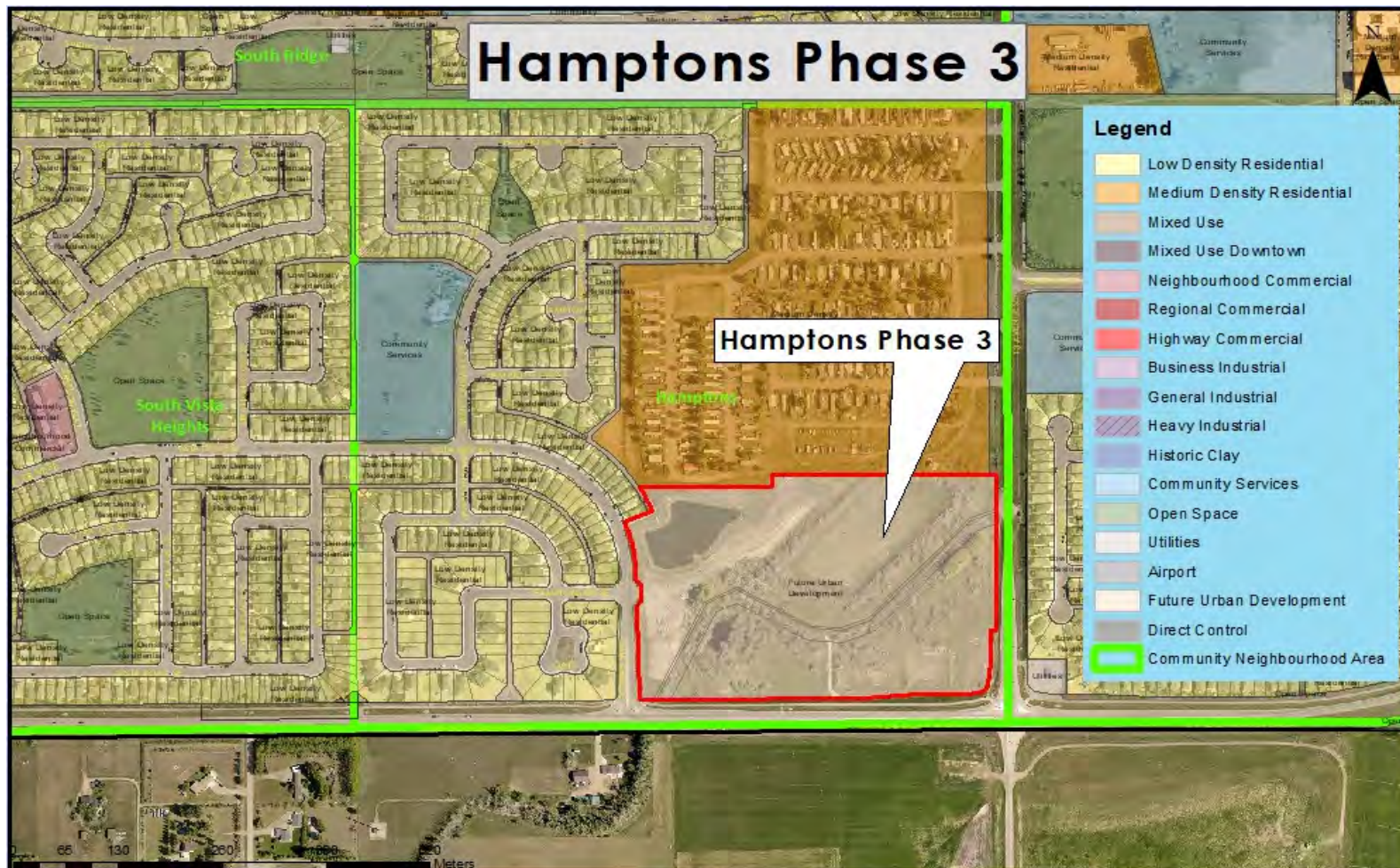
City Council

Area Structure Plan
Amendment

Bylaw No. 4679

Planning & Development Services
August 3, 2021







Recommendation

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4679 to amend the Hamptons ASP

City Council

Land Use Bylaw
Amendment

Bylaw No. 4680

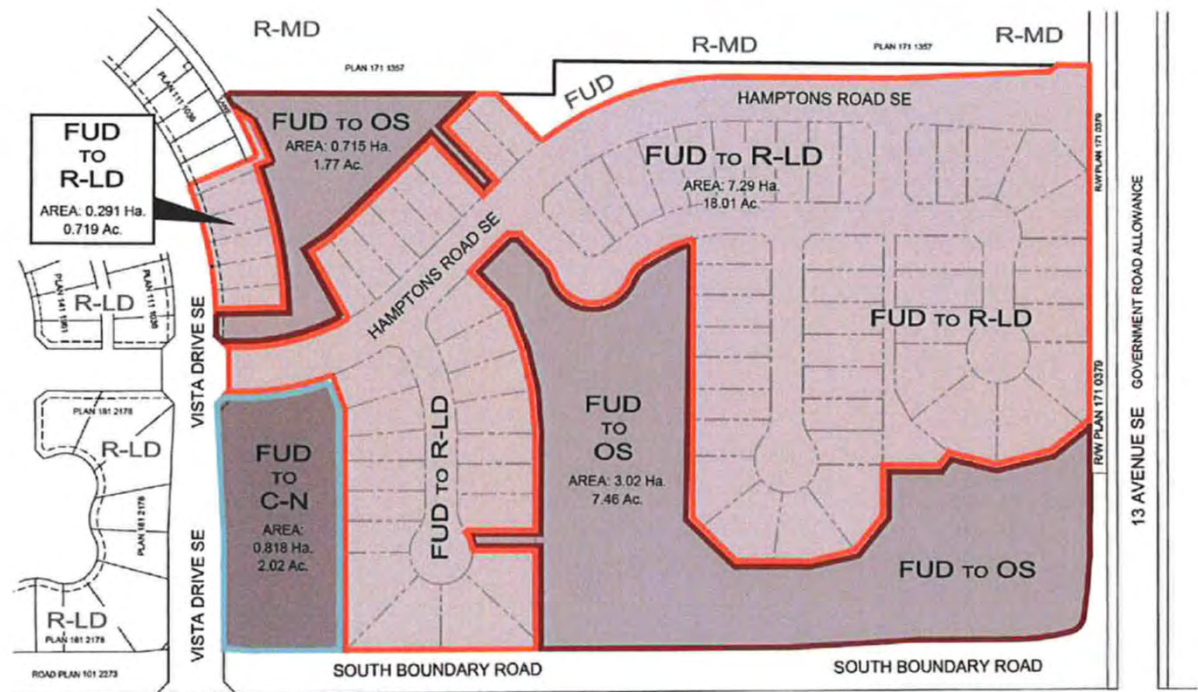
Planning & Development Services
August 3, 2021



Overview

Proposed Amendments

- FUD → RLD
 - Single family homes / duplex
- FUD → OS
 - SWMF, Parks/Trails
- FUD → CN
 - Commercial lot



Recommendation

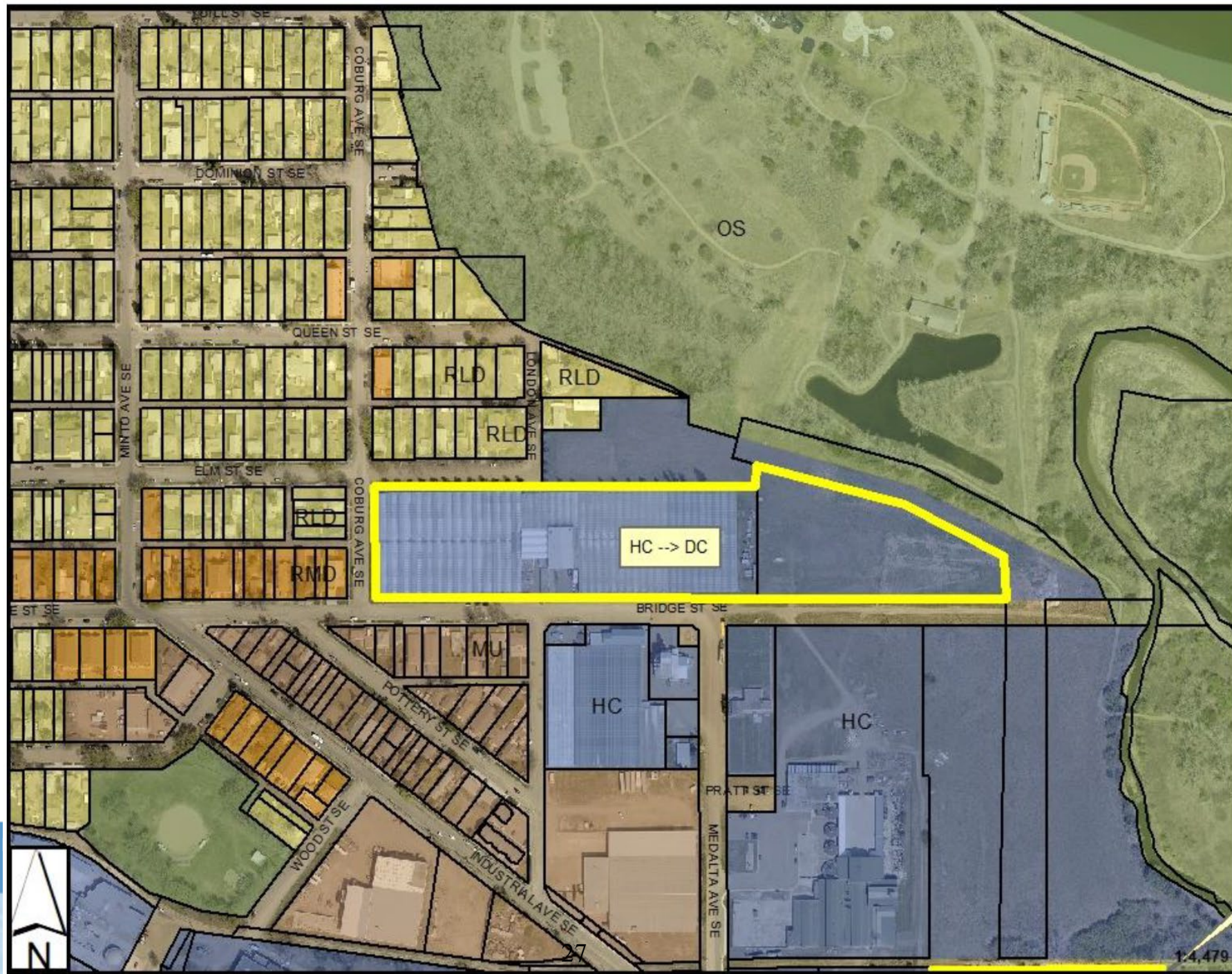
It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4680 to rezone Hamptons Phase 3.

City Council

Land Use Bylaw Amendment – Bylaw No. 4678

Planning & Development Services
August 3, 2021





Recommendation

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4678 to rezone the subject site from HC to DC

BACKGROUND INFORMATION REPORT

BYLAW #4675

A BYLAW OF THE CITY OF MEDICINE HAT TO AMEND BYLAW #4168, THE LAND USE BYLAW.

First Reading of Bylaw #4675 was given on June 21, 2021. Legal advertising was done on June 26, 2021 and July 3, 2021. No submissions were received.

ATTACHMENTS

1. Bylaw #4675
2. Extract of Minutes of the Municipal Planning Commission June 9, 2021
3. Briefing Note, Municipal Planning Commission – June 9, 2021

BYLAW NO. 4675

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw.

WHEREAS certain land use bylaw amendment applications (the “**Applications**”) have been submitted affecting the designations of the following lands legally described as:

Parcel 1

PLAN 2011418

BLOCK 1

LOT 20

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 2

PLAN 2011418

BLOCK 1

LOT 21

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 3

PLAN 2011418

BLOCK 1

LOT 22ER (ENVIRONMENTAL RESERVE)

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 6.26 HECTARES (15.47 ACRES) MORE OR LESS

Parcel 4

PLAN 2011418

BLOCK 1

LOT 23MR (MUNICIPAL RESERVE)

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 5

PLAN 2011418

BLOCK 2

LOT 9

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 6

PLAN 2011418

BLOCK 2

LOT 10MR (MUNICIPAL RESERVE)

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 7

PLAN 2011418

BLOCK 2

LOT 13

EXCEPTING THEREOUT ALL MINES AND MINERALS

Parcel 8

DESCRIPTIVE PLAN 2010453

BLOCK 5

LOT 25

CONTAINING 20.75 HECTARES (51.27 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES) MORE OR LESS
SUBDIVISION	2011418	13.06	32.27

EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter referred to as the “**LUB Amendment Lands**”)

AND WHEREAS the Applications reflect the following amendments to the designations of the LUB Amendment Lands:

Parcel #	Short Legal	Current Designation	“Amended Designation”	Schedule “A” Color
1	Ptn 2011418;1;20	OS–Open Space	RLD–Low-Density Residential	Orange
2	2011418;1;21	FUD–Future Urban Development	RLD-Low Density Residential	Orange
3	2011418;1;22ER	FUD-Future Urban Development	OS-Open Space	Green
4	2011418;1;23MR	FUD-Future Urban Development	OS-Open Space	Green
5	2011418;2;9	OS-Open Space	RLD-Low Density Residential	Orange
6	2011418;2;10MR	RLD-Low Density Residential	OS-Open Space	Green
7	2011418;2;13	OS-Open Space	RLD-Low Density Residential	Orange
8	2010453;5;25	RLD-Low Density Residential	FUD-Future Urban Development	Tan

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City’s policies and procedures respecting Land Use Bylaw amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner and Director of Development Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 3rd day of August, 2021 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as Land Use Amending Bylaw No. 4675.
2. Bylaw No. 4168, being the City of Medicine Hat Land Use Bylaw, is hereby amended by amending the designations of the LUB Amendment Lands to the "Amended Designation" as shown in the table indicated above and as evidenced by the Schedule "A" Location Map attached hereto.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on June 21, 2021.

READ A SECOND TIME in open Council on _____.

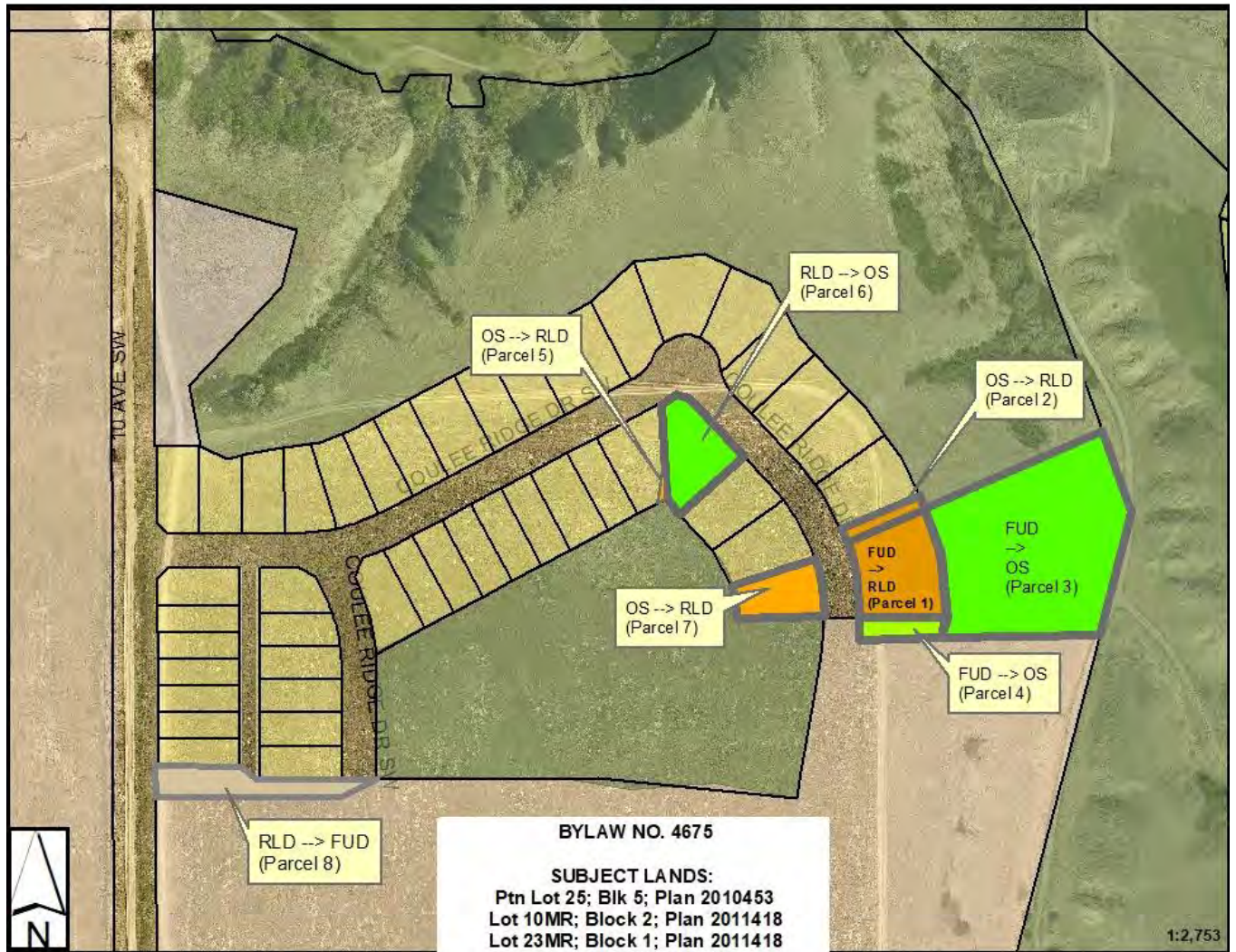
READ A THIRD TIME in open Council on _____.

SIGNED AND PASSED on _____.

MAYOR: Keith E. (Ted) Clugston

CITY CLERK: Angela Cruickshank

Schedule "A" – Bylaw No. 4675



BYLAW NO. 4675

SUBJECT LANDS:

Ptn Lot 25; Blk 5; Plan 2010453
 Lot 10MR; Block 2; Plan 2011418
 Lot 23MR; Block 1; Plan 2011418
 Ptn Lot 9; Block 2; Plan 2011418
 Lot 13, Block 2, Plan 2011418
 Ptn Lot 20, Block 1; Plan 2011418
 Ptn Lot 20; Block 1; Plan 2011418
 Lot 21; Block 21; Plan 2011418
 Ptn Lot 22ER; Block 1; Plan 2011418

LAND USE BYLAW AMENDMENT

R-LD - Low Density Residential District
 to
 FUD - Future Urban Development District

OS - Open Space District
 to
 R-LD - Low Density Residential District

R-LD - Low Density Residential District
 to
 OS - Open Space District

FUD - Future Urban Development
 to
 RLD - Low Density Residential District

RLD - Future Urban Development District
 to
 OS - Open Space District

EXCERPT FROM MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING HELD ON WEDNESDAY, JUNE 9, 2021
AT 2:30 P.M. IN CITY HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Chair, Councillor B. Varga
Vice-Chair, Councillor D. Hirsch
G. Johnson (*attended via telephone*)
K. Murdock
T. Weigel (*attended via telephone*)

MEMBERS ABSENT: P. Vanderham

STAFF PRESENT: M. Baruwa, Senior Development Officer – P&DS
E. Onoferychuk, Superintendent of Planning Implementation – P&DS
M. Steinwandt, Administrative Support – P&DS

4. LAND USE BYLAW AMENDMENT(S)

- 4.1 BYLAW NO. 4675 – TO REZONE FUTURE URBAN DEVELOPMENT (FUD), RESIDENTIAL LOW DENSITY (RLD) AND OPEN SPACE (OS) LOTS IN COULEE RIDGE PHASE 1 TO ALIGN WITH THE SOUTHWEST MAP IN BYLAW NO. 4168.

Moved by K. Murdock, seconded by D. Hirsch

IT IS RECOMMENDED THROUGH THE MUNICIPAL PLANNING COMMISSION THAT CITY COUNCIL APPROVE BYLAW NO. 4675 – TO REZONE FUTURE URBAN DEVELOPMENT (FUD), RESIDENTIAL LOW DENSITY (RLD) AND OPEN SPACE (OS) LOTS IN COULEE RIDGE PHASE 1 TO ALIGN WITH THE SOUTHWEST MAP IN BYLAW NO. 4168.

CARRIED

ISSUE:

This amendment is intended to rezone lots in Coulee Ridge Phase 1 to align the Southwest Map in Land Use Bylaw (LUB) No. 4168 with the intended zoning.

RECOMMENDATION:

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4675.

COUNCIL STRATEGIC PRIORITY:

Economic Vitality

Misaligned zoning within the LUB prevents staff from approving single detached homes, which could negatively affect the tax base.

KEY RISKS:**Health, Safety and Environmental Impact:**

All health, safety and environmental considerations will be assessed as part of any future Development Permit (DP) applications.

Financial Impact:

Funding Request:	No	
Budgeted Item:	No	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

N/A

Legal / Policy Impact:**2020 Municipal Development Plan (MDP) Bylaw No. 4636**

The subject site is within the South Residential Sector in the MDP. Coulee Ridge is within the Cimarron Area Structure Plan (ASP) area. This area is shown in Figure 9 of the MDP as future residential lands and is therefore aligned with the MDP.

Land Use Bylaw No. 4168

The affected residential lots meet all LUB requirements in terms of width and area for the Residential Low Density (R-LD) district.

Public Implications:

Lots with incorrect zoning in the LUB will prevent development approvals.

BACKGROUND:

The amendment is required to correct changes to zoning boundaries that occurred between the time when the rezoning was approved by Council as Bylaw No. 4589 on July 2, 2019, and when the subdivision was endorsed on July 3, 2020. This issue is rare since the rezoning is typically done when the subdivision is in its final configuration. However, for this subdivision, many design changes occurred in the year after the rezoning was approved by Council due to servicing issues and changes to the storm pond design. The gap between the rezoning approval and subdivision endorsement was much longer than usual. The project was also rushed, which is another direct cause of the zoning misalignments. Four residential lots are directly impacted by this misalignment. Four other parcels will require updates to their zoning.

This error was brought to our attention by technical staff who noticed the zoning and lot layout in the Southwest map in the LUB and the zoning in the Geographic Information System (GIS) were not 100% aligned. No development has been impacted by this zoning misalignment as of May 25, 2021. However, the amendment is required to allow houses to be approved on all the residential lots created by Coulee

Ridge Phase 1. Houses cannot be granted development approval on lots that are inaccurately zoned as Future Urban Development (FUD) or Open Space (OS).

Due to the number of lots impacted, the City Solicitor has indicated that this amendment cannot be treated as a technical amendment under Section 692(6) of the *Municipal Government Act (MGA)*. A technical amendment under the *MGA* would allow a Bylaw to be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, and grammatical or typographical errors and does not materially affect the Bylaw in principle or substance. The proposed amendment is not minor and does materially affect the original intention of the original Bylaw No. 4589 by changing the location and configuration of the lots.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

Not correcting this misalignment is not recommended as it will prevent the development of new single detached homes on lots that are zoned inaccurately. This would negatively affect the implementation of the amended Cimarron (Coulee Ridge) ASP and negatively impact the tax base.

IMPLEMENTATION PLAN:

Subject to City Council approval, the rezoning of the subject lots will allow for the approval of Development Permits.

PREPARED BY & DATE:	Erin Onoferychuk, Superintendent of Planning – Implementation – Planning & Development Services	June 3, 2021
REVIEWED BY & DATE:	Imran Ahmed, Manager of Development Services – Planning & Development Services	
APPROVED BY & DATE:	Amanda Brinda, City Planner & Director of Development Services – Planning & Development Services	
ATTACHMENTS:	None	

BACKGROUND INFORMATION REPORT

BYLAW #4676

A BYLAW OF THE CITY OF MEDICINE HAT TO AMEND BYLAW #4168, THE LAND USE BYLAW.

First Reading of Bylaw #4676 was given on June 21, 2021. Legal advertising was done on June 26, 2021 and July 3, 2021. No submissions were received.

ATTACHMENTS

1. Bylaw #4676
2. Extract of Minutes of the Municipal Planning Commission June 9, 2021
3. Briefing Note, Municipal Planning Commission – June 9, 2021

BYLAW NO. 4676

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw.

WHEREAS the land shown on the Location Map in Schedule “A” to this Bylaw and legally described as, Block Z, Plan 8590AH (hereinafter referred to as the “subject land”) is presently designated as Utility District (U);

AND WHEREAS a land use bylaw amendment application has been submitted to re-designate the subject land as Open Space District (OS) in the City of Medicine Hat Land Use Bylaw;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City’s policies and procedures respecting Land Use Bylaw amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of Planning Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 3rd day of August, 2021 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as Land Use Amending Bylaw No. 4676.
2. Bylaw No. 4168, being the City of Medicine Hat Land Use Bylaw, is amended by re- designating the subject land as Open Space District (OS) as shown in Schedule “A”.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on June 21, 2021.

READ A SECOND TIME in open Council on _____

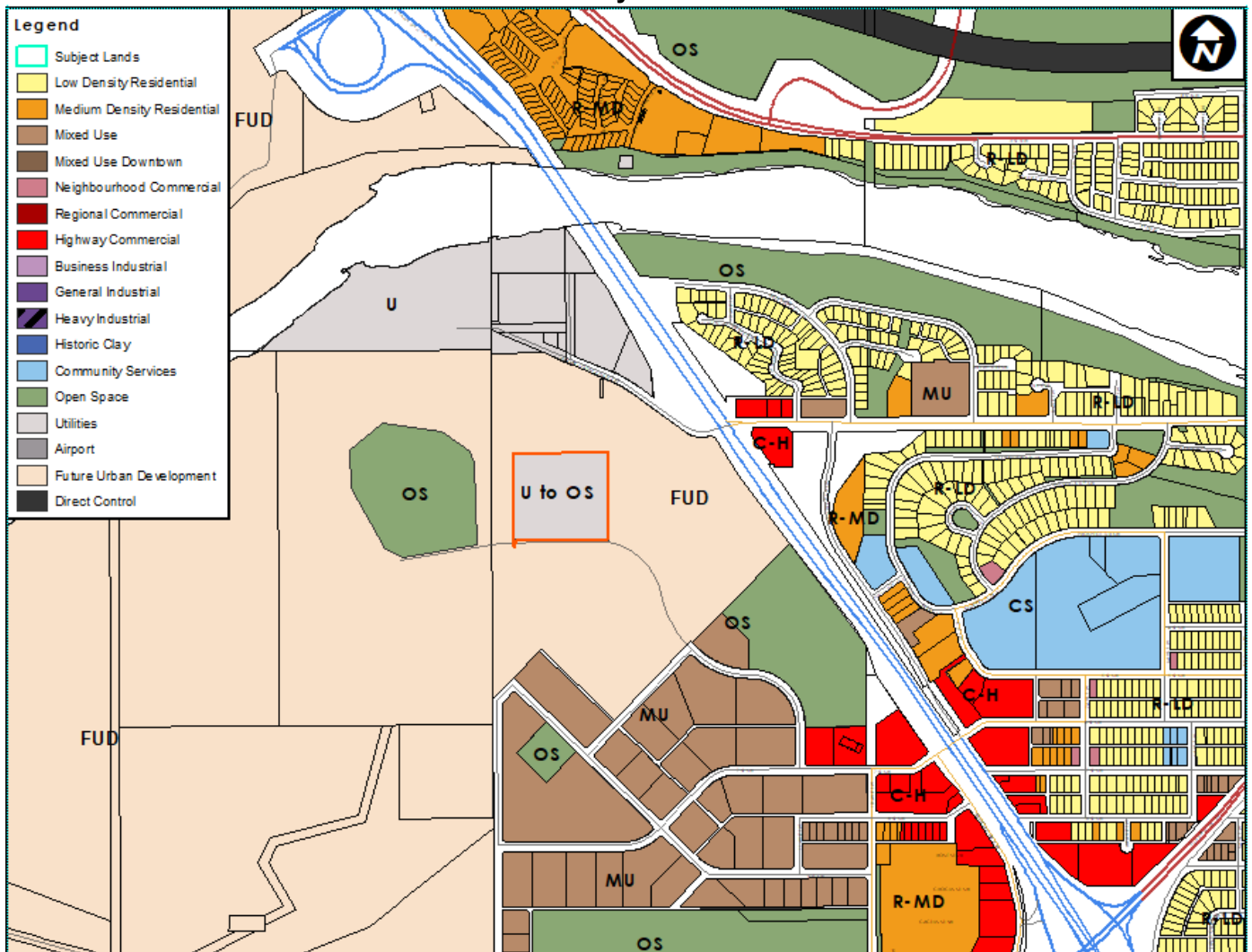
READ A THIRD TIME in open Council on _____

SIGNED AND PASSED on _____

MAYOR: Keith E. (Ted) Clugston

CITY CLERK: Angela Cruickshank

Schedule "A" – Bylaw No. 4676



BYLAW NO. 4676

SUBJECT LAND: Lot -, BLOCK Z; PLAN 8590AH

1301 Power House Road SW

LAND USE BYLAW AMENDMENT

**U – Utility District
To
OS – Open Space District**

EXTRACT FROM MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING HELD ON WEDNESDAY, JUNE 9, 2021
AT 2:30 P.M. IN CITY HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Chair, Councillor B. Varga
Vice-Chair, Councillor D. Hirsch
G. Johnson (*attended via telephone*)
K. Murdock
T. Weigel (*attended via telephone*)

MEMBERS ABSENT: P. Vanderham

STAFF PRESENT: M. Baruwa, Senior Development Officer – P&DS
E. Onoferychuk, Superintendent of Planning Implementation – P&DS
M. Steinwandt, Administrative Support – P&DS

4. LAND USE BYLAW AMENDMENT(S)

- 4.2 BYLAW NO. 4676 – TO REZONE 1301 POWER HOUSE ROAD SW FROM UTILITIY (U) TO OPEN SPACE (OS).

Moved by G. Johnson, seconded by D. Hirsch

**IT IS RECOMMENDED THROUGH THE MUNICIPAL PLANNING COMMISSION THAT
CITY COUNCIL APPROVE BYLAW NO. 4676 – TO REZONE 1301 POWER HOUSE
ROAD SW FROM UTILITIY (U) TO OPEN SPACE (OS).**

CARRIED

ISSUE:

The proposal is for an amendment to Land Use Bylaw (LUB) No. 4168 to re-designate 1301 Power House Road SW from Utilities (U) to Open Space (OS).

RECOMMENDATION:

It is recommended through Municipal Planning Commission that City Council approve Bylaw No. 4676 to rezone the subject site to OS.

COUNCIL STRATEGIC PRIORITY:

Economic Vitality

KR 2.7: Evaluate and recommend solutions to expand campground capacity.

KEY RISKS:**Health, Safety and Environmental Impact:**

All health, safety and environmental considerations will be assessed as part of any future Development Permit (DP) application.

Financial Impact:

Funding Request:	No	
Budgeted Item:	No	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

N/A

Legal / Policy Impact:

The subject site is located within the City's West Employment Sector and is classified as a Natural/Open Space/Special Typology as per the 2020 Municipal Development Plan Urban Transect Model. The Natural and Open Space typology describes Open Space as that which is undeveloped or has minimal low-impact development such as recreational trails, storm ponds, and natural wildlife habitats. Generally, no turf nor irrigation. Special Use transect is described as specific types of land use which do not readily fit into broader categories. Structures vary therefore reviews are made on a case-by-case basis. An example of the Special Use typology is Pump Track Facility, which aligns with the vision of 2020 MDP.

How We Grow (pg. 37)

Open Space systems within a neighbourhood should:

- a) consist of a primary neighbourhood scale park, a network of linear parks, storm water facilities, and natural areas where applicable.*
- b) be accessible to the public, with multiple access points from streets; and*
- c) have direct connections to adjacent natural areas, neighbourhoods or commercial areas.*

The proposed rezoning to OS aligns with the MDP Priority #2 (pg. 37) which advocates that neighbourhoods should contain an integral and linked system of open space that fosters healthy and active living.

Land Use Bylaw No. 4168

Under the current LUB, Recreational Facilities such as a Pump Track is neither a Permitted Use nor Discretionary Use. As such, development of a Pump Track Facility would not be allowed within the current zoning of the site. If the rezoning to OS is approved, development of Recreational Facilities is a Permitted Use and the proposed development generally aligns with the requirements of the LUB.

Public Implications:

A Public Hearing is required to provide input on the proposed amendment.

BACKGROUND:

The intent of the rezoning is to allow for development of a Pump Track Facility on the site. The site which is located adjacent to the Gas City Campground is currently designated as Utilities (U), and Recreational Facility is neither a Permitted nor Discretionary Use in the LUB. The site is considered a more viable location for the development of a Pump Track Facility with potential for future expansion of the campground or related services and /or tourism. An application for a Reclamation Certificate has been sent to Alberta Environment and Parks to allow for the use of the site for Recreational Facilities.

Figure 1 Showing the Subject Site and the Immediate Neighbourhood



It is staffs opinion that rezoning this site to OS will not result in conflict with other land uses in the immediate area and the proposed Pump Track Facility would not impact the adjacent properties.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

- **Option 1:** Do not rezone the land and allow the existing site to remain as is. This option is not recommended as it would not allow optimization of the potentials of the site with immediate proposal to develop a Pump Track Facility and engaging the site for campground expansion or other tourism activities in future.
- **Option 2:** Rezone the land to Direct Control (DC) District so that Council has control over the current and future development of this land. This option is not recommended as the subject site can be adequately managed within the existing LUB regulations.

IMPLEMENTATION PLAN:

Subject to City Council approval, the rezoning of the subject site will allow for the approval of a Development Permit for future Recreational Facilities.

PREPARED BY & DATE:	Munir Baruwa, Senior Development Officer – Planning & Development Services	June 3, 2021
REVIEWED BY & DATE:	Erin Onoferychuk, Superintendent of Planning Implementation – Planning & Development Services Imran Ahmed, Manager of Development Services – Planning & Development Services	
APPROVED BY & DATE:	Amanda Brinda, City Planner & Director of Development Services – Planning & Development Services	
ATTACHMENTS:	None	

BACKGROUND INFORMATION REPORT

BYLAW #4677

A BYLAW OF THE CITY OF MEDICINE HAT TO AMEND BYLAW #4168, THE LAND USE BYLAW.

First Reading of Bylaw #4677 was given on June 21, 2021. Legal advertising was done on June 26, 2021 and July 3, 2021. No submissions were received.

ATTACHMENTS

1. Bylaw #4677
2. Extract of Minutes of the Municipal Planning Commission June 9, 2021
3. Briefing Note, Municipal Planning Commission – June 9, 2021

BYLAW NO. 4677

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw.

WHEREAS the land shown on the Location Map in Schedule “A” to this Bylaw and legally described as Lot -,Block Z, Plan 8590AH (hereinafter referred to as the “subject land”) is presently designated as Future Urban District (FUD);

AND WHEREAS a land use bylaw amendment application has been submitted to re-designate the subject land as Open Space District (OS) in the City of Medicine Hat Land Use Bylaw;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City’s policies and procedures respecting Land Use Bylaw amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of Planning Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 3rd day of August, 2021 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as Land Use Amending Bylaw No. 4677.
2. Bylaw No. 4168, being the City of Medicine Hat Land Use Bylaw, is amended by re-designating the subject land as Open Space District (OS) as shown in Schedule “A”.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on June 21, 2021.

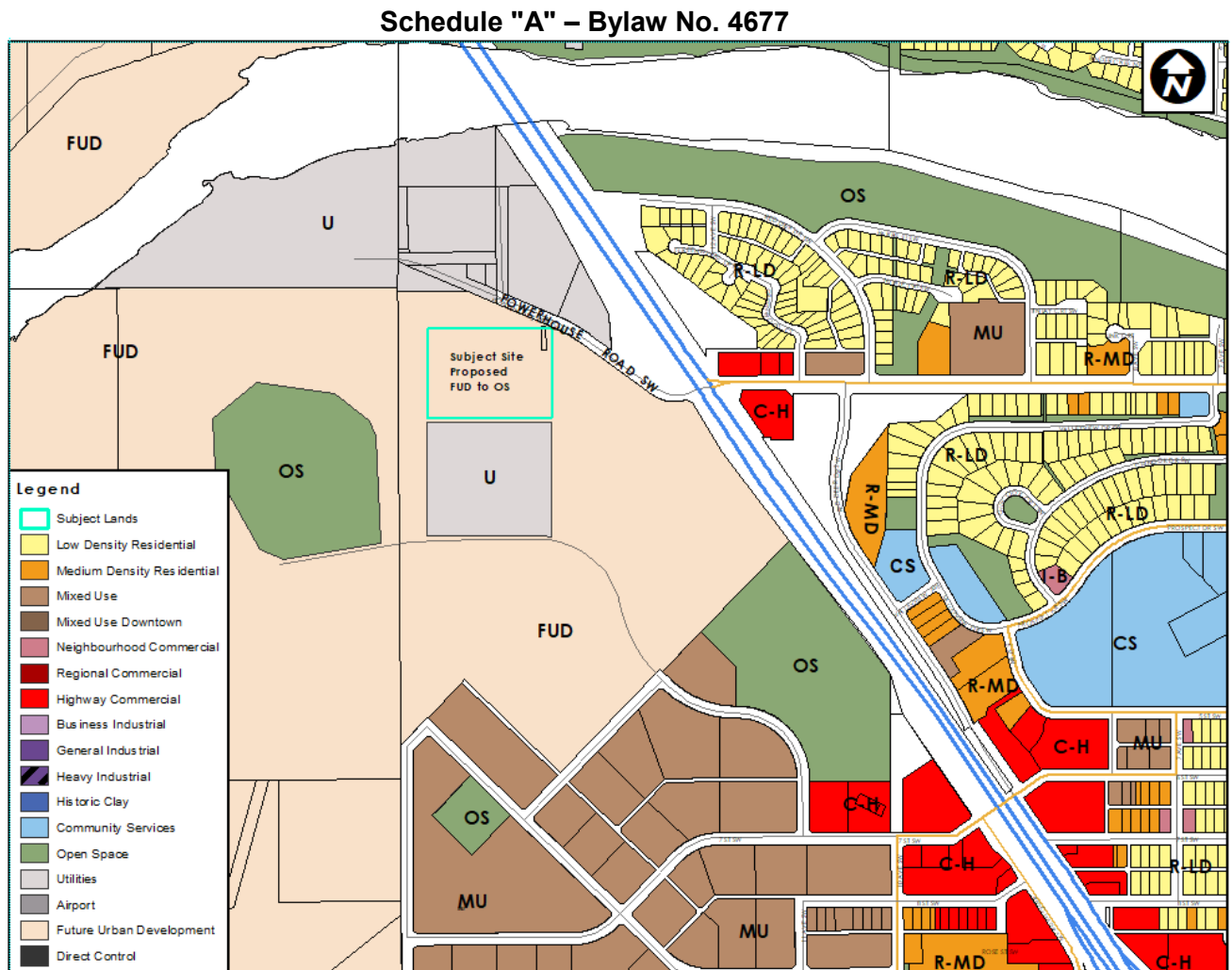
READ A SECOND TIME in open Council on _____.

READ A THIRD TIME in open Council on _____.

SIGNED AND PASSED on _____.

MAYOR: Keith E. (Ted) Clugston

CITY CLERK: Angela Cruickshank



BYLAW NO. 4677

SUBJECT LAND: Lot -; BLOCK Z; PLAN 8590AH

1401 Power House Road SW

LAND USE BYLAW AMENDMENT

**FUD – Future Urban District
To
OS – Open Space District**

EXCERPT FROM MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING HELD ON WEDNESDAY, JUNE 9, 2021
AT 2:30 P.M. IN CITY HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Chair, Councillor B. Varga
Vice-Chair, Councillor D. Hirsch
G. Johnson (*attended via telephone*)
K. Murdock
T. Weigel (*attended via telephone*)

MEMBERS ABSENT: P. Vanderham

STAFF PRESENT: M. Baruwa, Senior Development Officer – P&DS
E. Onoferychuk, Superintendent of Planning Implementation – P&DS
M. Steinwandt, Administrative Support – P&DS

4. LAND USE BYLAW AMENDMENT(S)

- 4.3 BYLAW NO. 4677 – TO REZONE 1401 POWER HOUSE ROAD SW FROM FUTURE URBAN DEVELOPMENT (FUD) TO OPEN SPACE (OS).

Moved by K. Murdock, seconded by D. Hirsch

**IT IS RECOMMENDED THROUGH THE MUNICIPAL PLANNING COMMISSION THAT
CITY COUNCIL APPROVE BYLAW NO. 4677 – TO REZONE 1401 POWER HOUSE
ROAD SW FROM FUTURE URBAN DEVELOPMENT (FUD) TO OPEN SPACE (OS).**

CARRIED

ISSUE:

The proposal is for an amendment to Land Use Bylaw (LUB) No. 4168 to re-designate 1401 Power House Road SW from Future Urban (FUD) to Open Space (OS).

RECOMMENDATION:

It is recommended Municipal Planning Commission that City Council approve Bylaw No. 4677 to rezone the subject site to OS.

COUNCIL STRATEGIC PRIORITY:

Economic Vitality

KR 2.7: Evaluate and recommend solutions to expand campground capacity.

KEY RISKS:**Health, Safety and Environmental Impact:**

All health, safety and environmental considerations will be assessed as part of any future Development Permit (DP) application.

Financial Impact:

Funding Request:	No	
Budgeted Item:	No	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

N/A

Legal / Policy Impact:**2020 Municipal Development Plan (MDP)**

The subject site is located within the City's West Employment Sector and is classified as a Natural/ Open Space/ Special Use Typology as per the 2020 MDP's Urban Transect Model. The Natural and Open Space typology describes Open Space as that which is undeveloped or has minimal low-impact development such as recreational trails, storm ponds, and natural wildlife habitats. Generally no turf nor irrigation. Special Use transect is described as specific types of land use which do not readily fit into broader categories. Structures vary therefore reviews are made on case-by-case basis. An example of the Special Use typology is Pump Track Facility, which aligns with the vision of 2020 MDP.

How We Grow (pg. 37)

"Open space systems within a neighbourhood should:

- a) Consist of a primary neighbourhood scale park, a network of linear parks, storm water facilities, and natural areas where applicable;*
- b) Be accessible to the public, with multiple access points from streets; and*
- c) Have direct connections to adjacent natural areas, neighbourhoods, or commercial areas."*

The proposed rezoning to OS aligns with the MDP Priority #2 (pg. 37) which advocates that neighbourhoods should contain an integrated and linked system of open space that fosters healthy and active living.

Land Use Bylaw No. 4168

Under the current LUB, Recreational Facilities such as a Pump Track is neither a Permitted Use nor Discretionary Use. As such, development of a Pump Track Facility would not be allowable within the current zoning of the site. If the rezoning to OS is approved, development of Recreation Facilities is a Permitted Use and the proposed development generally aligns with the requirements of the LUB.

Public Implications:

A Public Hearing is required to provide input on the proposed amendment.

BACKGROUND:

The application is for the rezoning of the former Waterslide Park Site at 1401 Power House Road SW. The intent of the rezoning is to allow for development of a Pump Track Facility on the site. The site which is located northeast of the Gas City Campground and west of Trans-Canada Highway and accessible from Power House Road, is currently designated as FUD, in which a Recreational Facility is neither a Permitted nor Discretionary Use in the LUB. The site is considered as an alternative, but appropriate location for the development of Pump Track Facility, in case the Solar Array site would not be available within the time constrain for the development of this project.

Figure 1 Showing the Subject Site and the Immediate Neighbourhood



It is staff opinion that rezoning this site to OS will not result in conflict with other land uses in the immediate neighbourhood and the proposed Pump Track Facility would not impact the adjacent properties.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

- **Option 1:** Do not rezone the land and allow the existing site to remain as is. This option is not recommended as it would not allow for the optimization of the potentials of the site with immediate proposal to develop a Pump Track Facility for fun, active and healthy living.
- **Option 2:** Rezone the land to Direct Control (DC) District so that Council has control over the current and future development of this land. This option is not recommended as the subject site can be adequately managed within the existing LUB regulations.

IMPLEMENTATION PLAN:

Subject to City Council approval, the rezoning of the subject site will allow for the approval of a Development Permit for future Recreational Facilities.

PREPARED BY & DATE:	Munir Baruwa, Senior Development Officer – Planning & Development Services	June 3, 2021
REVIEWED BY & DATE:	Erin Onoferychuk, Superintendent of Planning Implementation – Planning & Development Services Imran Ahmed, Manager of Development Services, Planning & Development Services	
APPROVED BY & DATE:	Amanda Brinda, City Planner & Director of Development Services – Planning & Development Services	
ATTACHMENTS:	None	

BACKGROUND INFORMATION REPORT

BYLAW #4674

A BYLAW OF THE CITY OF MEDICINE HAT TO AMEND BYLAW #4636, THE CITY OF MEDICINE HAT MUNICIPAL DEVELOPMENT PLAN

First Reading of Bylaw #4674 was given on July 5, 2021. Legal advertising was done on July 10, 2021 and July 17, 2021. No submissions were received.

ATTACHMENTS

1. Bylaw #4674
2. Extract of Minutes of the Municipal Planning Commission June 25, 2021
3. Briefing Note, Municipal Planning Commission – June 25, 2021

BYLAW NO. 4674

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 4636, the City of Medicine Hat Municipal Development Plan.

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City's policies and procedures respecting Municipal Development Plan amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of Development Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 3rd day of August, 2021 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as Municipal Development Plan Amending Bylaw No. 4674.
2. Schedule "A" to Bylaw No. 4636, being the City of Medicine Hat Municipal Development Plan, is hereby amended as follows:
 - a) Removing Figure 14 and replacing it with Figure 14 in Schedule "A" attached hereto.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on July 5, 2021.

READ A SECOND TIME in open Council on _____.

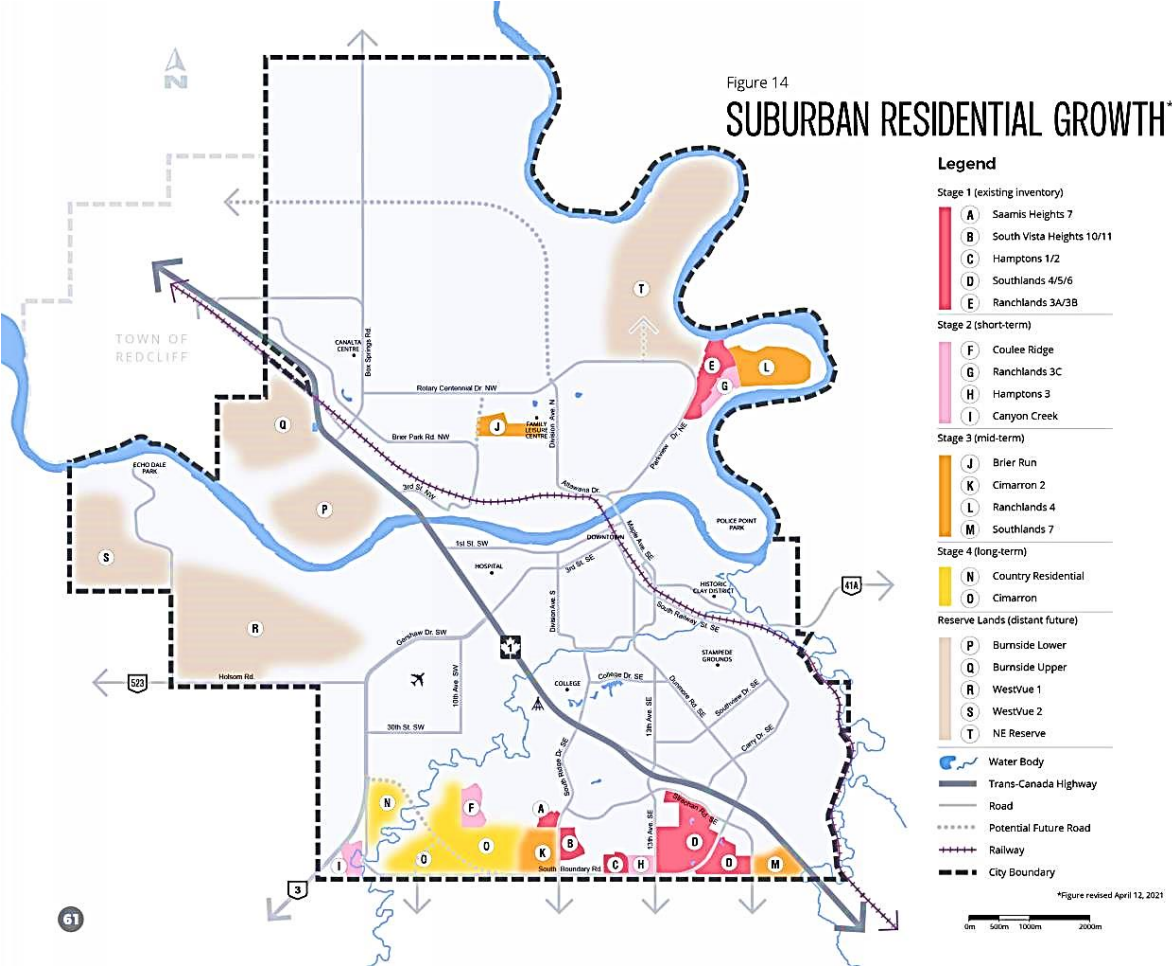
READ A THIRD TIME in open Council on _____.

SIGNED AND PASSED on _____.

MAYOR: Keith E. (Ted) Clugston

CITY CLERK: Angela Cruickshank

Schedule “A” – Bylaw No. 4674



BYLAW NO. 4674

MUNICIPAL DEVELOPMENT PLAN AMENDMENT

FIGURE 14

SUBURBAN RESIDENTIAL GROWTH
DEVELOPMENT STAGES

EXCERPT FROM MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING HELD ON FRIDAY, JUNE 25, 2021
AT 1:00 P.M. IN CITY HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Chair, Councillor B. Varga
Vice-Chair, Councillor D. Hirsch
G. Johnson (*attended via telephone*)
K. Murdock
P. Vanderham
T. Weigel (*attended via telephone*)

MEMBERS ABSENT: None

STAFF PRESENT: B. Irwin, Planning Officer – P&DS
E. Onoferychuk, Superintendent of Planning Implementation – P&DS
M. Steinwandt, Administrative Support – P&DS

4. MUNICIPAL DEVELOPMENT PLAN AMENDMENT(S)

- 4.1 BYLAW NO. 4674 – TO AMEND BYLAW NO. 4636 THE MUNICIPAL DEVELOPMENT PLAN (MDP)

Moved by P. Vanderham, seconded by K. Murdock

**IT IS RECOMMENDED THROUGH THE MUNICIPAL PLANNING COMMISSION THAT
CITY COUNCIL APPROVE BYLAW NO. 4674 – TO AMEND BYLAW NO. 4636 THE
MUNICIPAL DEVELOPMENT PLAN (MDP)**

CARRIED

BYLAW NO. 4674 - MUNICIPAL DEVELOPMENT PLAN AMENDMENT

JUNE 25, 2021

ISSUE

Application to amend Bylaw No. 4636 the Municipal Development Plan (MDP) to allow the development of the Hamptons Phase 3 subdivision.

RECOMMENDATION

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4674.

COUNCIL STRATEGIC PRIORITY**Economic Vitality**

The amendment is being proposed to support the development of a new low-density residential subdivision in the City. The construction of this new residential subdivision ensures the efficient use of financial resources and utilization of city infrastructure.

Community Safety and Vibrancy

The construction of this new residential subdivision is the last phase of greenfield development in the Hamptons and will build vibrancy and complete the community.

KEY RISKS**Health, Safety and Environmental Impact:**

All health, safety and environmental considerations will be assessed as part of any future Development Permit (DP) applications.

Financial Impact:

Funding Request:	No	
Budgeted Item:	No	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

N/A

Legal / Policy Impact:**2020 Municipal Development Plan**

Hamptons Phase 3 is currently categorized as stage 3 (long-term) of Suburban Residential Growth using the measured development staging approach. The amendment of the MDP to change Hamptons Phase 3 to a stage 2 development stage, allows the developer to move forward with the development and align with the MDP.

The MDP uses a growth strategy to monitor and control the development growth pattern with a city. It is formulated by population and development projections, infrastructure designs, and operation capacity, input from the public, stakeholders, and Council. It is based on projects, and is not a certainty.

Public Implications:

A public hearing is required prior to Third Reading by City Council for public input on the proposed amendment.

BACKGROUND:**Policy Context**

The MDP is a statutory long-range guiding document adopted in 2020 that defines what is important to us as a city. It outlines a vision for our community and serves as a foundation for more detailed plans

and operations. It generally addresses future land use within a municipality, coordination of future development, growth patterns, infrastructure, transportation, municipal services, facilities, and may address environmental matters, financial resources and/or content related to social and economic development of a municipality. Hamptons Area Structure Plan (ASP) Bylaw No. 3617 and Bylaw No. 4594, along with Land Use Bylaw (LUB) No. 4168, will be amended following the MDP amendment to designate land use districts, allow development, and align the MDP, ASP, and LUB.

Proposed Amendment

The proposed amendment is to change Hamptons Phase 3 from a stage 3 development stage in the MDP to a stage 2. This would ensure the development of Hamptons Phase 3 aligns with the MDP.

Analysis

Hamptons Phase 3, during the adoption of the MDP in 2020, had a major infrastructure piece outstanding in their stormwater management facility, so they were essentially “semi-complete”. Additionally, they had a forest/swamp and environmental remediation required for an old wastewater lagoon to deal with at this time, so development was anticipated to be several years out. Hamptons is now moving ahead with their development and the stormwater management facility is being located in Phase 3. It is anticipated that there will be further build out time for Ranchlands and Brier Run areas. This helps balance things out in terms of north/south development.

Section 632 of the *Municipal Government Act* states an MDP must address future land uses and the manner of the proposals for future development in the municipality. The proposed amendment allows Hamptons Phase 3 to move forward and develop the remaining Phase of the Hamptons. The current completion status of the Hamptons area better suites Hamptons Phase 3 as a stage 2 greenfield development in the MDP. The proposed amendment aligns with the MDP “*Where We Grow*” section and its priorities. Development of Hamptons Phase 3 will result in the Hamptons subdivision being 100% complete and producing 100% of the expected assessment revenue.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

Do not amend the Municipal Development Plan. This option is not recommended as it would result in Hamptons Phase 3 to remain as a Phase 3 development growth pattern in the MDP, and therefore; the development of this area would not align with the MDP and could not proceed at this time.

IMPLEMENTATION PLAN:

Subject to City Council approval, amending the Municipal Development Plan is one of the first steps in the land development process. The general land development steps that will occur after adoption of Bylaw No. 4674 include the review and approval of the following:

- Area Structure Plan Amendment;
- Land Use Bylaw Rezoning;
- Tentative Plan of Subdivision;
- Detailed Design and Service Agreement;
- Endorsement and Registration of the Subdivision; and,
- Development and Building Permits for individual dwellings.

PREPARED BY & DATE:	Brad Irwin, Planning Officer – Planning & Development Services	June 17, 2021
REVIEWED BY & DATE:	Erin Onoferychuk, Superintendent of Planning Implementation – Planning & Development Services	
APPROVED BY & DATE:	Amanda Brinda, City Planner & Director of Development Services – Planning & Development Services	
ATTACHMENTS:	None.	

BACKGROUND INFORMATION REPORT

BYLAW #4679

A BYLAW OF THE CITY OF MEDICINE HAT TO AMEND BYLAW #3617, THE HAMPTONS AREA STRUCTURE PLAN

First Reading of Bylaw #4679 was given on July 5, 2021. Legal advertising was done on July 10, 2021 and July 17, 2021. No submissions were received.

ATTACHMENTS

1. Bylaw #4679
2. Extract of Minutes of the Municipal Planning Commission June 25, 2021
3. Briefing Note, Municipal Planning Commission – June 25, 2021

BYLAW NO. 4679

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 3617, the Hamptons Area Structure Plan.

WHEREAS Council wishes to adopt amendments to the Hamptons Area Structure Plan as shown in Schedule “A”, and Schedule “B”,

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City’s policies and procedures respecting Area Structure Plan amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of Development Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the August 3, 2021 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the Hamptons Area Structure Plan Amending Bylaw No. 4679.
2. Bylaw No. 3617 is amended by deleting Sections 4.2, 4.2.1, 4.2.3, 4.3, 5.2, 5.3 and 5.4 in the Area Structure Plan forming part of that Bylaw, and replacing them with Sections 4.2, 4.2.1, 4.3, 5.2, 5.3 and 5.4 in Schedule “A” attached hereto and forming part of this Bylaw.
3. Bylaw No. 3617 is amended by replacing Table 1 “Approximate Land Use Areas” in the Area Structure Plan forming part of that Bylaw, with Table 1 in Schedule “A” attached hereto and forming part of this Bylaw.
4. Bylaw No. 3617 is amended by replacing Figures 1, 2, 3, 4, 5, 6 and 7 in the Area Structure Plan forming part of that Bylaw, with Figures 1, 2, 3, 4, 5, 6, and 7 as set out in Schedule “B” attached hereto and forming part of this Bylaw.

5. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on July 5, 2021.

READ A SECOND TIME in open Council on _____.

READ A THIRD TIME in open Council on _____.

SIGNED AND PASSED on _____.

MAYOR: Keith E. (Ted) Clugston

CITY CLERK: Angela Cruickshank

Schedule "A"

*Proposed Amendment to Bylaw 3617 and 4594
Hamptons Area Structure Plan*

The purpose of the Area Structure Plan (ASP) amendment is to modify the text of the original ASP Bylaw No. 3617 and the 2020 ASP Amendment Bylaw No. 4594 to incorporate the proposed development plan for Hamptons Phase 3. This ASP amendment only outlines text amended for Bylaw No. 3617 and Bylaw No. 4594.

4.2 Residential Development

Bylaw No. 4594

The Hamptons subdivision will be predominately made up of Single Detached Houses which includes manufactured homes. Additionally, the Hamptons subdivision will incorporate a minor component of Duplexes and Garden Apartments Figure 3. Garden Apartments are three-storey walk-up structures with high quality landscaping and design. The three-storey apartment development will be located close to the stormwater wetlands area in the southeast part of the community. As noted in Section 1.2, the Manufactured Home Community may remain indefinitely until such time as it is comprehensively redeveloped as a residential subdivision (if it occurs). Should future comprehensive redevelopment of the Manufactured Home Community occur, a future ASP amendment and comprehensive outline plan submission will be required.

Amendment to Bylaw No. 4594

The Hamptons subdivision will be predominately made up of Single Detached Houses, including manufactured homes. As noted in Section 1.2, the Manufactured Home Community may remain indefinitely until such time as it is comprehensively redeveloped as a residential subdivision (if it occurs). Should future comprehensive redevelopment of the Manufactured Home Community occur, a future ASP amendment and comprehensive outline plan submission will be required.

4.2.1 General Residential Policies

Bylaw No. 4594

7. Land Use densities will be in the range of Single Detached (4-7 units per gross acre), Semi-Detached/Duplexes (4-7 units per gross acre), and three-storey Garden Apartments (30-40 units per net acre).

Amendment to Bylaw No. 4594

7. Land Use densities will be in the range of Single Detached (4-7 units per gross acre) and Semi-Detached/Duplexes (4-7 units per gross acre).

4.2.3 Multi - Unit Policies

Bylaw No. 3617

1. Details of the actual size, design and orientation of multi-unit residential areas will be determined through the Subdivision/Redesignation Stage.
2. Multi-unit residential development will be located and designed to be suitably integrated and be compatible with adjacent low density residential development.
3. Development surrounding the wetlands area will be suitably integrated into the public spaces.

*Proposed Amendment to Bylaw 3617 and 4594
Hamptons Area Structure Plan*

4. At grade parking areas will be landscaped.

Amendment to Bylaw No. 3617

Section 4.2.3 is deleted and removed.

4.3 Municipal Reserve Dedication

Bylaw No. 4594

The 2.83ha (7.0ac) school site and open spaces identified in Figure 3 Land Use Concept will receive municipal reserve credit.

Potential MR credit for the buffer between the Single Detached Manufactured Home Community (if applicable) will be determined by the Development Authority at FSR and Detailed Design stage.

Bylaw No. 3617

A municipal reserve credit of 35 percent of the total wetland area, minus the sediment fore-bay, plus the constructed wetland will be provided for the stormwater facility. The appropriate portions of this area will be landscaped and used for recreation use. Ten percent of the developable land (gross developable area) will be dedicated as municipal reserve.

Amendment to Bylaw No. 3617 and 4594

The 2.90ha school site and the 2.19ha open space, shown in Figure 3, will receive municipal reserve credit. Potential MR credit for the 1.15ha buffer between the existing Hamptons development and the Single Detached Manufactured Home Community will be received if applicable. Including the 1.15ha buffer zone, 9.8 percent of the developable land (gross developable area) will be dedicated as municipal reserve. Municipal reserve credit, equivalent to approximately 0.2% of the of the developable land (gross developable area), will be sought for the stormwater management facility landscaping in accordance with the City's Municipal Reserve Credit Policy bring the total MR dedication to 10.0% of the developable land (gross developable area).

5.2 Sanitary Sewer

Bylaw No. 3617

The balance of the property will drain southwards, ultimately being collected at a new trunk sewer at the southeast corner of the property. Delivery of sewage from that point would be via a new trunk sewer which will connect to the Southlands Lift Station in the Southlands subdivision.

Amendment to Bylaw No. 3617

The balance of the property will drain southwards, ultimately discharging to the sewer truck within South Boundary Road at a point upstream of the South Boundary Road SE and 13th Ave SE intersection, shown in Figure 5. The flows will ultimately discharge to the Southlands Lift Station in the Southlands subdivision.

*Proposed Amendment to Bylaw 3617 and 4594
Hamptons Area Structure Plan*

5.3 Water Supply

Bylaw No. 3617

Water supply to the property will be from the 300 mm watermain that is currently stubbed to the south end of Sprague Way. This watermain will be extended into the area and will connect to Vista Drive SE which will connect to the 300 mm main from the South Vista Heights subdivision. The 300mm watermain will be extended along Vista Drive SE to the intersection of Hamptons Road SE and then to the intersection with 13th Avenue SE. The stub will be left at 13th Avenue SE for future connections to the City distribution system. The system will be looped and in accordance with the City of Medicine Hat's Servicing Guidelines. The water distribution system is shown on Figure 5.

Amendment to Bylaw No. 3617

Water supply to the property will be from the 300 mm watermain stubbed to the south end of Sprague Way. This watermain will be extended into the area and will connect to Vista Drive SE which will connect to the 300 mm main from the South Vista Heights subdivision. The 300mm watermain will be extended along Vista Drive SE to the intersection of Hamptons Road SE. A second 300mm watermain will be extended south from the 13th Ave SE and Southlands Boulevard SE intersection to Hamptons Road SE then continue west within the Hamptons Road right-of-way and connect to the existing stub at the intersection of Vista Drive SE, shown in Figure 6. The system will be looped and in accordance with the City of Medicine Hat's Servicing Guidelines.

5.4 Storm Drainage

Bylaw No. 3617

There is an existing treated effluent sewage lagoon in the southeast corner of the property. This lagoon will be redesigned as the permanent Stormwater Management Facility for the Hamptons area. The plan indicates that a park within the Phase 2 boundary will be used for an interim stormwater detention facility until the permanent facility, shown in Figure 7, can be constructed. The provision, location, removal and subsequent restoration of any interim stormwater management measures will be addressed in the approved Functional Servicing Report and as terms and conditions of respective service agreements associated with subdivision approvals.

Amendment to Bylaw No. 3617

There is an existing treated effluent sewage lagoon in the southeast corner of the property. On May 20, 2021, Alberta Environment and Parks (AEP) authorized Lansdowne Equity Ventures Ltd. to decommission and reclaim the sewage lagoon, works is to be completed on or before July 1, 2021. The reclamation of the lagoon is anticipated to be completed in June 2021.

A portion of the reclaimed lagoon will be redesigned as the ultimate Stormwater Management Facility (SWMF) for the Hamptons area. The existing interim stormwater detention facility, including the interim pond and all associated piping and overland conveyance, will remain in service until the ultimate SWMF is operational. At that time the interim SWMF will be decommissioned and the ultimate SWMF, shown in Figure 7, will resume service to the Hamptons development, South Boundary Road ditch flows as outlined in the South Sector Storm Trunks and Outfalls Study and the fully built-out development, outlined as the

*Proposed Amendment to Bylaw 3617 and 4594
Hamptons Area Structure Plan*

Manufactured Home Community in Figure 3. A cost sharing agreement will be implemented with the Manufactured Home Community.

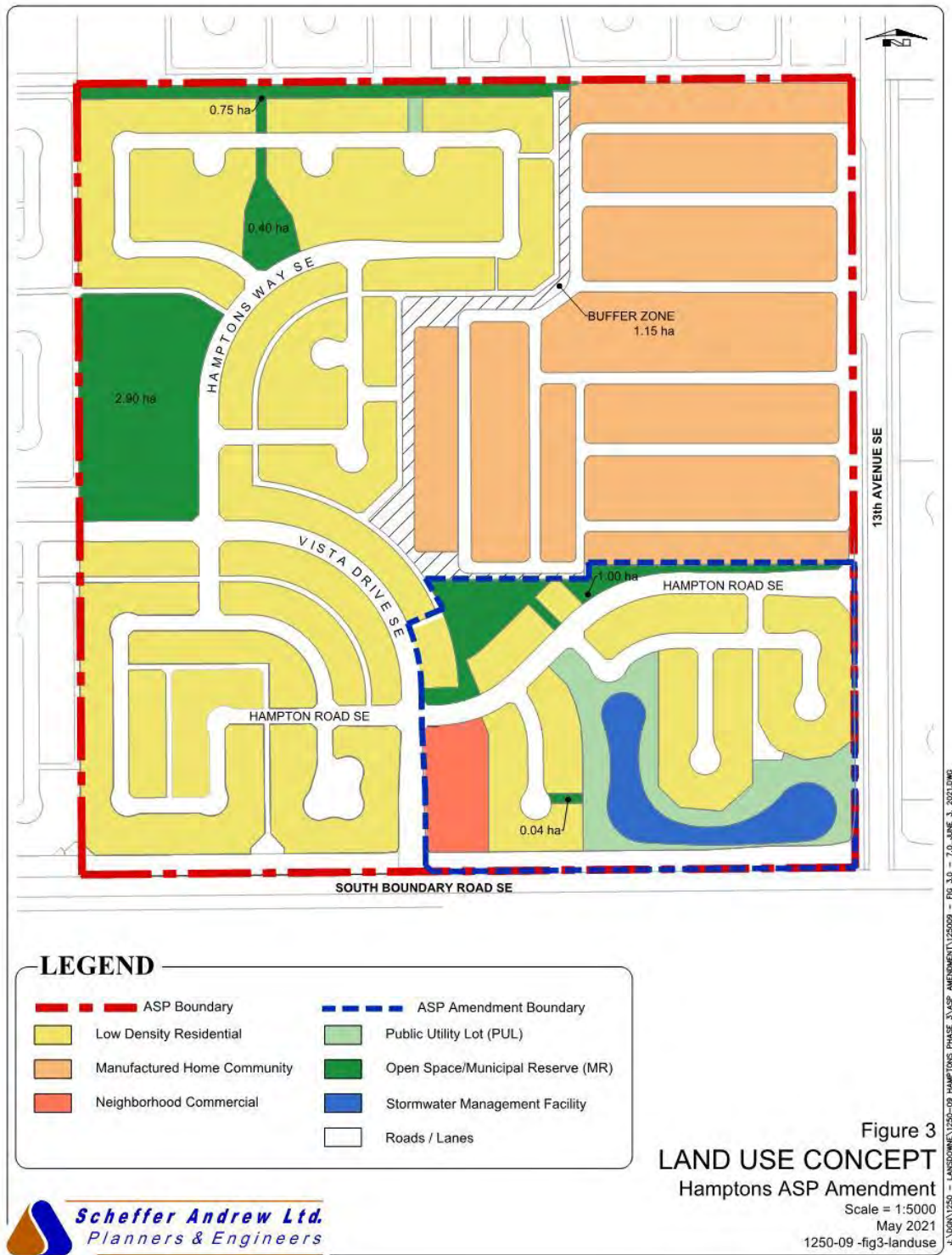
TABLE 1 – Approximate Land Use Areas

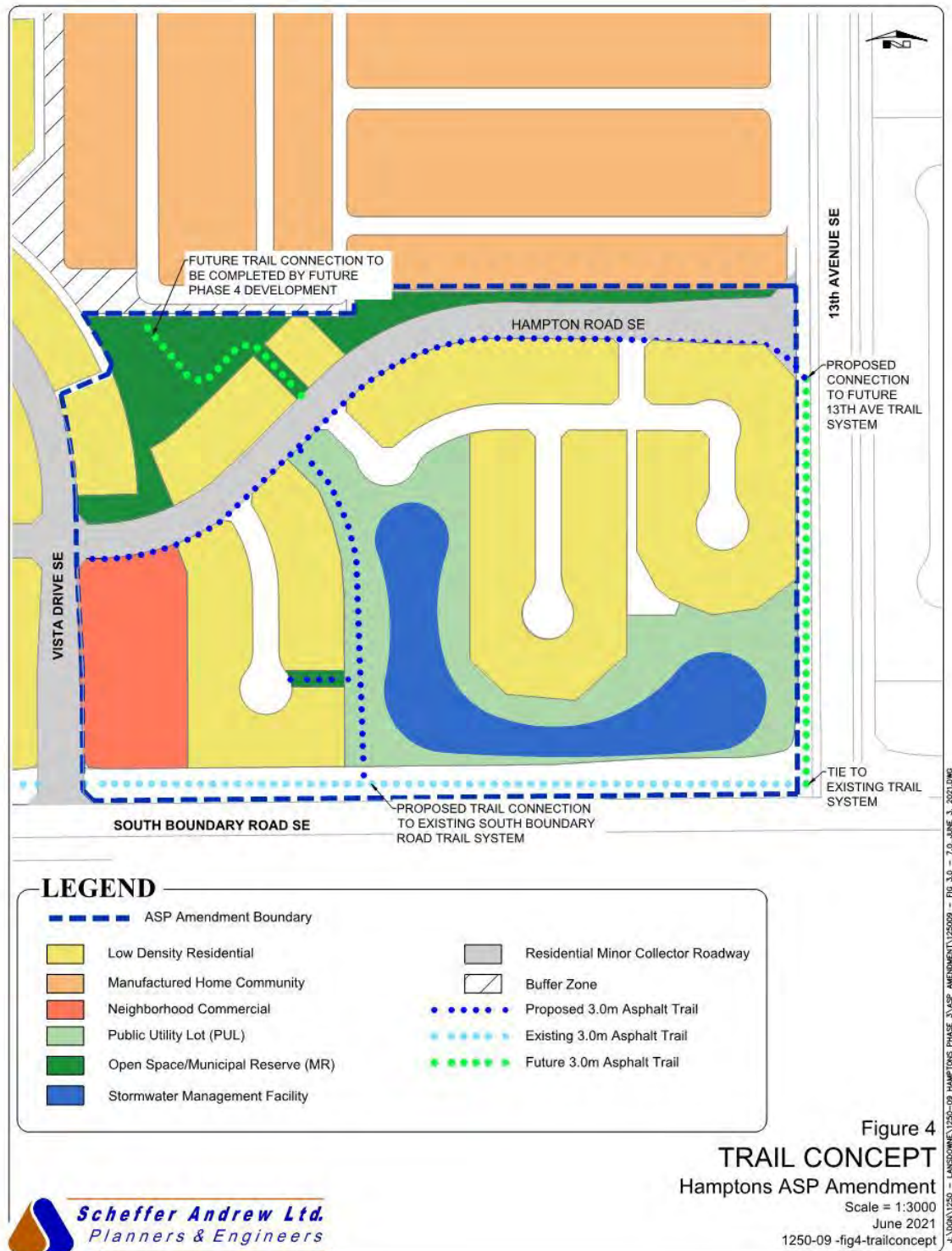
LAND USE	+/- ACRES	+/- HECTARES	% GDA	POPULATION
GROSS DEVELOPABLE AREA	156.89	63.49	100.0%	
RESIDENTIAL				
Single / Semi-detached (6 upa, 3 persons/unit)	57.30	23.19	36.5%	1031
Manufactured Home Community (6 upa, 2.5 persons/unit)	35.90	14.53	22.9%	539
TOTAL RESIDENTIAL	93.21	37.72	59.4%	1570
COMMERCIAL	2.13	0.86	1.4%	
OPEN SPACE / MR				
School Site (MR)	7.17	2.90	4.6%	
Open Space (MR)	5.51	2.19	3.4%	
Buffer	2.84	1.15	1.8%	
Wetland (MR)	0.0	0.0	0.0%	
TOTAL OPEN SPACE / MR	15.42	6.24	9.8%	
ROADS AND LANES	38.82	15.71	24.7%	
WETLAND PUL	7.31	2.96	4.7%	

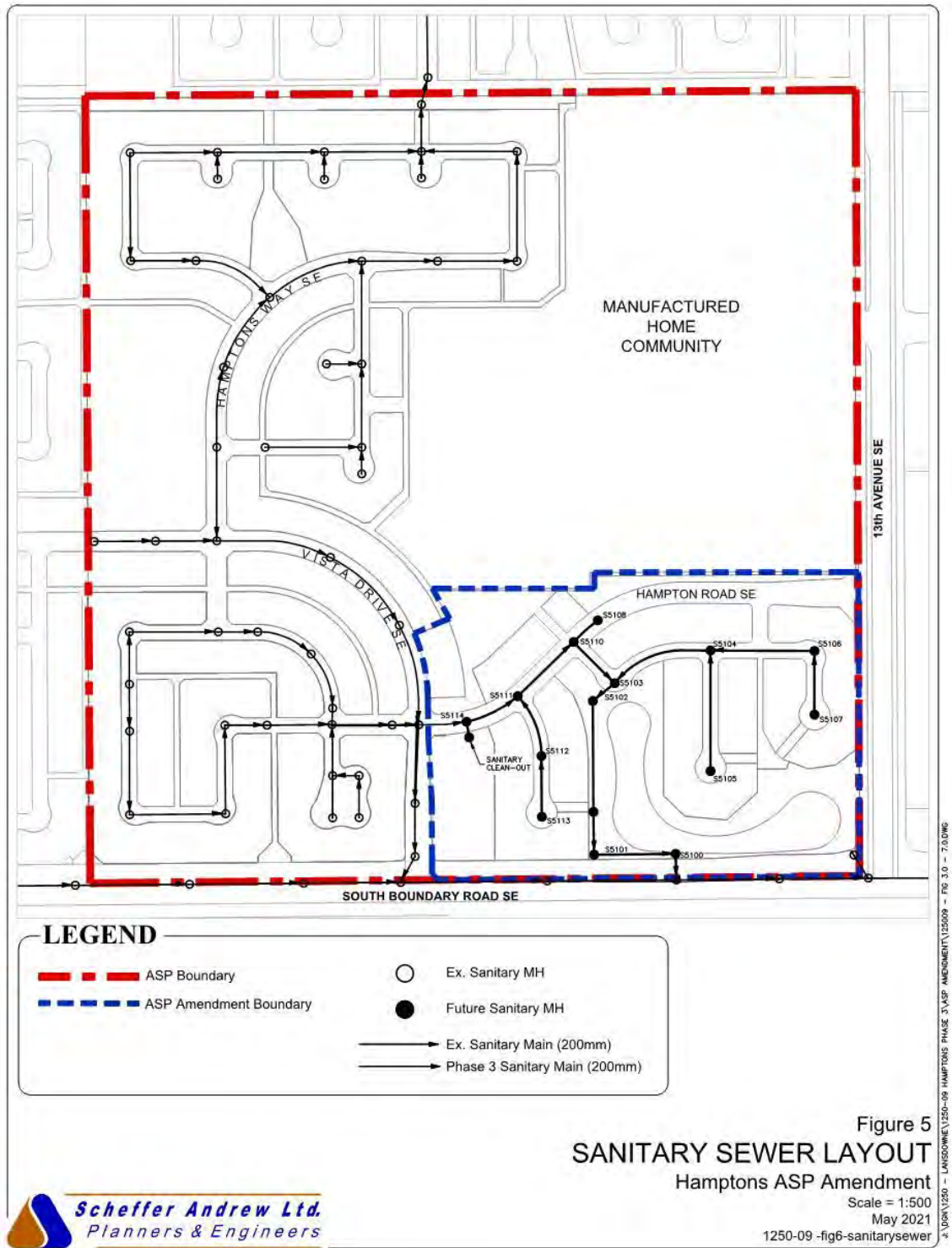
Schedule "B"

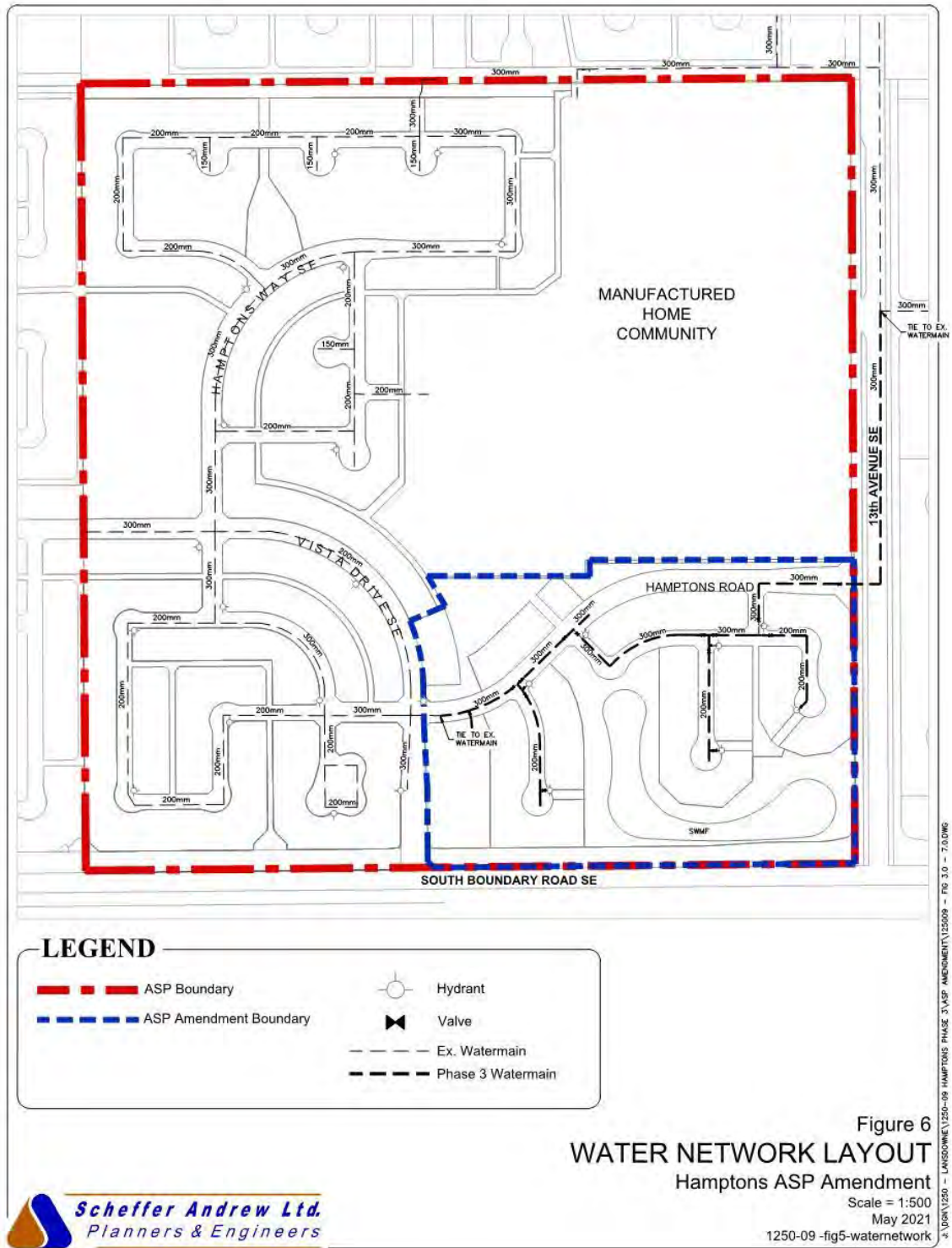


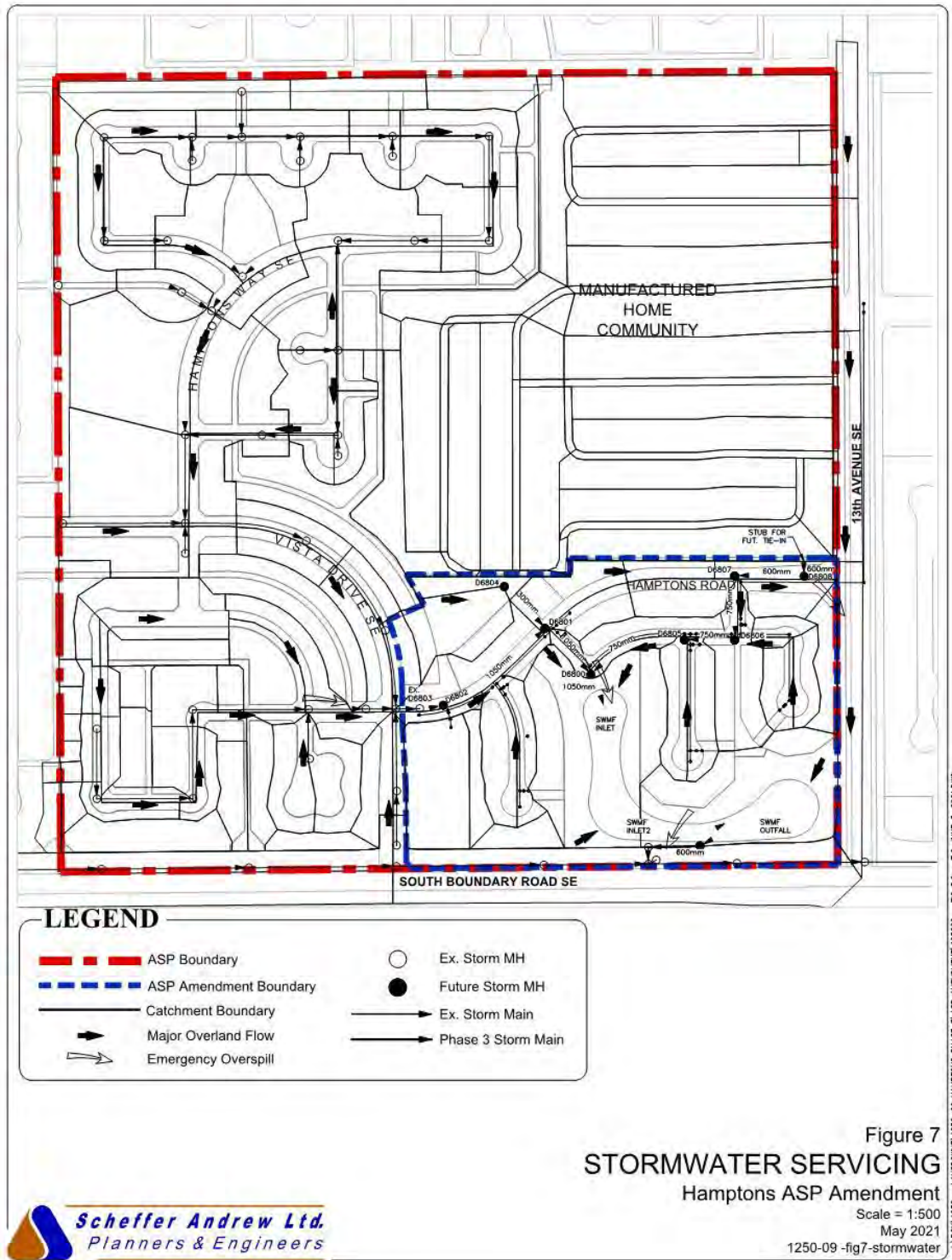












EXCERPT FROM MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING HELD ON FRIDAY, JUNE 25, 2021
AT 1:00 P.M. IN CITY HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Chair, Councillor B. Varga
Vice-Chair, Councillor D. Hirsch
G. Johnson (*attended via telephone*)
K. Murdock
P. Vanderham
T. Weigel (*attended via telephone*)

MEMBERS ABSENT: None

STAFF PRESENT: B. Irwin, Planning Officer – P&DS
E. Onoferychuk, Superintendent of Planning Implementation – P&DS
M. Steinwandt, Administrative Support – P&DS

5. AREA STRUCTURE PLAN AMENDMENT(S)

- 5.1 BYLAW NO. 4679 – TO AMEND BYLAW NO. 3617 THE HAMPTONS AREA STRUCTURE PLAN

Moved by P. Vanderham, seconded by K. Murdoch

**IT IS RECOMMENDED THROUGH THE MUNICIPAL PLANNING COMMISSION THAT
CITY COUNCIL APPROVE BYLAW NO. 4679 TO AMEND BYLAW NO. 3617 THE
HAMPTONS AREA STRUCTURE PLAN.**

CARRIED

BYLAW NO. 4679 - HAMPTONS AREA STRUCTURE PLAN AMENDMENT

JUNE 25, 2021

ISSUE:

Application to amend Bylaw No. 3617 the Hamptons Area Structure Plan (ASP), and Bylaw No. 4594 the Hamptons Area Structure Plan amendment, to allow the development of the Hamptons Phase 3 subdivision.

RECOMMENDATION:

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4679.

COUNCIL STRATEGIC PRIORITY:

Economic Vitality

The amendment is being proposed to support the development of a new low density residential subdivision in the City. The construction of this new residential subdivision ensures the efficient use of financial resources and utilization of city infrastructure.

Community Safety and Vibrancy

The construction of this new residential subdivision is the last phase of greenfield development in the Hamptons and will build vibrancy and complete the community.

KEY RISKS:**Health, Safety and Environmental Impact:**

Reclamation work to be completed on existing sewage lagoon. Submission of geotechnical report is required.

Financial Impact:

Funding Request:	No	
Budgeted Item:	No	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

N/A

Legal / Policy Impact:**Hamptons Area Structure Plan (ASP)**

The Hamptons ASP contains 64 ha of land, which when adopted included the manufactured home park and agricultural lands. The vision of the ASP that was originally adopted by City Council in 2005 was that the entire 64 ha would be developed as a low density residential neighborhood with public streets, parks and stormwater management facilities. The manufactured home park was intended to eventually be redeveloped to compliment this vision. Bylaw No. 4594 amended the Hamptons ASP to make the manufactured home park a permanent feature in this community. The remaining lands, known as Hamptons Phase 3, was conceptualized to incorporate low density, row houses, garden apartments, commercial, and open space. The proposed amendment generally aligns with the ASP and makes minor changes that reflect a more detailed design of the Hamptons Phase 3 subdivision.

Intermunicipal Development Plan (IDP)

Hamptons Phase 3 falls within the Urban Referral (UR) area of the Intermunicipal Development Plan (IDP). The purpose of the IDP is to establish a regional framework for attracting and coordinating economic opportunities and managing land use, subdivision and development in the IDP area. The County, the City and the Town of Redcliff want to improve opportunities to secure a robust and durable economic base, improve consistency in land development and enhance intermunicipal efficiency and

communication. The proposed amendment allows consistency with the ASP and not require future subdivision applications to be circulated to the County.

Section 3.4 of the IDP states the County, Town of Redcliff and City shall refer all ASPs, Area Redevelopment Plans, Land Use Bylaw amendment applications for lands within the IDP area to the other partner municipalities. Furthermore, the City shall refer to the County all Development Permit (DP) applications and subdivision applications for lands located within the UR area if the application is not consistent with the subsisting ASP. The amending bylaws have been circulated to the County, and comments have not yet been received at the time of writing.

With subdivision and DPs being the next steps in developing Hamptons Phase 3, the ASP will need to be consistent with the applications in order to cut the red tape and speed up the process by not requiring circulating all future DP applications.

2020 Municipal Development Plan (MDP)

Hamptons Phase 3 is currently defined as Stage 3 (long-term) of Suburban Residential Growth using the measured development staging approach. The proposed amendment will place Hamptons Phase 3 into a stage 2 (short-term) development stage. Currently, as a stage 3 development, the growth sequence of the MDP requires stage 1 and 2 developments to be completed before stage 3 developments can begin. The proposed amendment allows Hamptons Phase 3 to begin the development process and align with the 2020 MDP.

Land Use Bylaw (LUB)

Land use requirements will be implemented at the subdivision and DP stages.

Public Implications:

A public hearing is required prior to Third Reading by City Council for public input on the proposed amendment.

BACKGROUND:

Policy Context

The original Hamptons ASP was adopted by City Council in May 2005. The Hamptons ASP provides high-level policy guidance for the plan area to ensure orderly development. The proposed Hamptons ASP amendment has been prepared to address minor changes to the design of Hamptons Phase 3. No changes are proposed to the original plan outside Hamptons Phase 3. Section 633(3) of the *Municipal Government Act (MGA)* requires ASPs to be aligned with the MDP. Section 4.2 Measured Staging of the MDP will be amended to ensure alignment between the Hamptons ASP and the MDP. LUB No. 4168 will be amended to allow for the future development of Hamptons Phase 3.

Adopted ASP (Bylaw No. 3617)

The Hampton's ASP was adopted May 31, 2005, and contains 64 ha of land which included the manufactured home park and agricultural lands. The vision of the ASP was that the entire 64 ha would be developed as a low density residential neighbourhood with public streets, parks and stormwater management facilities. The manufactured home park was intended to eventually be redeveloped to compliment this vision.

Within the manufactured home community parcel the original ASP plans for a continuation of the City's road network, low density and medium density uses, extension of City utility infrastructure and a public park registered as Municipal Reserve (MR). The removal and redevelopment of the manufactured home community is planned to be the last phase of the Hamptons neighbourhood. Approximately 50% of the Hamptons neighbourhood has already been developed following the ASP vision.

Previous ASP Amendments (Bylaw No. 4594)

The first Hampton's ASP amendment was adopted in May 20, 2020. In recent years, the manufactured home park was acquired by Cove Communities from Lansdowne Equity Ventures Ltd. Cove's vision for the Hamptons neighbourhood is that the manufactured home park is revitalized and intensified and remains a permanent component of the neighbourhood. Cove is exploring the addition of 50 to 70 manufactured homes on the parcel by intensifying the park in vacant pockets of land and an expansion of the park south of the existing manufactured homes. A buffer strip is proposed to separate the

manufactured home park and the existing Hamptons neighbourhood. This amendment only impacted the previous Hamptons Phase 4 in the original ASP.

Proposed Amendments

Interest to develop Hamptons Phase 3, and the manufactured home park being a permanent feature of this community, has prompted some alterations to Hamptons Phase 3 area, which is the final phase of development in this ASP. The proposed significant changes to the Hamptons ASP include:

Residential Development

Increasing the number of low density residential lots and removing medium density residential row housing and garden apartments (3-storey buildings) in Hamptons Phase 3. Technical staff support this change, as the now permanent manufactured home community will provide additional affordable housing options. Future intensification of the manufactured home community may provide up to 70 additional units.

Road Network

Changes in the road network to support the land use change and increased Low Density Residential lots. Hampton's road remains unchanged and is accessed via Vista Drive SE and 13th Avenue SE. Three additional roads with cul-de-sacs are added for low density dwellings.

Stormwater Management Facility

Changes in residential and open space design resulted in slight relocation and modification of the ultimate storm pond. Hamptons Phase 3 and the manufactured home community to the north will both utilize the ultimate storm pond. Technical staff support this change.

Servicing Concept

Changes to the infrastructure servicing concept as a result of the modified design of the residential and open space areas. Technical staff support this change as the servicing infrastructure system can be adjusted while still maintaining efficient servicing.

Trail Concept

Modified trail concept as a result of the slight redesign of the Hamptons Phase 3. The trail connection from Hamptons Phase 3 to Phase 4 (Manufactured Home Community) will be completed in the future Phase 4 development. Technical staff support this change as it allows trail and pedestrian connectivity throughout the community.

Land Use Bylaw Compliance

Hamptons Phase 3 lands are currently zoned Future Urban Development (FUD) in the LUB. The current LUB designation for Phase 3 will need to be amended to Low Density Residential (R-LD) district, Open Space (OS) district, and Neighborhood Commercial (CN).

Analysis

The proposed amendments to the Hamptons ASP are a result of the manufactured home community being a permanent feature of the Hamptons. This has created opportunity for the developer of Hamptons Phase 3 to alter the land use and the density while still maintaining the vision of the Hamptons ASP. The manufactured home community provides affordable, medium density housing with room to expand up to an additional 70 units. This allows Hamptons Phase 3 to reduce its density and incorporate more low-density residential dwellings.

The stormwater management facility is being changed to accommodate the low density residential design, and will be shared between Hamptons Phase 3 and the manufactured home community to the north. Additionally, servicing design changes are required to address the needs of the new Phase 3 design. There are two existing sewage ponds on site that were used by the manufactured home community, and reclamation of these ponds are to be completed.

Trails will be incorporated throughout Hamptons Phase 3 to provide pedestrian access to the open spaces. At the time of Phase 4 development, the intensification of the manufactured home community, a trail system will be constructed to allow connectivity throughout the phases.

The proposed amendments align with the policies outlined in the ASP and the MDP. Amendments to the LUB are required to allow development and align land use concepts with the ASP and the LUB. Section

640 of the *MGA* states the development authority may decide on an application for a DP if the proposed development conforms with the use prescribed for that land in the LUB.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

- **Option 1:** Do not amend the ASP and require the developer to develop Hamptons Phase 3 as per the currently adopted ASP. This option is not recommended as it does not allow a private developer to address market conditions within the Hamptons neighbourhood.
- **Option 2:** Amend the ASP but require the developer to incorporate medium density residential in the design. This option is not recommended as the permanency of the manufactured home community provides a sufficient amount of medium density housing, and this may not meet community expectations.

IMPLEMENTATION PLAN:

Subject to City Council approval, amending the Hamptons ASP is one of the first steps in the land development process. The general land development steps that will occur after the amendment adoption include the review and approval of the following:

- Land Use Bylaw Rezoning;
- Tentative Plan of Subdivision;
- Detailed Design and Service Agreement;
- Endorsement and Registration of the Subdivision; and,
- Development and Building Permits for individual dwellings.

PREPARED BY & DATE:	Brad Irwin, Planning Officer – Planning & Development Services	June 18, 2021
REVIEWED BY & DATE:	Erin Onoferychuk, Superintendent of Planning Implementation – Planning & Development Services	
APPROVED BY & DATE:	Amanda Brinda, City Planner & Director of Development Services – Planning & Development Services	
ATTACHMENTS:	None.	

BACKGROUND INFORMATION REPORT

BYLAW #4680

A BYLAW OF THE CITY OF MEDICINE HAT TO AMEND BYLAW #4168, THE LAND USE BYLAW

First Reading of Bylaw #4680 was given on July 5, 2021. Legal advertising was done on July 10, 2021 and July 17, 2021. One submission was received.

ATTACHMENTS

1. Bylaw #4680
2. Extract of Minutes of the Municipal Planning Commission June 25, 2021
3. Briefing Note, Municipal Planning Commission – June 25, 2021
4. Submission – Cove Communities – July 27, 2021

BYLAW NO. 4680

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw.

AND WHEREAS the land shown on the Location Map in Schedule "A" to this Bylaw and legally described as portion of SE 1/4 SEC. 18 TWP. 12 RGE. 5 W4M (hereinafter referred to as the "subject land") is presently designated as Future Urban Development (FUD);

AND WHEREAS a land use bylaw amendment application has been submitted to re-designate the subject land as Low Density Residential (R-LD), Neighborhood Commercial (C-N), and Open Space (OS) in the City of Medicine Hat Land Use Bylaw;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City's policies and procedures respecting Land Use Bylaw amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of Development Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the August 3, 2021 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as Land Use Amending Bylaw No. 4680.
2. Bylaw No. 4168, being the City of Medicine Hat Land Use Bylaw, is amended by re-designating the subject land as Low Density Residential (R-LD), Neighborhood Commercial (C-N) and Open Space (OS) as shown in Schedule "A".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on July 5, 2021.

READ A SECOND TIME in open Council on _____.

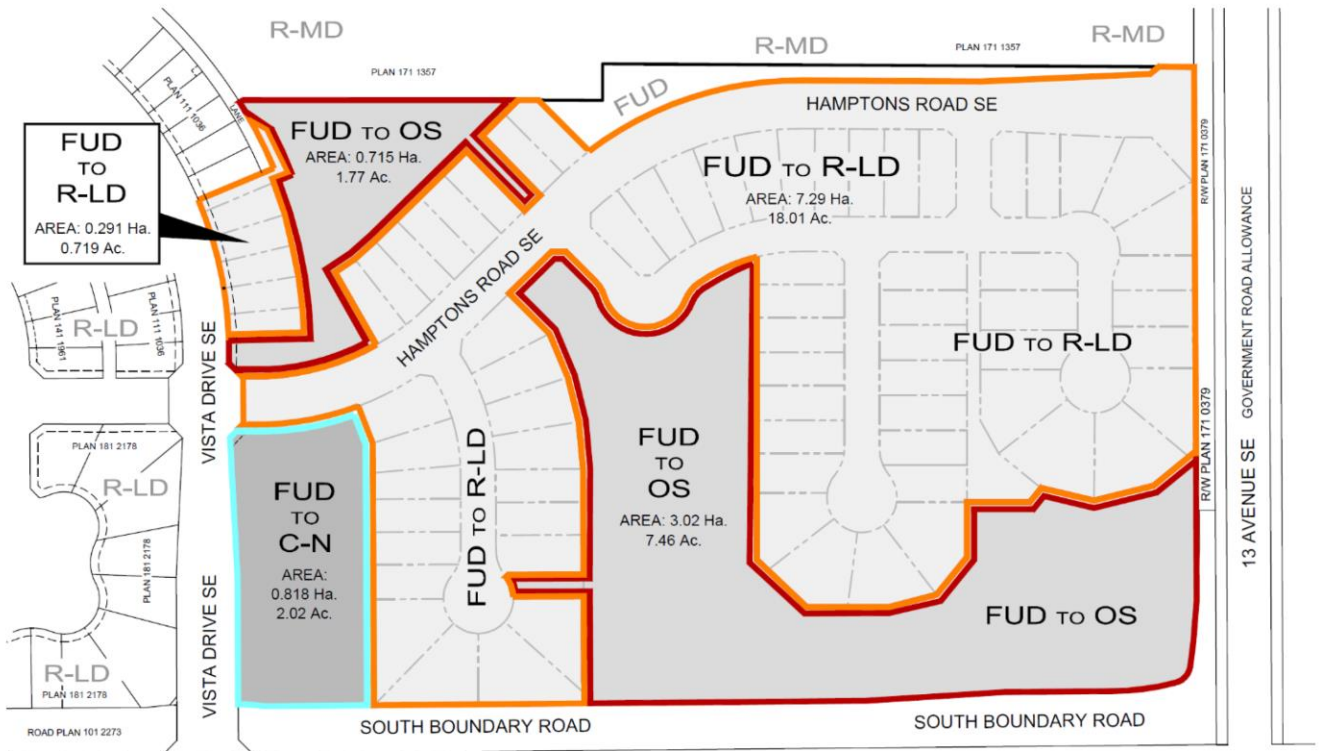
READ A THIRD TIME in open Council on _____.

SIGNED AND PASSED on _____.

MAYOR: Keith E. (Ted) Clugston

CITY CLERK: Angela Cruickshank

Schedule "A" – Bylaw No. 4680



BYLAW NO. 4680

SUBJECT LAND: PORTION OF SE 1/4 SEC. 18 TWP. 12 RGE. 5 W4M

LAND USE BYLAW AMENDMENT

FUTURE URBAN DEVELOPMENT (FUD)

to

LOW DENSITY RESIDENTIAL (R-LD)

NEIGHBORHOOD COMMERCIAL (C-N)

OPEN SPACE (OS)

EXCERPT FROM MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING HELD ON FRIDAY, JUNE 25, 2021
AT 1:00 P.M. IN CITY HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Chair, Councillor B. Varga
Vice-Chair, Councillor D. Hirsch
G. Johnson (*attended via telephone*)
K. Murdock
P. Vanderham
T. Weigel (*attended via telephone*)

MEMBERS ABSENT: None

STAFF PRESENT: B. Irwin, Planning Officer – P&DS
E. Onoferychuk, Superintendent of Planning Implementation – P&DS
M. Steinwandt, Administrative Support – P&DS

6. LAND USE BYLAW AMENDMENT(S)

- 6.1 BYLAW NO. 4680 – TO AMEND BYLAW NO. 4168 BY REZONING HAMPTONS PHASE 3 FROM FUTURE URBAN DEVELOPMENT (FUD) TO LOW DENSITY RESIDENTIAL (R-LD), NEIGHBORHOOD COMMERCIAL (C-N) AND OPEN SPACE (OS).

Moved by D. Hirsch, seconded by P. Vanderham

IT IS RECOMMENDED THROUGH THE MUNICIPAL PLANNING COMMISSION THAT CITY COUNCIL APPROVE BYLAW NO. 4680 – TO AMEND BYLAW NO. 4168 BY REZONING HAMPTONS PHASE 3 FROM FUTURE URBAN DEVELOPMENT (FUD) TO LOW DENSITY RESIDENTIAL (R-LD), NEIGHBORHOOD COMMERCIAL (C-N) AND OPEN SPACE (OS).

CARRIED

BYLAW NO. 4680 – LAND USE BYLAW AMENDMENT

JUNE 25, 2021

ISSUE:

Application to amend Bylaw No. 4168 the Land Use Bylaw (LUB) to align the zoning of Hamptons Phase 3 to the Hamptons Area Structure Plan (ASP) and tentative subdivision plan and allow development of residential lots, open space, and a commercial lot.

RECOMMENDATION:

It is recommended through the Municipal Planning Commission that City Council approves Bylaw No. 4680.

COUNCIL STRATEGIC PRIORITY:**Economic Vitality**

The amendment is being proposed to support the development of a new low density residential subdivision in the City. The construction of this new residential subdivision ensures the efficient use of financial resources and utilization of City infrastructure.

Community Safety and Vibrancy

The construction of this new residential subdivision is the last greenfield development in the Hamptons and will build vibrancy and complete the community.

KEY RISKS:**Health, Safety and Environmental Impact:**

All health, safety and environmental considerations will be reassessed as part of any future Development Permit (DP) applications.

Financial Impact:

Funding Request:	No	
Budgeted Item:	No	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

N/A

Legal / Policy Impact:**Land Use Bylaw**

Rezoning is required to allow the construction of houses and neighbourhood commercial uses in the subject lands. LUB requirements will be implemented at the subdivision and DP stages.

2020 Municipal Development Plan (MDP)

Hamptons Phase 3 is currently defined as Stage 3 (long-term) of Suburban Residential Growth using the measured development staging approach. The recently proposed MDP amendment (Bylaw No. 4674) will place Hamptons Phase 3 into a stage 2 (short-term) development stage. Currently, as a stage 3 development, the growth sequence of the MDP requires stage 1 and 2 developments to be completed before stage 3 developments can begin. The proposed LUB amendment aligns with the policies in the MDP and the proposed MDP Bylaw No. 4674.

Hamptons Area Structure Plan (ASP)

A recently proposed ASP amendment, Bylaw No. 4679, has been submitted that slightly changes the land use concept of Hamptons Phase 3. These changes include reorganizing the open space areas, removing medium density residential, and incorporating more low density residential into the land use concept. The proposed LUB amendment aligns with the recent ASP amendment submission and

aligns with the policies in the adopted Hamptons ASP that are not proposed to be changed in the recently submitted Hamptons ASP amendment Bylaw No. 4679.

Land Use Bylaw Compliance

Hamptons Phase 3 lands are currently zoned FUD – Future Urban Development in the Land Use Bylaw, which does not allow for the proposed development to proceed. The Land Use Bylaw designation for phase 3 will need to be amended to RLD – Low Density Residential district, OS – Open Space district, and CN - Neighborhood Commercial, which is the purpose of the proposed Land Use Bylaw Amendment.

Municipal Government Act (MGA)

Section 640 states the development authority may decide on an application for a DP if the proposed development conforms with the use prescribed for that land in the LUB. The proposed LUB amendment allows us to zone Hamptons Phase 3 to allow us to approve DPs as Permitted or Discretionary Uses for each district.

Public Implications:

A public hearing is required prior to third Reading by City Council for public input on the proposed amendment.

BACKGROUND:

Policy Context

Hamptons Phase 3 is currently zoned Future Urban Development (FUD) in the LUB. The purpose of FUD is to protect lands identified as future greenfield development areas from premature subdivision and development until urban development of the land can proceed in an orderly fashion consistent with the City's MDP and other statutory plans, and the Municipal Servicing Standards. The FUD district does not allow for any new residential dwellings to be developed, and therefore a rezoning is required. Once the rezoning is complete in accordance with the Hamptons ASP land use concept and tentative subdivision plan, development can take place.

Proposed Amendments

Since the manufactured home park is now a permanent feature of this community, and will no longer be developed as single detached houses, this change has prompted some alterations to Hamptons Phase 3, which is the final phase of development in the Hamptons area.

The proposed significant changes include designation of the following districts:

- Future Urban Development (FUD) to Low Density Residential (R-LD);
- Future Urban Development (FUD) to Neighborhood Commercial (C-N); and,
- Future Urban Development (FUD) to Open Space (OS).

Low density Residential totaling 7.22 ha.

Neighborhood Commercial totaling 0.844 ha.

Open Space totaling 3.78 ha.

Analysis

Hamptons Phase 3, during the adoption of the MDP in 2020, had a major infrastructure piece outstanding in their stormwater management facility, so they were essentially 'semi-complete'. Additionally, they had the remediation of an old wastewater lagoon to finish, so development was anticipated to be several years out. Hamptons is now moving ahead with Hamptons Phase 3. It is anticipated that there is further build out time for Ranchlands and Brier Run areas. This helps balance things out in terms of future north/south development.

Considering the developer is ready to move forward and the MDP and ASP amendments have been submitted and presented for approval, it is an appropriate step to amend the LUB and zone Hamptons Phase 3 to allow development.

The proposed amendment aligns with the policies outlined in the ASP and the MDP. Amendments to the LUB are required to allow development and align land use concepts with the ASP and MDP.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

Do not amend the LUB. This option is not recommended as Hamptons is an important growth node and Phase 3 is ready to be developed. Not developing the final phase of Hamptons would create a negative impact to Medicine Hat's economy.

IMPLEMENTATION PLAN:

Subject to City Council approval, amending the Land Use Bylaw is one of the first steps in the land development process. The general land development steps that will occur after the amendment adoption include the review and approval of the following:

- Tentative Plan of Subdivision;
- Detailed Design and Service Agreement;
- Endorsement and Registration of the Subdivision; and,
- Development and Building Permits for individual dwellings.

PREPARED BY & DATE:	Brad Irwin, Planning Officer – Planning & Development Services	June 18, 2021
REVIEWED BY & DATE:	Erin Onoferychuk, Superintendent of Planning Implementation – Planning & Development Services	
APPROVED BY & DATE:	Amanda Brinda, City Planner & Director of Development Services – Planning & Development Services	
ATTACHMENTS:	None.	

July 27, 2021

Dear Ms. Cruickshank,

Thank you for the opportunity to provide comment on the proposed Bylaw #4680. As the owner and operator of Medicine Hat Village (Cove Communities), we have no comments or concerns with respect to the land use plan as presented in the circulation package. However, we would like to raise some concerns with select details contained within the stormwater and sanitary servicing sections of the proposed ASP amendments, as well as the supporting figures. These concerns are outlined below.

Proposed Amendment to Bylaw 3617 & 4594 – Section 5.4 Storm Drainage

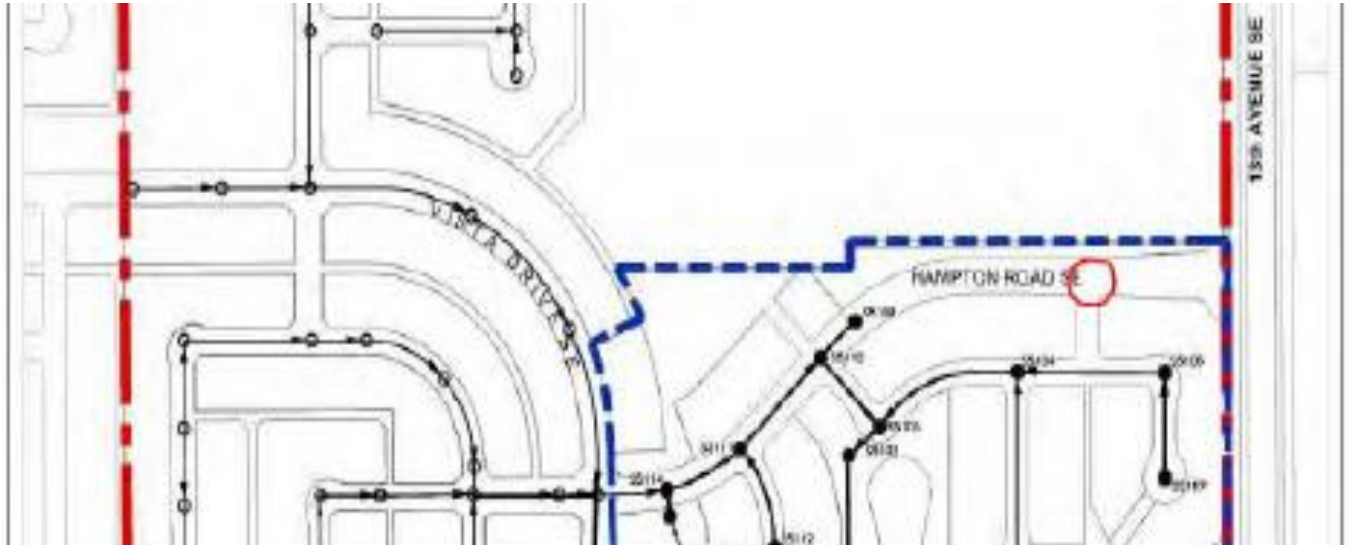
The proposed amendments noted on page 4 of the ASP amendment document states that “A cost sharing agreement will be implemented with the Manufactured Home Community” with respect to the updated storm pond configuration. When Cove Communities purchased the lands from the previous landowner, the purchase was done for fully serviced lands which includes stormwater management. As such, the adjacent landowner should be held responsible for ensuring adequate stormwater management is provided for existing residences within Medicine Hat Village at no additional cost to Cove Communities.

In light of these obligations of the adjacent landowner, we request that this line be removed from the proposed amendments as any further cost sharing arrangements for stormwater infrastructure requirements are best handled outside of the statutory planning policy and undertaken as part of the ongoing FSR approvals and coordination with City Administration.

Should this request not be granted, we would ask that the wording be amended to state, “A cost sharing agreement will be implemented with the Manufactured Home Community for any further contributions to the stormwater management facility as a result caused by intensification of the site.” – or similar. If intensification of the site does not occur and Medicine Hat Village does not contribute any additional runoff to the proposed stormwater facility, Cove communities would like to ensure that we are not obligated to contribute to these costs, which we believe are the responsibility of the adjacent landowner.

Figure 5 – Sanitary Sewer Layout

Please note that the proposed sanitary servicing layout is not in alignment with the approved FSR or draft FSR currently under review by Administration. As per the approved FSR and draft updated FSR currently under review by Administration, Medicine Hat Village is currently anticipating a tie-in location in the approximate location circled below in red:



It is understood that the existing service located along 13 Ave SE was intended to be a temporary service line, connected to the network within the greater Hamptons development. This proposed change does not note a point of service/tie-in with Medicine Hat Village and has moved the closest manhole to Medicine Hat village, thereby providing service at a greater distance. As this redesign was put forward by the adjacent landowner, we would like assurances that any additional costs to extend sanitary tie-ins to the proposed network are borne by the proponent, or that the City is prepared to leave the current service line for Medicine Hat Village in place indefinitely. As Cove Communities was not consulted with the change, the additional cost for extension of services is anticipated to be covered solely by the developer proposing the ASP amendment.

Figure 7 – Stormwater Servicing

Cove Communities currently contributes stormwater runoff to a temporary storm pond located in the northwest corner of the ASP Amendment boundary. We would like to be certain that the proposed tie-ins as shown along the northeast corner of the ASP Amendment Boundary in Figure 7 will be done without interruption to the existing Manufactured Home Community's service, and at no cost to Cove Communities to accommodate the revised stormwater management plan as per the approved Functional Servicing Report (FSR) for the Hamptons area.



July 27, 2021

Thank you for your time and consideration of our comments.

Sincerely,

Aaron Alberts

Regional Vice President

Calgary Corporate Office

Cove Communities - Venture I LP

#200, 6220 - 17th Ave SE Calgary AB, T2A 0W6

BACKGROUND INFORMATION REPORT

BYLAW #4678

A BYLAW OF THE CITY OF MEDICINE HAT TO AMEND BYLAW #4168, THE LAND USE BYLAW

First Reading of Bylaw #4678 was given on July 5, 2021. Legal advertising was done on July 10, 2021 and July 17, 2021. No submissions were received.

ATTACHMENTS

1. Bylaw #4678
2. Extract of Minutes of the Municipal Planning Commission June 25, 2021
3. Briefing Note, Municipal Planning Commission – June 25, 2021

BYLAW NO. 4678

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw.

WHEREAS the lands shown on the Location Map in Schedule "A" to this Bylaw and legally described as Lot 19 and 20 , Block 1, Plan 181 2507 (hereinafter referred to as the "subject land") is presently designated Historic Clay (HC);

AND WHEREAS a land use bylaw amendment application has been submitted to re-designate the subject land as Direct Control (DC) in the City of Medicine Hat Land Use Bylaw;

AND WHEREAS a resolution has been prepared for Council's consideration for the purpose of authorizing the Municipal Planning Commission to make development decisions pursuant to Section 10.7.2 of the Land Use Bylaw;

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City's policies and procedures respecting Bylaw amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of Development Services of Planning & Development Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on August 3, 2021 at 6:30 pm;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as Amending Bylaw No. 4678.
2. Bylaw No. 4168, being the City of Medicine Hat Land Use Bylaw, is hereby amended by re-designating the subject lands as Direct Control (DC) as shown in Schedule "A".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on July 5, 2021.

READ A SECOND TIME in open Council on _____.

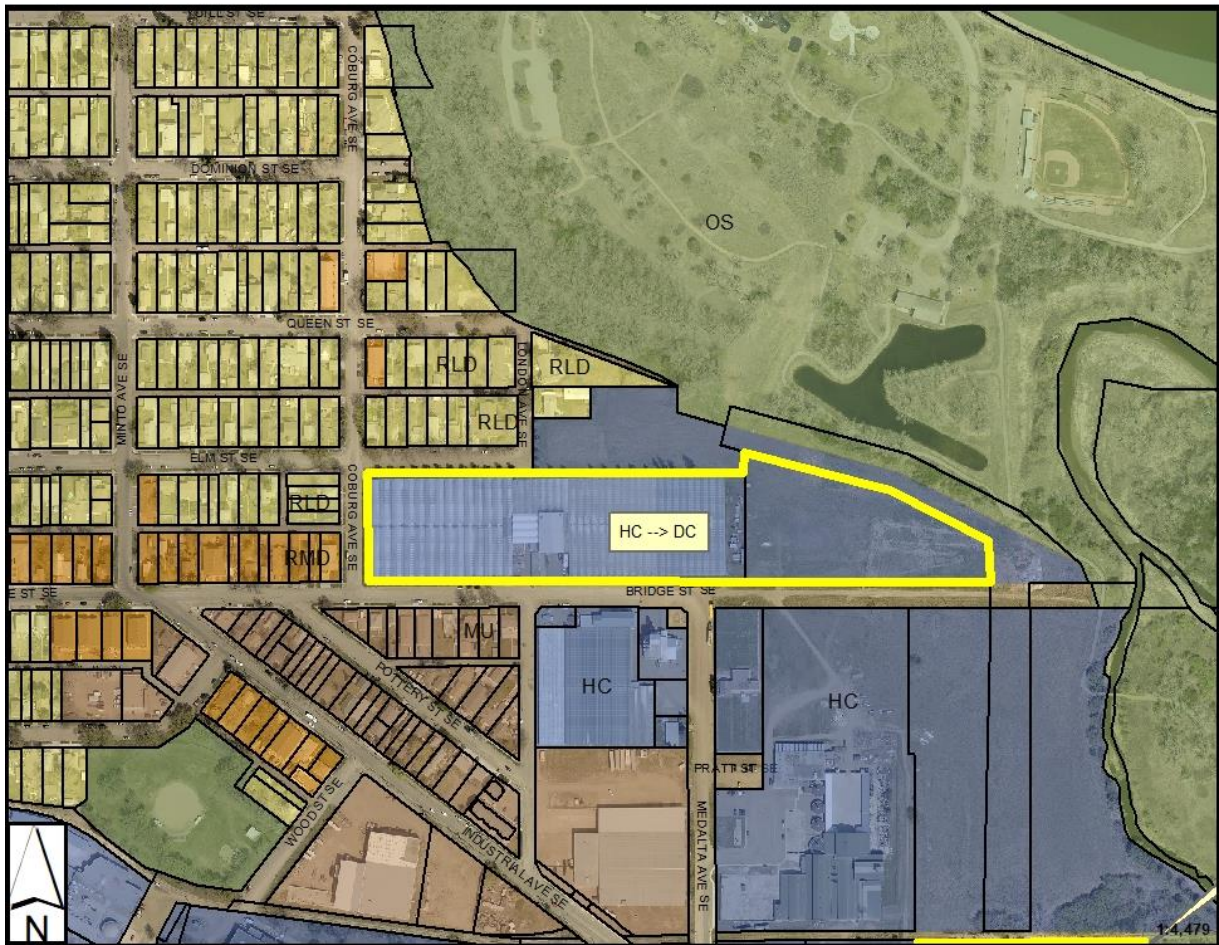
READ A THIRD TIME in open Council on _____.

SIGNED AND PASSED on _____.

MAYOR: Keith E. (Ted) Clugston

CITY CLERK: Angela Cruickshank

Schedule "A" – Bylaw No. 4678



BYLAW NO. 4678

SUBJECT LANDS:

Lot 19, Block 1, Plan 1812507

Lot 20, Block 1, Plan 1812507

LAND USE BYLAW AMENDMENT

**HC - Historic Clay District
to
DC - Direct Control District**

EXCERPT FROM MINUTES OF THE MUNICIPAL PLANNING COMMISSION
MEETING HELD ON FRIDAY, JUNE 25, 2021
AT 1:00 P.M. IN CITY HALL, COUNCIL CHAMBERS

MEMBERS PRESENT: Chair, Councillor B. Varga
Vice-Chair, Councillor D. Hirsch
G. Johnson (*attended via telephone*)
K. Murdock
P. Vanderham
T. Weigel (*attended via telephone*)

MEMBERS ABSENT: None

STAFF PRESENT: B. Irwin, Planning Officer – P&DS
E. Onoferychuk, Superintendent of Planning Implementation – P&DS
M. Steinwandt, Administrative Support – P&DS

6. LAND USE BYLAW AMENDMENT(S)

- 6.2 BYLAW NO. 4678 – TO AMEND BYLAW NO. 4168 TO REZONE LOTS 19 AND 20, BLOCK 1, PLAN 1812507 FROM HISTORIC CLAY (HC) TO DIRECT CONTROL (DC).

Moved by P. Vanderham, seconded by K. Murdoch

IT IS RECOMMENDED THROUGH THE MUNICIPAL PLANNING COMMISSION THAT CITY COUNCIL APPROVE BYLAW NO. 4678 – TO AMEND BYLAW NO. 4168 TO REZONE LOTS 19 AND 20, BLOCK 1, PLAN 1812507 FROM HISTORIC CLAY (HC) TO DIRECT CONTROL (DC).

CARRIED

ISSUE:

Staff initiated an amendment to Land Use Bylaw (LUB) No. 4168 to re-designate Lots 19 and 20, Block 1, Plan 181 2507 from Historical Clay (HC) district to Direct Control (DC) district.

RECOMMENDATION:

It is recommended through the Municipal Planning Commission that City Council approve Bylaw No. 4678 to rezone the subject portion of land to DC.

COUNCIL STRATEGIC PRIORITY:

Economic Vitality

The LUB amendment is being proposed to support the rezoning of an existing greenhouse along with a future expansion from HC to DC to allow a more streamlined process under the National Building Code.

KEY RISKS:**Health, Safety and Environmental Impact:**

All health and safety environmental considerations will be assessed as part of the standard process for a subdivision.

Financial Impact:

Funding Request:	No	
Budgeted Item:	No	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

N/A

Legal / Policy Impact:

The amendment will allow the City to accommodate an expansion of an existing greenhouse use.

Public Implications:

A Public Hearing is required to provide for public input on the proposed amendment.

BACKGROUND:

The applicant is proposing to rezone Lot 19 and 20, Block 1, Plan 181 2507 located in the River Flats neighborhood from HC to a site specific DC under Section 10.7.2 of the LUB. The site specific DC zoning will allow a Development Permit (DP) for a Greenhouse to be approved as a discretionary use. The intent of the staff initiated site specific DC rezoning is to allow the existing structure on the subject site and future expansion to comply with the current LUB No. 4168 and the National Building Code. Agricultural Use has also been included as a discretionary use to this site specific DC rezoning to satisfy requirements to allow Safety Codes Services variances to the Building Code, which can only be done on lands where Agricultural Use is listed as either permitted or discretionary as per the *Agricultural Operations and Practices Act*.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

Do not amend the LUB and leave as is. This option is not recommended as the current HC zoning would impose costly building Code requirements on the proposed greenhouse.

IMPLEMENTATION PLAN:

Subject to City Council approval, the DP will be approved after the Subdivision application.

PREPARED BY & DATE:	Kristina Hoefman, Development Officer – Planning & Development Services	June 16, 2021
REVIEWED BY & DATE:	Erin Onoferychuk, Superintendent of Planning Implementation – Planning & Development Services	
APPROVED BY & DATE:	Amanda Brinda, City Planner & Director of Development Services – Planning & Development Services	
ATTACHMENTS:	None.	

RESOLUTION
REGARDING LAND USE BYLAW AMENDMENT BYLAW NO. 4678

WHEREAS Section 11.7.2 of Bylaw No. 4168, the City of Medicine Hat Land Use Bylaw, provides that *“The Council may by resolution establish such parameters for development as it considers necessary in respect of any Site within this District, and in so doing may vary, relax or waive any Development Regulation or any provision of the Municipal Servicing Standards, or issue any directions it considers appropriate to the Commission with respect to the Commission’s power to make a decision on an application for a Development Permit involving that Site ”*;

AND WHEREAS Council considers it advisable to pass Bylaw No. 4678, to amend the zoning of a portion of Lots 19 and 20, Block 1, Plan 181 2507 from HC – Historic Clay district to DC – Direct Control district and amend Bylaw No. 4168:

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, RESOLVES AS FOLLOWS:

1. Under Section 10.7.2 of Land Use Bylaw No. 4168, Council has the authority to pass a resolution to establish development parameters, and provide any directions to the Municipal Planning Commission for the lands described in Bylaw No. 4678 (the “lands”). The following uses shall be discretionary uses on the lands:
 - a. Agricultural Use
 - b. Greenhouse
2. The Municipal Planning Commission as the Development Authority is granted the authority to determine and approve any development standard or regulation related to a proposed development on the lands as long as the use is a “Greenhouse” or an “Agricultural Use” as defined under Section 4.5 in Land Use Bylaw No. 4168, and in doing so shall have regard to the development regulations shown in Section 10.1.4 of Land Use Bylaw No. 4168.
3. This Resolution takes effect on August 3, 2021.

**MINUTES OF THE ADMINISTRATIVE COMMITTEE MEETING
HELD ON JULY 14, 2021 AT 9:00 A.M.
IN CITY HALL CONFERENCE ROOM #2-1**

PRESENT: R. Nicolay, City Manager – Chair
T. Clugston, Mayor
C. Graham, Acting Managing Director, Corporate Services
J. Will, Acting Managing Director, Public Services
K. Redden, Acting Managing Director, Energy & Infrastructure
G. Mauch, Acting Managing Director, Strategic Analysis /
Management
B. Bullock, City Solicitor (*remote attendance*)
A. Cruickshank, City Clerk

1. **Corporate Trading Resolution – Update Due to Corporate Re-Organization**
Appendix A

Administrative Committee referred the item to Council for adoption.

ADOPTION

Adjournment

The meeting adjourned at 10.30 am.

Received by City Council on August 3, 2021.

ANGELA CRUICKSHANK, CITY CLERK

CORPORATE TRADING RESOLUTION
UPDATE DUE TO CORPORATE RE-ORGANIZATION

JULY 14, 2021

ISSUE:

City of Medicine Hat deals with financial Institutions, some of which require a corporate trading resolution as part of the required documentation to add authorized signatories to instruct and approve the trading transactions. It has been identified that existing Corporate Trading Resolution (Attachment #1) requires updating to align with the recent corporate re-organization.

RECOMMENDATION:

It is recommended through the Administrative Committee that City Council approves a corporate trading resolution which:

- designates the positions of City Manager; Managing Director of Corporate Services; Director of Finance; City Treasurer; Treasury & Risk Management Specialist; Treasury & Insurance Officer; and Treasury & Claims Analyst as authorized signatories; and
- authorizes the City Manager to change the individuals named to those positions.

COUNCIL STRATEGIC PRIORITY:

Fiscal Responsibility

KEY RISKS:**Health, Safety and Environmental Impact:**

N/A

Financial Impact:

Funding Request:	No	
Budgeted Item:	N/A	
Funding Explanation:	N/A	
Budget Amendment Form?	No	

Legal / Policy Impact:

N/A

Public Implications:

N/A

BACKGROUND:

- City of Medicine Hat currently has investments and/or hedging with numerous financial institutions.
- The City has an existing Corporate Trading Resolution which identifies the positions within the City that are authorized to give written orders or trading instructions on behalf of the City.
- Upon request, financial institutions are also provided with a Certificate of Incumbency (certified by the City Manager) identifying the individual who occupies the position authorized by the Corporate Trading Resolution.
- It has been identified that existing Corporate Trade Resolution requires updating to align with the recent re-organization.
- The proposed updated Corporate Trading Resolution is included as Attachment #2.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

N/A

IMPLEMENTATION PLAN:**APPENDIX A**

Upon Council approval of the proposed Corporate Trading Resolution, the City of Medicine Hat Treasury team will provide the necessary approved documents to the financial institutions to allow continued administration of investments.

PREPARED BY & DATE:	Lola Barta Director of Finance	July 12, 2021
APPROVED BY & DATE:	Dennis Egert Managing Director of Corporate Services	
ATTACHMENTS:	#1 Existing Corporate Trading Resolution #2 Proposed Corporate Trading Resolution	



City Clerk Department
 580 First Street SE
 Medicine Hat, Alberta T1A 8E6
 Phone: 403.529.8234
 E-mail: clerk@medicinehat.ca
www.medicinehat.ca

May 22, 2019

TO WHOM IT MAY CONCERN:

This letter is to confirm that on the 21st day of May, 2019, the Medicine Hat City Council unanimously passed the following resolution:

CORPORATE TRADING RESOLUTION

RESOLVED: THAT the following positions of the Corporation of the City of Medicine Hat (the "City") and the individuals named to those positions by the City are hereby authorized to give orders or trading instructions, to financial institutions in writing in respect of account dealings for, or on behalf of, and in the name of the City, namely:

- a. Chief Administrative Officer
- b. Commissioner of Corporate Services
- c. General Manager of Finance
- d. Manager of Treasury, Planning and Analysis
- e. Treasury and Insurance Officer
- f. Treasury & Claims Analyst.

Each individual named by the Chief Administrative Officer in the above positions is referred to as a "Designated Person". Individuals named as a Designated Person may change from time to time, as authorized in writing by the Chief Administrative Officer.

AND THAT each and any Designated Person is/are hereby authorized to (1) execute and deliver for, on behalf of, and in the name of the City, consent letters of instruction or other documents required by financial institutions for establishment, reclassification, or operation of any account; and (2) to deposit on behalf of, and in the name of the City any monies or securities in such financial institution accounts;

AND THAT any two Designated Persons are hereby authorized to withdraw for, on behalf of, and in the name of the City any monies or securities contained in such financial institution accounts;

AND THAT the financial institutions shall be entitled to act and rely upon the actions and instructions of a Designate Person taken or given in accordance with this resolution without making or continuing any investigations or inquiries into the propriety such actions, orders and instructions;

AND THAT this resolution shall remain in full force and effect until written notice of revocation thereof has been filed by the Chief Administrative Officer of the City.

Certified to be a true and correct copy of a resolution passed by the City Council of the City on Monday, May 21, 2019 which resolution is in full force and effect, unamended, as of the date hereof.

Be it further certified that the City is duly incorporated, organized and existing and has the authority to establish and maintain one or more accounts with financial institutions and the power and authority to invest or trade in securities and to delegate its powers as declared in the above resolutions.

Dated at Medicine Hat this 22nd day of May, 2019.



Angela Cruickshank, City Clerk



CORPORATE TRADING RESOLUTION

RESOLVED: THAT the following positions of the Corporation of the City of Medicine Hat (the "City") and the individuals named to those positions by the City are hereby authorized to give orders or trading instructions, to financial institutions in writing in respect of account dealings for, or on behalf of, and in the name of the City, namely:

- a. City Manager
- b. Managing Director of Corporate Services
- c. Director of Finance
- d. City Treasurer
- e. Treasury & Risk Management Specialist
- f. Treasury & Insurance Officer
- g. Treasury & Claims Analyst

Each individual named by the City Manager in the above positions is referred to as a "Designated Person". Individuals named as a Designated Person may change from time to time, as authorized in writing by the City Manager.

AND THAT each and any Designated Person is/are hereby authorized to (1) execute and deliver for, on behalf of, and in the name of the City, consent letters of instruction or other documents required by financial institutions for establishment, reclassification, or operation of any account; and (2) to deposit on behalf of, and in the name of the City any monies or securities in such financial institution accounts;

AND THAT any two Designated Persons are hereby authorized to withdraw for, on behalf of, and in the name of the City any monies or securities contained in such financial institution accounts;

AND THAT the financial institutions shall be entitled to act and rely upon the actions and instructions of a Designate Person taken or given in accordance with this resolution without making or continuing any investigations or inquiries into the propriety such actions, orders and instructions;

AND THAT this resolution shall remain in full force and effect until written notice of revocation thereof has been filed by the City Manager of the City.

Certified to be a true and correct copy of a resolution passed by City Council on Monday, _____ which resolution is in full force and effect, unamended, as of the date hereof.

Be it further certified that the City is duly incorporated, organized and existing and has the authority to establish and maintain one or more accounts with financial institutions and the power and authority to invest or trade in securities and to delegate its powers as declared in the above resolutions.

Dated at Medicine Hat this _____ day of _____, _____.

**MINUTES OF THE ADMINISTRATIVE COMMITTEE MEETING
HELD ON JULY 21, 2021 AT 9:00 A.M.
IN CITY HALL CONFERENCE ROOM #2-1**

PRESENT: R. Nicolay, City Manager – Chair
T. Clugston, Mayor (*remote attendance*)
M. Amos, Acting Managing Director, Corporate Services
B. Mastel, Managing Director, Public Services (*remote attendance*)
B. Maynes, Managing Director, Energy & Infrastructure (*remote attendance*)
J. Cartwright, Acting Managing Director, Strategic Analysis / Management (*remote attendance*)
B. Bullock, City Solicitor (*remote attendance*)
A. Cruickshank, City Clerk

ALSO PRESENT: C. Graham, Director, CCO - Corporate Communications
J. Melhoff, Managing Director, Invest Medicine Hat
Item 1: Dayna Felesky, Invest Medicine Hat (*remote attendance*)

1. **Resolution Support Creating Jobs Through Remediating & Developing Brownfields** Appendix A

Administrative Committee referred the item to Council for adoption.

ADOPTION

Adjournment

The meeting adjourned at 10.45 am.

Received by City Council on August 3, 2021.

ANGELA CRUICKSHANK, CITY CLERK

BRIEFING NOTE

DECISION

RESOLUTION SUPPORT
CREATING JOBS THROUGH REMEDIATING & DEVELOPING
BROWNFIELDS

JULY 21, 2021

ISSUE:

The Town of Calmar has passed a motion for their Council to submit a Resolution titled “Creating jobs through remediating and redeveloping brownfields” to the Alberta Urban Municipalities Association (“AUMA”) 2021 Convention. The Town of Calmar has requested the City of Medicine Hat formally second this motion in support of the attached Resolution.

RECOMMENDATIONS:

It is recommended through the Administrative Committee that City Council second the Town of Calmar’s motion to submit a Resolution titled “Creating jobs through remediating and redeveloping brownfields” for submission to the 2021 AUMA Convention.

COUNCIL PRIORITIES:

Infrastructure Renewal KR 3.3: Implement policy, incentive programs, and operational plans prioritizing new development opportunities that will maximize the use of existing infrastructure and support intensification.

Community Safety and Vibrancy KR 4.3: Prioritize mature neighborhoods including continued focus on Downtown by supporting renewed investment, infill development, and a variety of housing and commercial options.

KEY RISKS:**Health, Safety and Environmental Impact:**

Remediating Brownfield sites has a positive HSE impact by eliminating contaminated sites from the community along with the environmental and safety risks those sites pose to their citizens.

Financial Impact:

N/A

Legal / Policy Impact:

N/A

Public Implications:

The City of Medicine Hat (“the City”) is committed to supporting projects which create jobs, grow the assessment base, diversify the local economy, make a positive contribution to community economic development, and, improve the livability of the City. All of the aforementioned goals are well aligned with supporting the resolution put forward by the Town of Calmar regarding brownfield remediation.

BACKGROUND:

Numerous brownfields sit abandoned on main streets and in neighborhoods’ in almost every municipality across Alberta. The cost to remediate brownfields is quite onerous, often costing more than the property’s value, resulting in private property owners choosing to leave brownfields vacant/dormant to avoid these costs, leaving brownfields and contaminated sites a detriment to business development, community growth and aesthetics in many communities. At a time of economic uncertainty and increased concern about the state of the environment and our economy, brownfield redevelopment provides a business opportunity for Alberta. Municipalities, the province, and the private sector need to collaborate on solutions that promote economic development, protect the environment, and improve Alberta’s reputation as a responsible steward of natural resources.

In 2011, Alberta Environment and Parks (AEP) established a working group to identify required actions to encourage brownfield redevelopment. AUMA participated in this working group along with: Municipal Affairs, the Cities of Edmonton and Calgary, Rural Municipalities of Alberta, the Federation of Canadian Municipalities, and industry stakeholders such as the Canadian Fuels Association and BILD.

APPENDIX A

The group's final report, which included recommendations relating to financial tools, liability closure and educational programs, was submitted to responsible Ministers in April 2012. Since the final report, AEP has implemented several recommendations, but, not all of them. A successful outcome of the report was revising the *Municipal Government Act* (MGA) to grant municipalities the ability to offer multi-year property tax exemptions for brownfields. However, the province's education tax portion remains due, despite the municipal property tax exemption, necessitating municipalities to continue to collect the education tax portion on behalf of the provincial government. Furthermore, the provincial government has not enacted several important recommendations from the 2012 report, including providing financial offsets to support local governments for environmental site assessment or financial incentives for the private sector to redevelop brownfields.

On July 13, 2021 in a Special Council Meeting, the Town of Calmar passed a motion in support of providing a Resolution on redeveloping brownfields for the 2021 AUMA Convention. The Town of Calmar has requested, through Invest Medicine Hat, that the City provides its support in seconding this motion.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

Do not support the motion. This is not recommended, as the Town of Calmar's motion directly supports City Council's Strategic Priorities.

IMPLEMENTATION PLAN:

Following City Council's approval, staff will forward the approved motion to the Town of Calmar.

PREPARED BY & DATE:	Jason Melhoff, Managing Director Invest Medicine Hat	July 16, 2021
APPROVED BY & DATE:	Robert Nicolay City Manager	
ATTACHMENTS:	Resolution	

Resolution
Creating Jobs through Remediating and Redeveloping Brownfields

Moved by: Town of Calmar

Seconded by: City of Medicine Hat

WHEREAS the Alberta government has not provided support and funding to local governments to remediate brownfields.

WHEREAS the current process to discover, investigate, remediate, and redevelop brownfields is onerous, costly, and frustrating for local governments and does not encourage and incentivize the private sector to redevelop brownfields.

WHEREAS Alberta's Municipal Government Act enables local government to cancel, defer, or reduce the municipal taxes on brownfields through a property tax bylaw. However, the province portion of education taxes remain on property.

WHEREAS Legislation and regulations for remediation and reclamation changes over time. Old reclamation certificates are deemed null and void because they do not meet the current requirements. The change of standards creates significant barriers for brownfield redevelopment.

IT IS THEREFORE RESOLVED THAT the AUMA call on the Government of Alberta to immediately implement all recommendations from the 2011 Brownfield Redevelopment Working Group. The first priority is to provide financial incentives to support municipalities in conducting environmental site assessments.

IT IS FURTHER THEREFORE RESOLVED THAT the AUMA ask the Government of Alberta create a red tape reduction task force making recommendations on removing barriers for local government and the private sector to discover, investigate, remediate, and redevelop brownfields.

IT IS FURTHER THEREFORE RESOLVED THAT the AUMA advocate the Government of Alberta develop a policy to manage old reclamation certificates deemed null and void and re-define the Orphan Well Association mandate to support legacy sites.

IT IS FURTHER THEREFORE RESOLVED THAT the AUMA call for a provincial brownfield tax incentive program that match the province's education tax with municipal property tax to encourage eligible property owners to clean up brownfield properties.

BACKGROUND:

More than 1,700 brownfields sit abandoned on main streets and in neighbourhoods in almost every municipality across Alberta. The cost to remediate brownfields is quite onerous, often costing more than the property's value, resulting in private property owners choosing to leave brownfields vacant/dormant to avoid these costs, leaving brownfields and contaminated sites a detriment to business development, community growth and aesthetics in many communities.

At a time of economic uncertainty and increased concern about the state of the environment and our economy, brownfield redevelopment provides a business opportunity for Alberta. Municipalities, the province, and the private sector need to collaborate on solutions that promote economic development, protect the environment, and improve Alberta's reputation as a responsible steward of natural resources.

In 2011, Alberta Environment and Parks (AEP) established a working group to identify required actions to encourage brownfield redevelopment. AUMA participated in this working group along with Municipal Affairs, the Cities of Edmonton and Calgary, Rural Municipalities of Alberta, the Federation of Canadian Municipalities, and industry stakeholders such as the Canadian Fuels Association and BILD. The group's final report, which included recommendations relating to financial tools, liability closure and educational programs, was submitted to responsible Ministers in April 2012.

Since the final report, AEP has implemented several recommendations but not all of them. A successful example coming from the report is enabling *Municipal Government Act* (MGA) to grant municipalities to offer multi-year property tax exemptions for brownfields. However, the province's education tax portion remains despite that municipal property tax exemption, and municipalities will continue to collect the education tax on behalf of the provincial government.

The provincial government also has not enacted several important recommendations, including, recommendations on providing financial offsets to support local governments for environmental site assessment or financial incentive for the private sector to redevelop brownfields.

Financial incentive and support are especially important for smaller rural communities, who do not have the knowledge, engineering expertise and resources to investigate, reclaim and reuse contaminated sites. An example of this is Calmar, a small rural community home to 2,300 people, 100 local businesses and a robust oil and gas industry. There are 13 oil sites defined as legacy sites in Calmar. Many of the recertified sites have certificates from the 1950s-1970s, which according to the Alberta Energy Regulator, these certificates are not valid today.

Calmar has been working with a business looking to relocate to the town. According to the business plan, the company plans to relocate and create upwards of 300 jobs and several of their subsidiary companies to the community. The business is experiencing challenges through this process because the land it is interested in has six (6) oil well sites. This parcel of land has direct access to highway and rail, and it is suitable for highway commercial and light industrial development.

Many years ago, these six oil wells were abandoned, and the property eventually went into receivership due to tax forfeiture for years. Through exhausting and frustrating two-year-long research, it was discovered that three of six oil sites are in the final remediation phase. The other three have unknown liabilities, and they would require a Phase 1 and 2 Environmental Site Assessment. The estimated cost of both assessments is approximately \$25,000 - \$50,000 per site not including reclamation costs. An amount that many communities cannot afford.

Alberta needs a better system to allow local governments and businesses to discover, investigate, remediate, and redevelop brownfields, and we need the provincial government to be a partner in this. Brownfields are barriers to job creation, local investment, tax revenue generation, sustainability of communities, and entrepreneurs to start new businesses. Today's regulatory system is burdensome, red-tape-ridden, slow and confusing. Streamlining the system is equally important as having financial incentives for local government and businesses to redevelop brownfields. Reclaim brownfields are more than just about protecting our environment. It is also about job creation and viability of our communities.

Public Services Committee

MEETING MINUTES

Monday, July 26, 2021

City Hall – Boardroom 2-1

12:30 PM

PRESENT: Councillor J. Friesen, Chair
Councillor J. Turner, Vice-Chair

ALSO PRESENT: Councillor P. Turnbull (non-member of Committee)
R. Nicolay, Chief Administrative Officer/City Manager
B. Mastel, Managing Director of Public Services
A. Nelson, Acting Director of Community Development (*attended remotely*)
P. Blasetti, Acting Fire Chief and Director, Fire and Emergency Services (*attended remotely*)
S. Richter, Acting Director of Parks and Recreation
S. Schwartzenberger, Strategic Analysis Executive (*attended remotely*)
C. Graham, Director of Corporate Communications (*attended remotely*)
L. Perry, Executive Assistant

NOT PRESENT: Councillor K. Samraj

1. 2026 SPECIAL OLYMPICS CANADA SUMMER GAMES

APPENDIX A

Brian Mastel, Managing Director of Public Services provided an overview, explaining the City of Medicine Hat was successful in its bid to host the 2022 Special Olympics Canada (SOC) Summer Games. Due to the pandemic the event was cancelled. The City has since been given first right of refusal to host the 2026 SOC Summer Games, and preparations are now underway.

Mr. Mastel clarified the submission of a final bid for the Games requires Council Resolution providing an operating grant of \$300K to the bid committee as well as a guarantee of \$2.5M. The guarantee would only be drawn upon if the event revenues do not offset the expenses to host the event. Mr. Mastel explained that while the \$2.5M guarantee is required because the municipality is responsible to cover all deficits, the organizing committee is expecting grants of \$650K from Special Olympics Canada as well as \$500K from the province of Alberta, and will pursue commitments of funding from other sources.

Committee noted no past Games have relied upon any guarantee given by the City; in fact, all Games have resulted in a surplus of funds.

Following discussion, the Public Services Committee recommends that **CITY COUNCIL:**

A) APPROVES THE SUBMISSION OF A FORMAL BID TO ACT AS THE HOST COMMUNITY FOR THE 2026 SPECIAL OLYMPICS CANADA SUMMER GAMES.

B) APPROVE FUTURE RESERVE COMMITMENTS OF:

- I. THE PROVISION OF A MUNICIPAL GRANT ISSUED TO THE BID COMMITTEE PRIOR TO THE GAMES IN THE AMOUNT OF \$300,000, WITH \$100,000 BEING ISSUED ANNUALLY IN 2024, 2025 AND 2026, FUNDED FROM OPERATING RESERVES; AND**
- II. TO ACT AS GUARANTOR FOR THE EVENT FOR THE AMOUNT OF \$2,500,000 WHICH, IF CALLED UPON, WOULD BE FUNDED BY OPERATING RESERVES.**

ADOPTION

2. 2019-2022 COMMUNITY DEVELOPMENT CAPITAL BUDGET AMENDMENT – PERFORMANCE EQUIPMENT

APPENDIX B

Mr. Mastel explained new equipment for the Esplanade Arts & Heritage Centre (Esplanade) was approved as part of the 2019-2022 Capital Budget in the amount of \$50,000. Subsequent to approval, the hazer and ticket scanners at the Esplanade also began to fail. In 2021, Community Development applied for \$39,670 in funding from Canadian Heritage's Canada Cultural Spaces Fund (CCSF) to offset costs of these replacements. The application was approved and requires a matching portion from the City of Medicine Hat (City). As a result, the capital budget requires an increase to \$79,340. City funding, however, will decrease by \$10,330.

The Public Services Committee recommends that **CITY COUNCIL APPROVES THE FOLLOWING CAPITAL BUDGET AMENDMENTS DUE TO GRANT FUNDING RECEIVED:**

- A) INCREASE CAPITAL BUDGET BY \$29,340 TO \$79,340; AND**
- B) CHANGE FUNDING SOURCE FROM OPERATING TO GRANT FUNDING BY \$39,670.**

ADOPTION

3. PARKS & RECREATION MASTER PLAN

APPENDIX C

Mr. Mastel provided an overview, explaining public and stakeholder consultation is well underway and will become part of the plans that return to Council for consideration and adoption.

*July 26, 2021 Key Area of Discussion:
Operating Models and Partnerships*

Mr. Mastel explained that building a framework around Operating Models and Partnerships related to parks and recreation services allows for equity and transparency as new projects, facilities, and opportunities are presented. Operating model examples, a conceptual community framework evaluation tool, and examples of criteria (prioritization matrix) is included in Appendix C.

Committee extended appreciation for the information provided.

INFORMATION

MOTION TO CLOSE MEETING TO THE PUBLIC

Councillor Turner, seconded by Councillor Friesen, made a motion to close the meeting to the public to discuss the following pursuant to the Freedom of Information and Protection of Privacy Act:

- Public Services Division Business Items (FOIP s. 24)

CARRIED

MOTION TO OPEN THE MEETING TO THE PUBLIC

Councillor Turner, seconded by Councillor Friesen, made a motion to open the meeting to the public.

CARRIED

ADJOURNMENT

The meeting adjourned at 2:08 PM.

RECEIVED BY CITY COUNCIL

August 3, 2021

Angela Cruickshank, City Clerk

BRIEFING NOTE

DECISION

2026 SPECIAL OLYMPICS CANADA SUMMER GAMES

JULY 21, 2021

ISSUE:

Medicine Hat was the selected host city for the 2022 Special Olympics Summer Games. Due to the pandemic the event was cancelled. Preparations are now underway for the next Special Olympic Canada Summer Games to be held in the year 2026.

RECOMMENDATION:

It is recommended through the Administrative Committee and the Public Services Committee that City Council:

- a) Approves the submission of a formal bid to act as the host community for the 2026 Special Olympics Canada Summer Games.
- b) Approve future reserve commitments of:
 - i. The provision of a municipal grant issued to the bid committee prior to the Games in the amount of \$300,000, with \$100,000 being issued annually in 2024, 2025 and 2026, funded from Operating Reserves; and
 - ii. To act as guarantor for the event for the amount of \$2,500,000 which, if called upon, would be funded by Operating Reserves.

COUNCIL STRATEGIC PRIORITY:

Economic Vitality

It was estimated that the Special Olympics Canada Summer Games held in Antigonish, Nova Scotia in 2018 had an economic impact of \$8.7 million.

KEY RISKS:**Health, Safety and Environmental Impact:**

N/A

Financial Impact:

Funding Request:	Yes	\$300,000
Budgeted Item:	No	Funding Source: Operating Reserves
Funding Explanation:	The funding source for the grant would be from Operating Reserves	
Budget Amendment Form?	No	

Funding Request:	Yes	\$2,500,000
Budgeted Item:	No	Funding Source: Operating Reserves
Funding Explanation:	Any amounts required would be funded by Operating Reserves	
Budget Amendment Form?	No	

The submission of a final bid for the Games requires Council Resolution providing an operating grant of \$300,000 to the bid committee. The \$2,500,000 guarantee would only be relied upon if the event revenues do not offset the expenses to host the event. It is important to note that all past Games have resulted in a surplus of funds.

When 2023-2026 budget cycle begins, the grant will need to be included as a request for a Major Operating Expense (MOE).

In addition, the City of Medicine Hat would provide facilities at no cost to the Games.

Legal / Policy Impact:

N/A

Public Implications:

The Special Olympics Summer Games would provide the community a spectator opportunity to observe athletes from across Canada compete in a variety of sports. It would draw athletes, coaches, families, and spectators to the City providing a positive economic impact for the community. In addition, the event would further demonstrate Medicine Hat's capacity to host large national events.

BACKGROUND:

The City of Medicine Hat was successful in its bid to host the 2022 Special Olympics Canada Summer Games. Unfortunately, the COVID-19 pandemic rendered proceeding with the 2022 Games an impossibility. However, Special Olympics Canada has given the City of Medicine Hat first right of refusal to host the 2026 SOC Summer Games. Requirements to proceed include submission of an updated Bid Document (inclusive of Council Resolution) as well as applicable letters of support. The organizing committee will also seek assistance through provincial grants, sponsorships, and fundraising efforts.

Medicine Hat is well aligned with the objectives of Special Olympics Canada for the national games:

- Provide the country's athletes with an intellectual disability a competitive opportunity and a venue to pursue excellence and qualify for World Games
- Provide athletes with a venue to participate in a healthy, active lifestyle through friendly competition
- Provide an athlete centered environment that promotes competition and fair play
- Host competitive opportunities that allow citizens to see our country's athletes perform
- Establish a community legacy for volunteer capacity for future event hosting
- Establish a community legacy for sport development for people with intellectual disabilities
- Provide an opportunity for communities across Canada to showcase Special Olympics athletes as well as their community's infrastructure and hosting abilities.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

Not support proceeding with an updated bid to host the Games – not recommended. In 2017, the City successfully hosted the Alberta Special Olympics. Since that time, the Sport & Event Council was established reflecting City Council's desire for increased efforts towards attracting events to the community. The Medicine Hat Games Society has demonstrated capacity and capability to successfully deliver large events with high levels of community support.

IMPLEMENTATION PLAN:

Upon City Council approval, the Games Society will submit a formal bid to host the 2026 Special Olympics Canada Summer Games.

PREPARED BY & DATE:	James Will Director, Parks and Recreation	July 19, 2021
REVIEWED BY & DATE:	Kristen Young Supervisor – Accounting, Finance	
APPROVED BY & DATE:	Brian Mastel Managing Director, Public Services	
ATTACHMENTS:	#1: Medicine Hat Alberta Games Society Special Request Letter #2: Mayor of Medicine Hat Letter of Support #3: Council Resolution	

SPECIAL REQUEST

MEDICINE HAT ALBERTA GAMES SOCIETY

TO HOST FOR THE SPECIAL OLYMPICS CANADA IN 2026

2026 SPECIAL OLYMPICS CANADA SUMMER GAMES

The Special Olympics Canada have not been held in Alberta for over 34 years yet Special Olympics Alberta has a group of local Groups who foster a level of competition to demonstrate that people with intellectual disabilities can perform at the local, provincial, national and international competitions. To ensure that our community can be proud of its many inclusive initiatives we consider an honour to have prepared a Bid. Special Olympics Canada has told us that Medicine Hat has The First Right of Refusal to host the 2026 Special Olympic Summer Games in 2026.

The objectives of the National Games (as found in the Special Olympics Canada Bid Guidelines) are as follows:

- Provide the country's athletes with an intellectual disability, a competitive opportunity, and a venue to pursue excellence and quality for World Games
- Provide athletes with a venue to participate in a healthy, active lifestyle through friendly competition
- Provide an athlete-centered environment that promotes competition and fair play
- Host competitive opportunities that allow citizens to see our country's athletes perform
- Establish a community legacy for volunteer capacity for future event hosting
- Establish a community legacy for sport development for people with intellectual disabilities
- Provide an opportunity for communities across Canada to showcase Special Olympics athletes as well as their community's infrastructure and hosting abilities.

There are ten sports involved and our Medicine Hat Alberta Games Society is proud that we have the required venues in which the competitions will be held. Competition takes place in Athletics, Basketball, BOCCE, 10-pin Bowling, Golf, Power Lifting, Rhythmic Gymnastics, Soccer, Softball and Swimming.

The last Special Olympics Summer Games were held in Nova Scotia, with Medicine originally awarded the 2022 Summer Games, however, COVID-19 made it impossible to go ahead. It is apparently customary for a Province and municipality to prepare to host the next set of Games. In 2017 the Medicine

Hat community hosted a very successful Special Olympics Alberta event where the community whole-heartedly supported the Games and the athletes and coaches.

PROJECTED BUDGET

Special Olympics Canada prepares a Budget Template that can be amended or used as a guideline for estimating costs that may be part of the operation of the event. The updated Bid Plan calls for the Games to be held in the community from August 9th to August 16th 2026. The extra days allow for participants from a distance to arrive in the host community, have a chance to acclimatize themselves, perhaps get in a practice, and then compete, ending up with extra time for their return journey.

It is our intent to place athletes in Hotels/Motels and the local Medicine Hat College dormitories. There is an estimated number of participants including about 1200 athletes, about 300 plus caregivers, and about 150 officials. In addition, we expect many parents and relatives to come to the city for support.

In preparing a Budget there is always the expectation that the organizing committee can raise the required revenue to run the basic event. As can be seen in the estimated Budget below there is an expectation that the business and corporate sector, local Service Clubs, and the professional associations in the community will assist as it reflects their support. We are honest enough, however, to recognize that the Alberta economy is still somewhat fragile and that support from the Alberta Government, now agreed in principle, in the approval of provincial and national, would be very much appreciated. Food and accommodation will be the highest figure and especially so with the extra three days needed, as noted above. In addition to the Budget Summary below, we are prepared to forward the complete estimated budget categories. *Note: We will include, as part of the Contingency Fun, a 10% inflation that will be part of estimated budget items.* At the same time, the Games Society has demonstrated an efficiency where the Directors managed to save costs, and are assisted by Gifts-in-Kind or Services-in-Kind.

ESTIMATED REVENUE	
Special Olympics Canada`	\$650,000
Provincial Commitment	\$500,000
City of Medicine Hat	\$300,000
Casinos	\$350,000
Sponsorships	\$300,000
Merchandise Sales	\$ 50,000
Fund Raising	\$325,000
Athlete Registration	\$ 75,000
Gifts/Services -in - Kind	\$100,000
Total Revenue	\$2,500,000

ESTIMATED EXPENDITURES

Accommodation	\$520,000
Administration	\$300,000
Culture	\$ 50,000
Facilities	\$ 50,000
Finance	\$ 40,000
Food Services	\$470,000
Friends of the Games	\$ 17,500
Green Games	\$ 25,000
Promotion and Marketing	\$130,000
Protocol	\$200,000
Registration and Results	\$ 70,000
Safety and Communication	\$ 50,000
Sports	\$170,000
Transportation (External/Internal)	\$207,000
Volunteers	\$100,000
Capital Projects	\$ 70,000
Contingency	\$ 30,000
Total Expenditures	\$2,500,000

The Games Society has an established a Friends of the Games portfolio, whose responsibility it will be to solicit revenue and Gifts/Services-in-Kind to help cover costs of the event.

The intent is to have potential sponsors make a three-year commitment allowing them to pay their obligations via installments or in one total sum. Spreading the commitment over a few years appears to be an acceptable response to a request for sponsorship. It is our hope that all potential sponsors will be ready and anxious to support the Special Olympics as local athletes have been World winners and it also reflects their support of inclusivity.

A Sponsorship Brochure will be developed outlining the need for funds and the benefits that will go to the sponsor at various levels.

A special request is made to the City of Medicine Hat to help us in this important endeavor by approving a grant of \$300,000, plus a Reserve of \$200,000. To say we could host these Games without Special Olympics Canada, provincial support, and the support of the City is an understatement, as we realize that Special Olympics need to be given the same opportunities as all others.

SPECIAL FORMAL REQUEST

THE MEDICINE HAT ALBERTA GAMES SOCIETY RESPECTFULLY REQUEST THE CITY OF MEDICINE HAT PROVIDE A GRANT OF \$300,000 AS HOST AND PARTNER FOR THE SPECIAL OLYMPICS CANADA SUMMER GAMES, THE ALLOCATION BEING AS FOLLOWS:

2022 - \$100,000 (Reserve)*

2023- \$100,000 (Reserve) *

2024 - \$100,000 (Installment #1 of Municipal Grant – 31 March)

2025 - \$100,000 (Installment #2 of Municipal Grant – 31 March)

2026 - \$100,000 (Installment #3 of Municipal Grant – 31 March)

- **These funds would be set aside, should a deficit occur, and having to find the money in 2026, however, experience indicates the Medicine Hat Alberta Games Society, and frugal management of its expenses, always results in a surplus.**

We thank you for your positive consideration of this Special Formal Request. We are prepared to meet with you for further discussion if you feel this can be accommodated.

_____Ken Sauer_____
(Dr. Ken Sauer, Vice Chair)
Medicine Hat Alberta Games Society)

Dated: 27 April 2021

P: 403-526-6259

E: kensauer69@gmail.com



Office of the Mayor
580 First Street SE
Medicine Hat, Alberta T1A 8E6

Phone: 403.529.8181
E-mail: mayor@medicinehat.ca
www.medicinehat.ca

May 20, 2021

Blair McIntosh
VP Sport, Special Olympics Canada
21 St. Clair Ave. East, Suite 600
Toronto, ON M4T 1L9

**RE: LETTER OF MUNICIPAL SUPPORT – MEDICINE HAT UPDATED BID TO
HOST THE 2026 SPECIAL OLYMPICS CANADA SUMMER GAMES**

Medicine Hat understands it was with utmost prudence and regret Special Olympics Canada (SOC) cancelled the 2022 Summer Games. Our community was eagerly looking forward to hosting the event. It is therefore my pleasure, on behalf of the City, to provide a letter of municipal support for Medicine Hat's updated bid to host the 2026 SOC Summer Games.

Medicine Hat has a strong history of hosting a variety of very successful events, having hosted the following:

- 2017 Alberta Special Olympics
- 2016 Alberta Winter Games
- 2014 CCAA Women's Soccer National Championships
- 2008 Alberta Summer Games
- 2005/2006 Baseball Canada Cup Championships
- 2002 Alberta Winter Games

Medicine Hat has a strong community of volunteers willing to contribute to these types of events. The corporate sector has demonstrated tremendous support for events hosted in Medicine Hat through sponsorships, staff support and direct involvement. The service clubs of Medicine Hat have also demonstrated a high degree of involvement and support towards the success of previous events. We anticipate a continued high degree of commitment for the 2026 Special Olympics Summer Games from all sectors of the community including business, corporate, service clubs, sports groups and organizations, and individual volunteers.

In addition, Medicine Hat is proud to offer a broad range of first class indoor and outdoor sports and recreation facilities, accommodations, tourist attractions, cultural and leisure activities.

We look forward to hosting the 2026 Special Olympics Summer Games.

Sincerely,

Ted Clugston
Mayor

cc: Medicine Hat City Council
Robert Nicolay, City Manager
Brian Mastel, Managing Director of Public Services
James Will, Director of Parks and Recreation
Ken Sauer, Medicine Hat Alberta Games Society



RESOLUTION

2026 SPECIAL OLYMPICS CANADA SUMMER GAMES

WHEREAS

The City of Medicine Hat was successful in its bid to host the 2022 SOC Summer Olympic Games. Unfortunately, the COVID-19 pandemic rendered proceeding with the 2022 Games an impossibility. However, Special Olympics Canada has given the City of Medicine Hat first right of refusal to host the 2026 SOC Summer Games. Requirements to proceed include submission of an updated Bid Document (inclusive of Council Resolution) as well as applicable letters of support.

THEREFORE, BE IT RESOLVED THAT CITY COUNCIL:

1. Approves the submission of a formal bid to act as the host community for the 2026 Special Olympics Canada Summer Games.
2. Approve future reserve commitments of:
 - The provision of a municipal grant issued to the bid committee prior to the Games in the amount of \$300,000, with \$100,000 being issued annually in 2024, 2025 and 2026, funded from Operating Reserves; and
 - To act as guarantor for the event for the amount of \$2,500,000 which, if called upon, would be funded by Operating Reserves.

BRIEFING NOTE

DECISION

2019-2022 COMMUNITY DEVELOPMENT
CAPITAL BUDGET AMENDMENT – PERFORMANCE
EQUIPMENT

JULY 21, 2021

ISSUE:

A new Front of House Console for the Esplanade Arts & Heritage Centre (Esplanade) was approved as part of the 2019-2022 Capital Budget in the amount of \$50,000. Subsequent to approval, the hazer and ticket scanners at the Esplanade also began to fail. In 2021, Community Development applied for \$39,670 in funding from Canadian Heritage's Canada Cultural Spaces Fund (CCSF) to offset costs of these replacements. The application was approved and requires a matching portion from the City of Medicine Hat (City). As a result, the capital budget will need to increase to \$79,340, however, City funding will decrease by \$10,330.

RECOMMENDATION:

It is recommended, through the Administrative Committee and the Public Services Committee that City Council approves the following Capital Budget amendments due to grant funding received:

- a) Increase capital budget by \$29,340 to \$79,340; and
- b) Change funding source from operating to grant funding by \$39,670.

COUNCIL STRATEGIC PRIORITY:

Fiscal Responsibility

Grant funding through the CCSF to assist in the purchase of specialized equipment benefits users of City facilities, including guests, customers, renters and performers.

KEY RISKS:

Health, Safety and Environmental Impact: N/A

Financial Impact:

Funding Request:	Yes	If yes, amount: \$ 29,340.00
Budgeted Item:	Yes	Funding Source: Government Grants and Operating
Funding Explanation:	Increase funding by \$29,340 and change funding source for \$39,670 from operating to grant funded.	
Budget Amendment Form?	Yes	

As a result of the grant, \$10,330 in operating funds will be returned to City of Medicine Hat.

Budget Year	Project	Original Budget	Original Funding Sources	Change in Budget	Revised Budget	Revised Funding Sources
2021	Front of House Console Replacement	\$50,000	Operating	\$29,340	\$79,340	\$39,670 Operating \$39,670 CCSF Grant

Legal / Policy Impact: N/A

Public Implications:

This project improves the safety and quality of the guest experience and provides consistency and quality to productions occurring in City facilities.

BACKGROUND:

When the original project was proposed in the 2019-2022 budget cycle, the scope included only the replacement of the front of house sound console for \$50,000. However, due to the failure of the hazer and the ongoing failure of ticket scanner technology, it was determined that these items also needed to be replaced. As a result of this expanded scope, the budget needed to be increased by \$29,340.

The new console will be compatible with existing infrastructure and future technologies. The replacement of the failed hazer will allow for updated technology and a silent unit that will be usable for more events. The new hazer is an industry standard for theatrical venues and utilizes a water-based solution rather than the existing oil-based technology.

The requirement for updated ticket scanner technology was identified during the COVID-19 pandemic when trying to promote physical distancing as well as provide a contactless option. These new scanners are not Wi-Fi dependent and can be used at any event throughout the City, including Co-op Place. In addition, the new scanners allow for Near Field Communication (NFC) to be used as well as barcode/QR code scanning for ticket verification.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

Do not utilize the additional \$39,670 in CCSF funding. This option was not feasible as the projects benefit the community and support revenue generation through City operations.

Should the current sound console fail, rental costs for a year would be approximately \$24,000. In addition, if the console were to fail during a show, any ticket revenue earned would need to be refunded, while the shows expenses would remain.

IMPLEMENTATION PLAN:

Subject to City Council approval, the budget will be adjusted to reflect the actual grant funding and the project will proceed.

PREPARED BY & DATE:	Trampas Brown, Manager, Guest Experience & Operations Kade Kopec, Municipal Accountant, Public Services	July 19, 2021
REVIEWED BY & DATE:	Kristen Young, Accounting Supervisor, Finance Vanessa Bonneville, Financial Control & Reporting Manager & City Controller Leah Prestayko Director, Community Development	
APPROVED BY & DATE:	Brian Mastel Managing Director, Public Services	
ATTACHMENTS:	2019-2022 CDV Capital Budget Amendment – Performance Equipment	

MUNICIPAL SERVICES
Tangible Capital Asset Budget Amendment

Amendment Description: 2019-2022 CDV Capital Budget Amendment - Performance Equipment

TCA Location: CDV

Expected Life: 10

Is this a new TCA? Yes

If Not a new TCA, Indicate Betterment Type: 1

For Use by Finance Only
Reviewed By:
Kade Kopec
Review Date:
09-Jul-21
Corporate Services Managing Director:

Michelle Amos (Jul 19, 2021 09:41 MDT)

Michelle Amos
Acting Managing Director

Jul 19, 2021

1. Enhances Service Potential; 2. Lowers Operating Costs; 3. Extends Asset's Useful Life; 4. Improves Output Quality; 5. Replacement

Amended Capital Budget	2021	2022
Original Budget Amount:		
CDV TCA 2021 WO - FOH Console Replacement	50,000	
Amended Increase (Decrease):		
CDV TCA 2021 WO - FOH Console Replacement	29,340	
Total Budget	79,340	-
Capital Financing Source(s) for Amendment Amount		
Original Source & Amount		
Operating	50,000	
Amended Source & Amount		
Grant	39,670	
Operating	(10,330)	
Increase (Decrease):		
N/A		
Total Funding	79,340	-
New Financing Arrangement		
Term:		
Interest Rate:		

Amended Operating Budget	2020	2021	Annual Impact When Project is Fully Operational
Expenses:			
Salaries & Benefits			
Lease Cost			
Interest			
Amortization	1,467		2,934
Total Expenses	1,467	0	
Manpower Impact:			
PEP			
FTE			
Funding (eg. Third Party):			
Reduced operating funding	10,330		
Total Funding	10,330	0	
Net Operating Change	-8,863	0	
Cash Flow:			
Add: Amortization	1,467		2,934
Net Cash Requirement	(\$10,330)	\$0	

Parks & Recreation Master Plan

Public Services Committee Discussion, July 26th, 2021

Operating Models and Partnerships:

How does the City determine the optimal operating model for provision of parks & recreation services in the community?

To what degree should the City provide services in parks and recreation facilities versus seeking provision of services through other organizations in the community?

Background:

The 2011 Recreation Master Plan describes operating partnerships that include City operated facilities with partnerships that could include private sector sponsorship and regional municipal operating cost sharing. Partnerships for facility usage can also be struck with stakeholder groups that can guarantee use and related revenues. In some cases, the City may choose to lease out the operations of city owned facilities.

This approach can be successful but usually entails less operational control by City Administration. In addition, in cases where facilities are not owned by the City, operational support may be provided to nonprofit or even private operations if the facility or space justifies public investment and meets partnership criteria. See Table 1 for some examples of current and past service delivery in the community.

Table 1 – Public Services Operating Model Examples:

City Operated	3 rd Party / Private / NFP Operator
Esplanade	Pop Up Parks
Echo Dale Regional Park	Senior Centre
COOP Place	Climbing Gym
FLC	South Ridge YMCA
Pools	Golf Courses
Rinks	Pound Services
Cemetery	Trap Shooting
Gas City Campground	Medicine Hat Library

The City currently has a broad set of criteria (see Table 2) that assists in determining level of involvement and operating model. There is an opportunity to strengthen this framework to include social impact criteria, level of governance, and clearer descriptions within each of these broad criteria to ensure community groups and organizations understand the model and how proposals and ideas could be evaluated as proposed below.

- 1) **In line with City mandates** – to what degree is the broad community benefiting from the service (i.e. quality of life, accessibility, tourism, health and wellness, inclusion etc.)
- 2) **Level of investment** – how does the service prioritize amongst the range of services provided.
- 3) **Governance** – how critical is strong governance to ensuring continuity of services and community safety? Does the organization need robust management systems for health and safety, labor management, and compliance with regulations and standards (ie. Environmental)?
- 4) **Public Access** – has the necessity for broad public benefit and access been adequately satisfied in line with level of municipal involvement and contributions? Does the market already provide the service?
- 5) **Sustainable** – is robust business planning needed? If so, has a sound business case been demonstrated with sustainable revenues, operating expenses, and clear understanding of performance outcomes? Will the assets and infrastructure protected and maintained during useful lifespan.

Current Operating Levels:

Level One: City owns and operates and is directly responsible for recreation resources.
Examples: FLC, Kinplex, Hockey Hounds, Hill Pool, Echo Dale Regional Park, Gas City Campground, Cemetery

Level Two: City is a major ownerships and operating partner in recreation resource development
Examples: Medicine Hat Interpretative Program & Nature Centre, Little league, Senior Slo Pitch, Big League

Level Three: City does not directly control or have equal stake in ownerships and operations of recreation resources. City owns and operated through partnership.
Examples: South Ridge YMCA; BMX; Athletic Park; Medicine Hat / Connaught Golf Courses

Level Four: City may provide funding for capital and or operations of recreation resources with delivery agencies with no City Admin representation in recreation resource.
Examples: Medicine Hat Paddling Club, Trap Shooting, Medicine Hat Squash Association, Medicine Hat Climbing Club

Management Position: Development of stronger criteria that enhances our ability to determine levels of operating (one through four above) to the partnership / operating model framework. To develop a transparent and consistent way of evaluating external and internal pursuits utilizing a robust framework that is accompanied by an evaluation tool that is 1) Understood by community 2) Utilized by administration 3) Utilized by Community Vibrancy / Public Service Committee. This enhanced framework would be adopted as part of the PKRC Master Plan and would assist in fees and charges policy, allocation policy, service delivery policy, and assist in operating delivery decision making.

Table 2 - Partnership Broad Criteria (2011 Master Plan):

	City Primary (City led projects)	City Secondary (Projects proposed to the City)
In line with City mandate	The project must be in line with the City's core recreation service mandate	The project should be in line with the City's core recreation service mandate
Level of investment	The level of investment by other partners must be significant (see threshold considerations below).	If the City invests public funding in projects where it is not the primary owners / operator, specific interests should be granted to the City based on the level of investment made (see threshold considerations below).
Standards/safety compliance	The project must achieve City standards for safety and code compliance.	The project should achieve City standards for safety and code compliance.
Business planning	The project must have a formal business plan developed that outlines information regarding capital and operating costs, market information and risk assessment (a business plan template is outlined in the study appendix).	
Public access	The project must allow public access (to some degree). Funding will follow "funding framework" philosophy.	
Sustainable	The project must be sustainable in terms of operating revenues, expenses and required subsidy (if applicable).	

Table 3 - Community Framework Evaluation Tool (Conceptual Draft for discussion):

Does their proposal align with relevant recreation documents and City priorities? (if answer no to all 3 do not proceed)		
		Addresses any City council Strategic Priority(s)
		Aligns with the Principles of relevant Master Plans (i.e. Recreation, SSR, Trails, Parks, plan etc)
		Active Alberta Policy, CS4L, LTAD, Physical Activity other provincial and federal sport policy
Social Value (SV) and Economic Value (EV) Scoring		
SV		Demonstrated Need (high) vs Perceived Want (low) - able to supply stats or comparable communities
SV		Membership Numbers and Trends (Economic Supply and Demand) Higher demand+low supply = higher score)
SV		How much capacity does it add (100% high score; less than 50% low)
SV		Multi-use/season facility (high score) vs single use/season facility (low score)
SV		How you are organized (registered NFP, Provincial affiliation, org in existence 5+ year), point for each
EV		Community standard (high) vs Premier standard (low)
EV		Community Benefit/Access (high score) vs Private Use (low score)
EV		Organization significant financial contribution + grants (high score) vs minimal financial contribution +grants (low score)
EV		Is the economic impact or tourism impact significant (high score) or insignificant (low score) if holding events (i.e sport tourism, eco tourism etc.)
EV		Ongoing or increased operational costs for City (low score) versus committed ongoing maintenance or rental by organization (high score)
CRPA Framework - Inclusion Access (IA), Supportive Environment (SE), Connection with Nature (CN), Recreation Capacity (RC), Active Living (AL)		

Table 4 – Example of criteria that could be added/considered in an operating / partnership framework

Prioritization matrix *(Copied for reference from the Capital Playbook)*



	Benefit Ranking											
Category	Health & Safety		Commercial		Economic		Social & Environment					
Link to Value Driver Tree	SP3, SP4		SP1		SP2, SP5		SP4, SP5, SP6					
Must-Do	Imminent risk to public safety, legal action, or regulatory compliance		Fully grant funded with no / minimal ongoing Opex commitment		Unacceptable negative impact if project not progressed e.g. major asset failure with significant economic impact		Unacceptable negative impact if not progressed e.g. important public service significantly impacted		Population Served	Opex Multiplier		
Tier 1*	High safety, legal action, or regulator risk within 1 year	8	Significant "do now" commercial case, positive revenue return, mostly grant funded and / or minimal City funding	4	Significant impact: - New revenue stream - Mitigates significant negative impact to assessment base - Supports significant economic growth	4	Necessary to maintain current service levels for major public service, or significant negative public reaction if not maintained	4	30,000 +	10	O&M cost saving is 10%+ of capex cost	2.0
Tier 2*	High safety, legal action, or regulator risk within 3 years	6	Moderate "do now" commercial case, partly grant funded and / or minimal City funding	3	Moderate impact: - Supports existing revenue stream - Mitigates moderate negative impact to assessment base - Supports economic growth	3	Necessary to maintain minimum acceptable service levels for a public service, or moderate negative public reaction if not maintained	3	10,000 - 30,000	8	No impact	1.0
Tier 3*	Medium safety, legal action, or regulator risk within 3 years	4	Low "do now" commercial case	2	Low impact: - Mitigates some negative impact to assessment base - Supports some economic growth	2	Required to support a low level of service or mitigate a low negative public reaction	2	2,500 - 10,000	4	10-25% increase in O&M costs, or moderate new O&M cost	0.75
Tier 4*	Low safety, legal action, or regulator risk	1	Some limited commercial rationale	1	Some limited economic rationale	1	Minimal impact to service or public reputation is not pursued	1	0 - 2,500	1	25% or more increase in O&M costs, or significant new cost	0.5

● NB: Safety has a higher weighting to represent the increased risk associated with this SP

City of Medicine Hat - P&R Benefit Tiers

* Note - Weighting of Tiers is indicative only and will need to be calibrated via collaborative sessions with Departments and the Executive.

December 2020
3

Figure 1 – Canadian Parks and Recreation Association – Framework for Recreation

Currently use as a guiding document in parks and recreation for decisions & priorities



**MINUTES OF THE ADMINISTRATIVE COMMITTEE MEETING
HELD ON JULY 28, 2021 AT 9:00 A.M.
IN CITY HALL CONFERENCE ROOM #2-1**

PRESENT: R. Nicolay, City Manager – Chair
T. Clugston, Mayor
D. Egert, Managing Director, Corporate Services
B. Mastel, Managing Director, Public Services
B. Maynes, Managing Director, Energy & Infrastructure (*remote attendance*)
R. Pancoast, Managing Director, Strategic Analysis / Management (*remote attendance*)
B. Bullock, City Solicitor (*remote attendance*)
K. Eden, Acting City Clerk

ALSO PRESENT: C. Graham, Director, CCO - Corporate Communications
J. Melhoff, Managing Director, Invest Medicine Hat (*remote attendance*)
C. Perret, Director, Land Development & Real Estate (*remote attendance*)

1. **OFFER TO PURCHASE 21 RANCLANDS BOULEVARD NE FROM VIBE DEVELOPMENTS INC.**

Appendix A

Administrative Committee referred the item to Council for adoption.

ADOPTION

Adjournment

The meeting adjourned at 11.55 am.

Received by City Council on August 3, 2021.

ANGELA CRUICKSHANK, CITY CLERK

BRIEFING NOTE

DECISION

OFFER TO PURCHASE 21 RANGLANDS BOULEVARD NE
FROM VIBE DEVELOPMENTS INC.

JULY 28, 2021

ISSUE:

Offer from Vibe Developments Inc. ("Vibe") to purchase 21 Ranchlands Boulevard NE (Lot 18; Block 11; Plan 0714516) the "Property".

RECOMMENDATION:

It is recommended through the Administrative Committee that the City Council authorizes Invest Medicine Hat (IMH) to complete the sale of the Property to Vibe on the following key terms and conditions:

- a) Purchase price is \$850,000.00 or \$7.12/ft².
- b) The Property would be sold "as is, where is".
- c) The sale of the Property is using a Real Estate Purchase Contract in a form and content satisfactory to the City Manager and City Solicitor.

COUNCIL STRATEGIC PRIORITY:**Economic Vitality**

The sale of this Property aligns with Council's Strategic Priorities, specifically Key Result 2.4: seek to sell land inventory that is not part of the City's land development strategy nor required for municipal purposes, with a focus on intensification and private development.

KEY RISKS:**Health, Safety and Environmental Impact:**

N/A

Financial Impact:

Funding Request:	No	If yes, amount: N/A
Budgeted Item:	No	Funding Source: N/A
Funding Explanation:	N/A	
Budget Amendment Form?	No	

The List Price for the Property is \$890,500.00 (\$7.46/ft²). The offer of \$850,000.00 represents a 4.5% discount from the asking price. Given the recent sales and market response, IMH is recommending a Purchase Price of \$850,000.00 (\$7.12/ft²) for the Property. The pricing takes into consideration the social and community value of facilitating development in the Ranchlands area and more quickly realizing property taxes and utilities.

Legal / Policy Impact:

N/A

Public Implications:

A City objective is to create value in a socially responsible manner. The intent of the City was to sell the Property for future private development. In addition, development is desirable for existing neighbourhood in the City as identified in the Municipal Development Plan. The Property must adhere to the requirements of the Ranchlands Development Plan, including setbacks, design, building materials and the location of garages and access points.

BACKGROUND:

Vibe intends to build a Commercial Strip, Car Wash and Convenient Store on the Property. The Land Use Classification is Neighbourhood Commercial. IMH is recommending that the City accepts the Offer to Purchase from Vibe. Vibe initially offered \$750,000.00 and moved up to \$850,000.00 during the negotiation process.

The Property will be sold on an “as is, where is” basis and Vibe will have the opportunity to complete their environmental due diligence as part of the purchase process and will assume any and all environmental liabilities relating to the Property after any sale concludes. The property is within our Ranchlands Greenfield development and due diligence has been completed by the Land Department prior to marketing the asset.

The property was appraised for \$890,500.00 in 2016 concurrent with the Ranchlands subdivision being brought to the market. Vibe will be the 3rd offer to have been accepted on this property. The first offer was from Genco Development Corporation at the price of \$800,000; Real Estate Purchase Contract executed November 2017 and later was not closed. The second offer was from 1491305 Alberta Ltd at the price of \$750,000.

OPTIONS CONSIDERED & POTENTIAL IMPLICATIONS:

The City of Medicine Hat through Invest Medicine Hat could counter at a higher price (e.g. current list price of \$890,500.00). Countering the price is not recommended as IMH have negotiated a price within fair market value terms considering the current market and stage of the Ranchlands subdivision. Vibe is a significant developer with some experience in the Medicine Hat market, but largely an external developer.

IMPLEMENTATION PLAN:

Subject to City Council approving the sale, the City of Medicine Hat and Vibe will finalize the Real Estate Purchase Contract.

PREPARED BY & DATE:	Zachary Foth, Real Estate Consultant	July 23, 2021
REVIEWED BY & DATE:	Chris Perret, Director - Land Development and Real Estate Jason Melhoff Managing Director – Invest Medicine Hat	
APPROVED BY & DATE:	Robert Nicolay City Manager	
ATTACHMENTS:	Attachment #1: Aerial Map	

Attachment #1



**OPEN POLICE COMMISSION MEETING AGENDA
THURSDAY, JUNE 24, 2021 at 6:00 PM
VIA VIDEO CONFERENCE**

1. AGENDA

2. MINUTES

A. May 27, 2021 minutes for adoption **6:10 PM – 6:15 PM**

3. STANDING ITEMS

A. Police Budget Update (Chief Worden) **6:15 PM – 6:20 PM**

4. OFFICE OF THE CHIEF REPORT

A. Administrative Services Report (Inspector West) **6:20 PM – 6:25 PM**

B. Operational Services Report (Inspector Secondiak) **6:25 PM – 6:30 PM**

C. Support Services Report (Inspector McGough) **6:30 PM – 6:35 PM**

D. Chief's Report (Chief Worden) **6:35 PM – 6:40 PM**

5. NEW BUSINESS

A. RPCU Presentation **Sgt. Lole**

6. ACTION ITEMS

7. COMMUNITY CONSULTATION

6:40 PM – 6:45 PM

8. UPCOMING MEETINGS

Police Commission Open Meeting **July 22, 2021 at 6:00 PM**

Police Commission Open Meeting **August 26, 2021 at 6:00 PM**

9. ADJOURNMENT

**MINUTES OF THE GENERAL MEETING
MEDICINE HAT POLICE COMMISSION
HELD ON THURSDAY, JUNE 24, 2021 AT 6:00 PM
VIA TELECONFERENCE**

PRESENT: Chair Mrs. S. Redden
Vice Chair Mr. T. Meidinger
Mr. M. Thorson
Mrs. M. Campbell
Councillor R. Dumanowski
Councillor J. Friesen
Chief M. Worden
Inspector T. McGough
Inspector B. Secondiak
Inspector J. West
Mr. G. Keen

ALSO: Ms. A. Filanti

ABSENT: Mrs. R. Sittler
Mr. T. Rodych

1. JUNE 24, 2021 AGENDA

Motion to approve the agenda of the June 24, 2021 Open Commission meeting as presented.

Seconded and carried unanimously.

2. MINUTES

Motion to approve the minutes of the Open Commission meeting held May 27, 2021 as presented.

Seconded and carried unanimously.

3. STANDING ITEMS

A) Police Budget Update

Chief Worden provided a budget update; the Service continues to run a slight negative variance attributed to not achieving the budgeted managed manpower percentage. However, those are targeted numbers based on vacancies which the Service typically does not have.

4. OFFICE OF THE CHIEF REPORT

Inspector Secondiak highlighted an interagency file involving a search for a missing suicidal male that involved SEASAR, HALO, RCMP, and the AB Sheriffs. Signified the importance of community partnerships and interagency cooperation.

Chief Worden advised that he gave a presentation to MHPS staff on the results of his employee engagement report and the resulting action plans.

Motion to receive the Office of the Chief report. Seconded and carried unanimously.

5. NEW BUSINESS

A) RPCU Presentation

Sgt. Darren Lole gave a presentation on the Regional Property Crime Unit. The RPCU was formed out of the former Priority Street Crimes Unit (PSCU) in a joint forces' operation with ALERT and the RCMP with a mission to target prolific property offenders within the region. Criminals and crime are transient, by removing policing borders they can tackle this problem under their mandate. Large focus on proactive policing efforts based on intelligence led policing and crime trends, targeting prolific property offenders, and suppressing emerging crime trends. The new second hand metal recycling bylaws has also helped cut down on thefts of copper wire from critical infrastructure in the area.

Chair Redden inquired what the process is at the metal recyclers for reporting. Sgt. Lole responded that sometimes it is quite obvious that it is stolen and the recyclers will phone them right away. They also record all the sales on a system called business watch international, which police officers have access to and can conduct checks as to who is bringing in metal and the quantities.

Councillor Dumanowski inquired about the trend of stolen property surfacing in Red Deer and if there is any correlation of jurisdictional boundaries and criminals utilizing this in the thought that there will be a lesser chance of them being identified. Sgt. Lole responded that it is most likely due to certain individuals having a connection to that city and thinking that there will be less of a policing impact on them.

Mr. Meidinger inquired about the working relationship with their law enforcement partners. Sgt. Lole responded that the team received two RCMP members last year and it is a great bridge between the MHPS and the RCMP.

Chair Redden inquired if they have seen a trend of criminals taking up residence in smaller communities in an attempt to avoid detection. Sgt. Lole responded that it has happened, but it does not tend to last very long as most of them tend to spend the majority of their time in the bigger city and it becomes inconvenient for them. Rural communities are also very cognizant of what goes on in their communities and are very quick to point out something out of the ordinary.

6. COMMUNITY CONSULTATION

None.

7. ACTION ITEMS

None.

8. ADJOURNMENT

Chair Redden declared the meeting adjourned at 6:39 PM.



OFFICE OF THE CHIEF REPORT TO POLICE COMMISSION

JUNE 24, 2020

CHIEF'S REPORT

- Chief Worden held a Service-wide presentation over Microsoft Teams to share the findings of the Engagement meeting and the resulting actions plans. Over 50 employees joined online with the presentation being recorded for those employees who could not attend virtually.
 - Along with a Government of Alberta release, the Medicine Hat Police Service released its participation in the Health IM app, noting that it was partially funded by the GoA and the Niwa family.
 - Chief Worden participated in the Spring edition of the AACP General Meeting. Conversations and presentations included public health order enforcement, new Street Check standards, Taser Model 7 approval and a guest speaker discussing the role of the Association of Black Law Enforcers group.
 - The MHPS presented Service coins to three citizens in recognition for their assistance in the arrest of a fleeing suspect.
 - The Equity, Diversity and Inclusion (EDI) Plan and the Annual Report were both released at the May Police Commission meeting. One part of the EDI plan included the development of an Indigenous Reconciliation Action Plan that is already underway.
-

ADMINISTRATIVE SERVICES HIGHLIGHTS

TRAINING UNIT

The Training Unit made preparations this month for Emergency Vehicle Operations course. Arrangements were made for this training to take place in Calgary in partnership with the Calgary Police Service. As stated in past reports, the Calgary Police Service is always happy to share training, facilities and provide resources the MHPS would not otherwise have access to. In addition, the Training Unit has begun the work of delivering a Patrol Supervisor Course in December. This will be in partnership with the Medicine Hat College who will provide some of the course design.

OCCUPATIONAL HEALTH AND SAFETY

	March 2021	April 2021	May 2021
Incidents	6	2	1

Injury Incidents	5	1	0
Police MVC's	0	1	0
Lost Time Injuries/Illness	2	1	0
Inspections	5	7	7
Near Miss Incidents Reported	0	0	0
Hazard Identifications	3	1	0
Safety Briefings	1	1	1
Safety Training (individuals)	7	3	1

OHS Definitions

- *Injury/Illness*- any injury/illness to an employee at the worksite where first aid or medical treatment has been given.
- *Inspection*-formal or informal inspection of the workplace or employees engaged in a task. The inspection can be planned or unplanned.
- *Near miss*- an event where if circumstances were to change to any degree a serious incident could have occurred which may have resulted in a serious injury, death, work interruption, and property damage.
- *Safety Briefing*-these are a formal briefing conducted and recorded prior to training such as Firearms.
- *Safety Training*- any individual safety related training completed by the employees of MHPS. This can include training courses, city driver training, new employee safety orientation, first aid, etc.

INFORMATION TECHNOLOGY SECTION

The IT team initiated and completed several high-profile projects, including:

- Auditbot – this is an automated system that randomly chooses a Versadex Records Management System user every month and generates a detailed activity report, which is then sent to Admin Services and their Staff Sergeant for review. This helps meet compliance, privacy and data integrity concerns by way of an automated audit.
- The IT team did a soft-launch of a new Intranet hosted on Sharepoint Online to a group of users for testing and feedback, with a service-wide launch planned for the first week of June. Feedback has been positive.
- Finally, the IT section has been working with the security vendor Varonis to implement “Data Privilege” which is a self-service system to manage file access permissions.
- The IT section received 345 new requests for Help Desk support and closed 336 Help Desk requests. There are currently 99 Help Desk requests open and 543 issues to be completed.

PROFESSIONAL STANDARDS

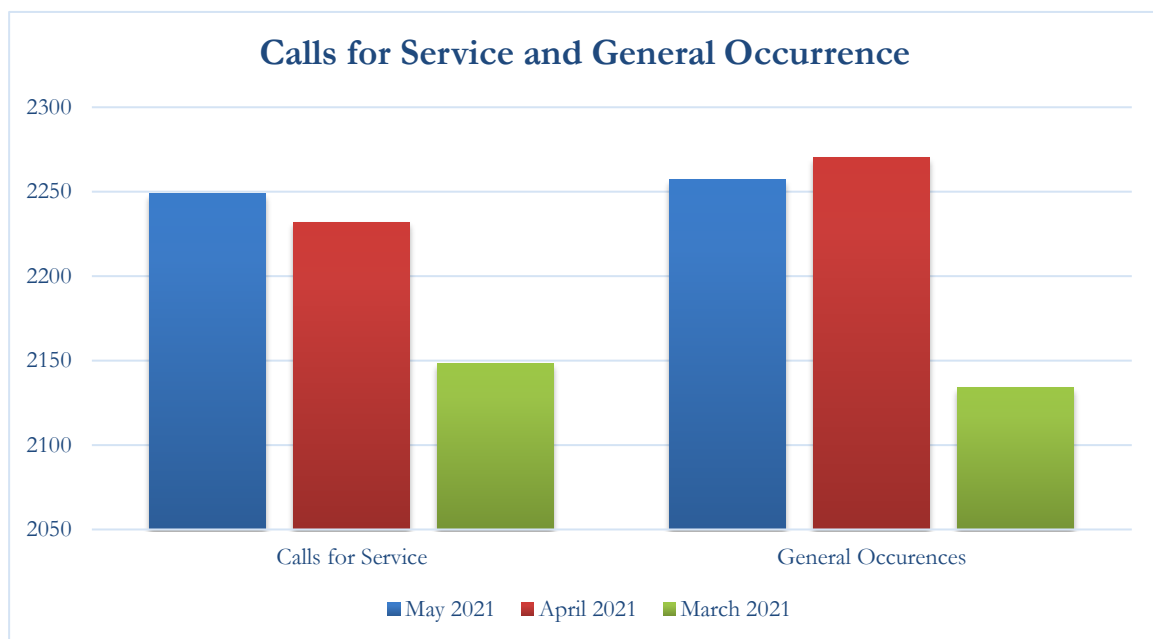
MAY ACTIVE FILES

	Total Files	Originated in 2021	Originated 2020	Originated 2019 or Earlier	Status:
Police Act / Peace Officer Investigations	17	4	6	7	Initial Inquiries
					Abeyance
					4
					3

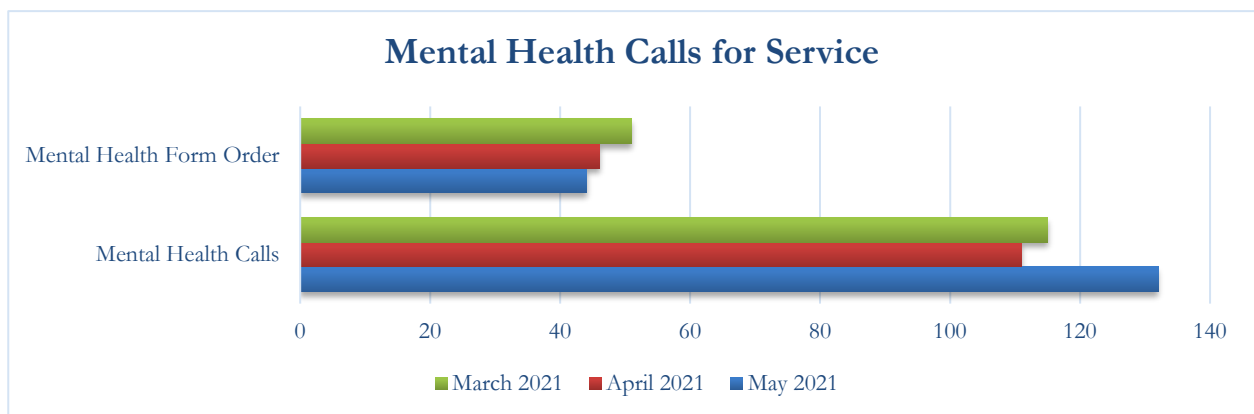
					Active Investigation	10
					LERB Review	0
	Total Files	Originated in 2021	Carried over from 2020	Carried over from 2019 or Earlier		
Criminal/ Statutory	3	1	2	0	Referred to ASIRT	0
					Set for Trial	0

OPERATIONAL SERVICES HIGHLIGHTS

PATROLS



- Property related crimes have decreased once again this month. There was a 32% decrease when compared to April 2021 and a 36% decrease when compared to March this year.
- All property crime types decreased significantly. Stolen vehicles displayed the largest decrease at 64%.
- Officers have been responding to more issues such as disturbances and disputes.



- Mental Health Calls have increased 19% when compared to April 2021. There was also an increase of 15% when compared to March of this year. Mental Health Forms accounted for 33% of the total mental health calls this month.

PATROL SECTION STATISTICS	March 2021	April 2021	May 2021
Response / Service (calls for service, occurrences submitted, commercial property patrols, licensed premise checks, offender accountability checks, street checks, bail violation arrests, arrest warrants executed)	4,979	4,611	4,572
Road Safety (traffic tickets, vehicle stops, playground zone patrols, check stops, impaired driving, distracted driving tickets, warnings)	693	702	492
Total Community Engagement (foot patrols, ride alongs, lectures/demos, media contacts, board & committee meetings)	76	96	65

Total Enforcement Tickets	447	478	357
Street Checks	20	21	18

- Patrol members observed two males operating a vehicle on Bridge Street SE without headlights. A vehicle stop was conducted and the driver provided a driver's license that did not belong to him. The officer became suspicious about the identity of the driver and attempted to arrest him for obstruction of a peace officer. The driver attempted to run away and then actively resisted arrest. Further investigation revealed a quantity of illegal drugs, scales, and cash money in the vehicle. The driver also had outstanding warrants originating from the Calgary Police Service. The driver is facing new charges of possession of controlled substance for the purpose of trafficking, proceeds of crime, breach of release order and resist arrest. The male passenger was jointly charged with possession of controlled substance for the purpose of trafficking and proceeds of crime.
- Police attended to 600 block of Ross Glen Dr SE on a mental health complaint. A male was threatening suicide and had taken a weapon to his bedroom. Members contained the residence and called out the Mental Health Crisis Team to assist with negotiations. The male was taken into custody without issue. The Crisis Team was first contact with the male when members took him into custody and were able to witness first hand his actions. Crisis then followed up by attending the hospital to assist with a mental health act apprehension. The male was admitted to the hospital.

Offender Management

The Patrol Section utilized the Police Operations Portal (POP) as part of the offender accountability initiatives. Patrols completed 83 Conditions Checks on persons within our community who have conditions of release.

Interagency / Community Policing Highlights

Police responded to the Southeast area of the city, in response to a complaint of a missing and suicidal male. Police had been provided a possible location in Cypress County which was checked with negative results. The missing male has a history of complex mental issues. The phone of the subject was determined to be in the Elkwater area. Crisis Negotiators were called out in an effort to negotiate the subject into custody. Police utilized the following partners to search the Elkwater area:

- SEASAR
- HALO
- RCMP
- Alberta Sheriffs
- Alberta Conservation

Crisis Negotiators spoke with the male, and learned that he was in possession of a knife. During negotiations he shared his location with a family member by way of Messenger. As a result, RCMP located the male and took him into custody without incident.

DOWNTOWN PATROL UNIT

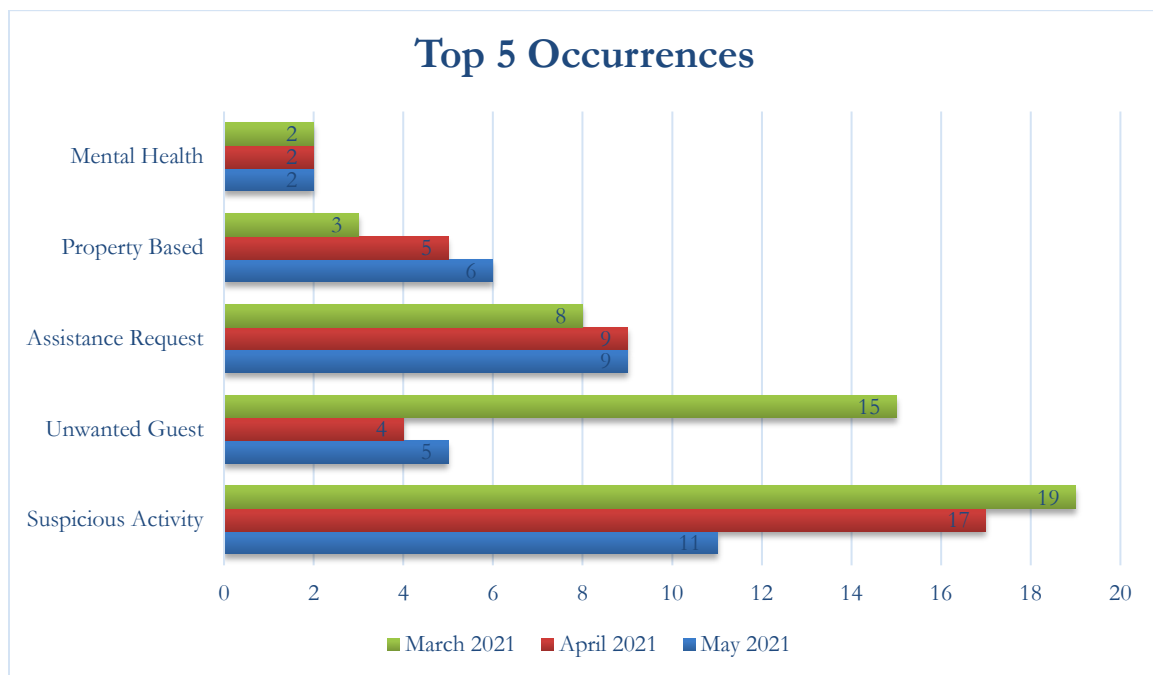
Trending

- Overall the general occurrences' for DPU have decreased but there has been an increase in more erratic and suspicious behavior being reported. The Downtown Patrol Unit's top five occurrences were suspicious activity, unwanted guest, property based (specifically mischief under

\$5,000), assistance requests and mental health related calls.

Notable calls for service:

- The DPU were notified of a suspicious male carrying a purse in the downtown area; the male fled the area when questioned by civilians. With the assistance of patrols, the DPU set up containment in the area. At one point, the male entered an open basement door to a residence and the owner found him hiding in the utility room; the male left the residence when requested. The DPU located the 36-year-old male hiding near a residence in the near the downtown core. The male was charged with unlawfully in a dwelling house.
- While conducting foot patrol in the downtown area, members of the DPU observed three people talking and when they saw police a male and female fled toward the buildings. A 30-year-old male and 27-year-old female were located. The male was found to be breaching a Probation Order while carrying a prohibited weapon, 10 grams of Methamphetamine (street value of \$600), a small amount of LSD (value of \$10), and he also had an outstanding warrant for his arrest. The male was charged with two counts of breach of probation, two counts of possession of a controlled substance, and one count of possessing a prohibited weapon. The female had an outstanding warrant for her arrest.



TRAFFIC UNIT

Traffic Statistics	March 2021	April 2021	May 2021
Tickets Issued	421	342	269
Vehicle Stops	402	379	291
Warnings	16	14	5
Collisions attended (including CRC follow-ups)	18	14	20

Calls for Service	203	140	136
Impaired Drivers Charged	7	3	4
Distracted driving violations	74	57	38
School/playground zone patrols	201	165	164

Trending

- Several traffic tips were received for various speeding instances within the city. In most cases a plate was not provided to the police service.
- As the weather warms, so does speeding concerns as well as loud vehicle concerns.

Notable calls for service

- Unit members conducted roving checkstops. Several violations were issued and warrants were executed.
- Selective Traffic Enforcement Program (STEP), for May was motorcycle safety. Six violations were issued to motorcyclists.

MUNICIPAL ENFORCEMENT SECTION

- Road safety complaints are trending up, mostly due to more recreational vehicles (boats/travel trailers) coming out of storage for summer use.
- Animal control complaints have seen a consistent increase.
- Street Sweeping concluded in May with 354 tickets issued, totaling 502 for the season.
- Overall trend of an increase in total calls, while pro-active calls have decreased due to staffing levels.

Bylaw 3 Month Comparison							
	March 2021		April 2021		May 2021		Trending
	Call for Service	Charges	Call for Service	Charges	Call for Service	Charges	
Animal Control	110	4	115	5	137	3	Up
Road Safety	80	30	95	27	100	17	Up
Noise	61	0	69	0	50	1	Down
Unsightly Property	23	0	42	0	43	0	Steady
Found Property	47	n/a	50	n/a	44	n/a	Steady
Officer Initiated Calls	36	18	37	30	22	11	Down
Street Sweeping Tickets	n/a	n/a	n/a	148	n/a	354	n/a
Aggressive Dog Calls	13	5	10	2	13	3	Steady
Total Calls/Charges	368	36	406	47	417	21	

SUPPORT SERVICES HIGHLIGHTS

ORGANIZED CRIME SECTION

The Organized Crime Section (OCS) concluded one investigation in which two persons were charged with a total of six CDSA charges and two criminal charges.

Drugs	Amount	Proceeds of Crime	Amount
Methamphetamine	130 gm	Cash	\$4,165
Cocaine	54 gm		
Fentanyl	131 gm		
Firearms and Property	Amount	Value	Totals
			Cash Total Value: \$ 4,165
			Property Total Value: \$ 0
			Drug Total Value: \$ 39,400
			Total \$ 43,565

The OCS concluded an investigation on a local drug trafficking network and seized 145 grams of methamphetamine, 59 grams cocaine, 51 grams crack cocaine & \$11,710 cash proceeds. Two males were charged with numerous drug related offences as a result of this investigation.

REGIONAL PROPERTY CRIME UNIT

RPCU concluded investigations involving stolen property, fraud, stolen vehicles, illegal drugs and firearms in Medicine Hat and rurally.

40 Criminal Code charges were laid:

RPCU Seizures	Value
Recovered Stolen Property Medicine Hat	\$58,000
Recovered Stolen Property Rural	\$280,055
Drugs	\$20,300
Recovered Shotgun (1)	\$600
Recovered Semi Automatic Rifle (1)	\$600
Recovered Zipgun (1)	\$500
TOTAL Value of Seizures	\$360,055

- RPCU commenced an investigation into a Medicine Hat male who was on parole from the federal penitentiary and living in the North Flats area of Medicine Hat. The male was observed engaging in activity consistent with drug trafficking and associating with persons in violation of his parole conditions. A CDSA investigation was commenced and the male was arrested. A search of his residence resulted in the seizure of fentanyl, methamphetamine and cocaine, as well

as cash proceeds of crime. The male was charged and his parole was collapsed.

- RPCU were requested to assist MHPS Patrols in an investigation into a Medicine Hat male uttering counterfeit United States currency at local businesses in Medicine Hat. As a result of the investigation a 38-year-old Medicine Hat male was identified and arrested. A search warrant was executed at his residence and a total \$5,400 in additional counterfeit currency was seized. The male was charged with numerous fraud related offences.
- RPCU concluded an investigation with charges in a forgery, fraud, money laundering and theft investigation. This investigation centered on a “receipt fraud” at six large retailers in Medicine Hat, Brooks, Taber, Lethbridge and Calgary. This investigation, spanned over eight months and resulted in charges being laid against six persons who were all Calgary residents. The investigation into the fraud offences had a value of \$325,000.

COMMUNITY SUPPORT SECTION

COMMUNITY SUPPORT UNIT

SRO Statistics	March 2021	April 2021	May 2021
Violence Threat Risk Assessment	0	0	0
Informal Contacts – School Staff	401	302	176
Information Contacts – Other (Social Services)	61	43	15
Informal Contacts – Students	1,242	923	541
Parent Contacts	74	37	20
In School Sanctions	38	19	5
Warnings Issued	45	49	18
Criminal Code Charge Files	10	1	0
Follow up reports	40	39	16
Tickets	6	2	1
Police Reports (non-charge)	33	16	14
Presentations – School & Community	10	7	3
Meetings	14	16	10
Total Duties	1,974	1,454	819

The SRO's were not present in the schools for about two weeks due to COVID restrictions. The SRO's were assigned to patrols until the schools were back in session.

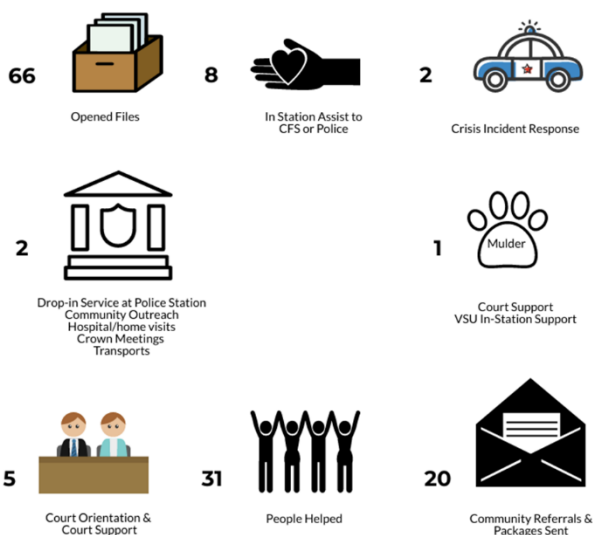
CALL CENTRE

	March 2021	April 2021	May 2021
Number of Citizen Contacts	903	673	775
Required officer advice only	173	119	169
Required reports generated by officer	188	151	151
Calls Routed to Patrols	14	6	5

Number of monthly sign-ins	157	98	104
Number of monthly front counter walk-ins	335	267	328
Other Duties (SORCA/VTTRA/Warrant executions, etc.)	36	27	15
Back-checks	0	0	42
Covid-19 Advice/Related	0	5	3

VICTIM ASSISTANCE

VA Services Snap Shot - May 2021 Response & Service Calls



MAJOR CRIMES SECTION

- Since late April, MHPS and several RCMP detachments have received close to 20 complaints regarding frauds involving deposits paid for items sold online. The recent trend is in relation to a sale add offering a vehicle at a low price. The seller requests that the interested purchaser provide a down payment or deposit by e-transfer to hold the vehicle. The purchaser is then provided an address to attend to pick up the vehicle only to find that the transaction was not with that seller. In these circumstances, the fraudulent seller also provided false photos of their identification, insurance, and registration.
- MCS did extensive work with the RCMP Behavioral Science Group regarding a facial reconstruction that they completed on some remains located in the Gleichen area. It was believed that the reconstruction bared some resemblance to a 72 year old female that went missing from Medicine Hat in July, 2004. Attempts to confirm identify through available DNA and dental records was coordinated. It was confirmed that the remains were not that of the Medicine Hat missing female. Both the MHPS and RCMP files remain open.

- There are 61 active files/follow-ups in MCS and FCU.

FAMILY CRIME UNIT

The FCU had nine new files for intake/investigation in the month of May 2021:

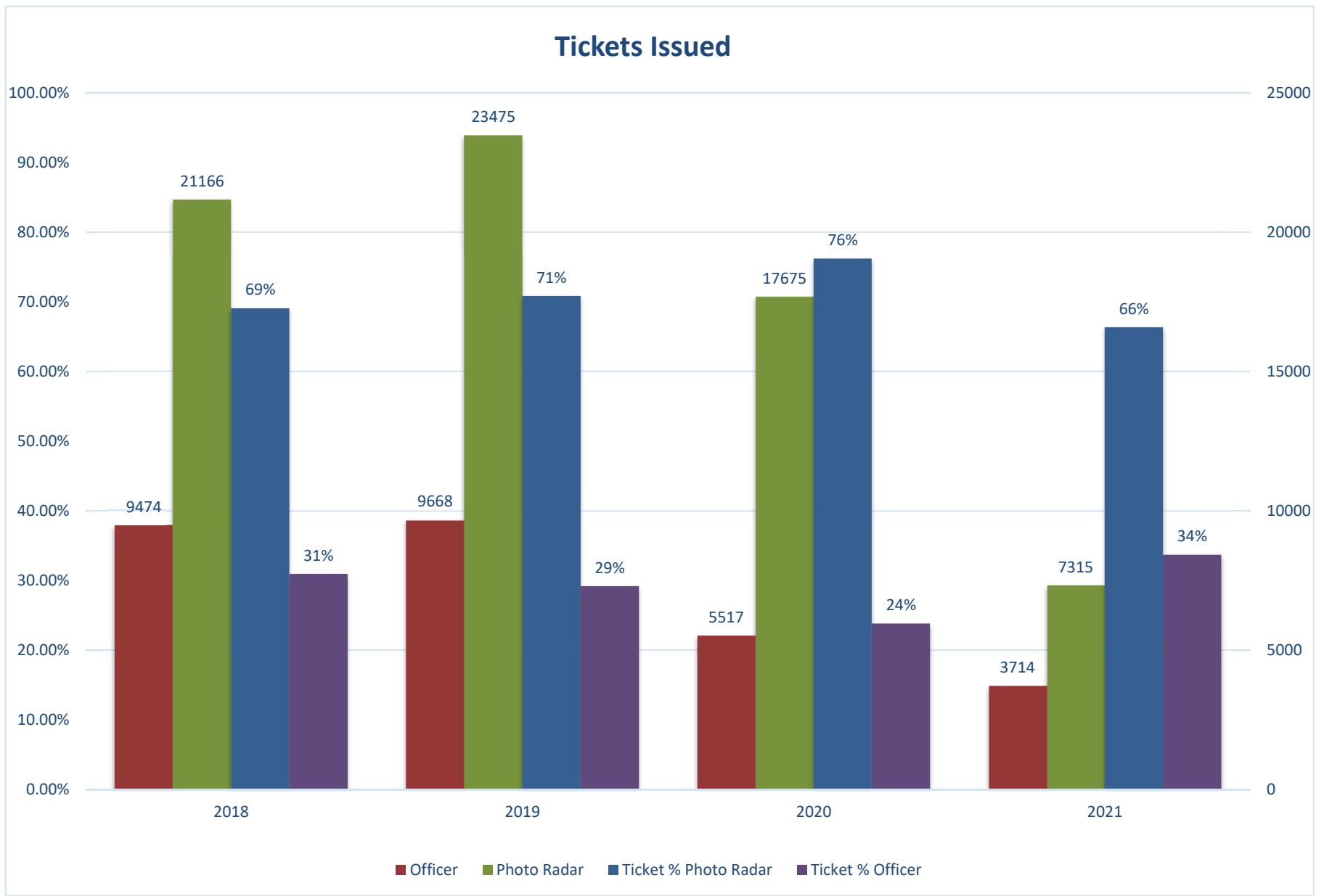
- 8 Child Forensic Interviews (one completed in Lethbridge, Blood Tribe Reserve and Calgary)
- 13 additional audio/video interviews
- 10 charge files
- 2 assist other agency files (Lethbridge and Calgary PS)
- 3 occurring within youth shelter & 1 involving child pornography
- In 2014 a pre-teen was enticed to enter a neighbor's apartment in Medicine Hat. The 33-year-old male proceeded to touch the young teen inappropriately. The pre-teen did not report the incident and then moved to Calgary to live with her family. The victim recently returned to Medicine Hat on a visit and observed the accused in the community. Upon her return home to Calgary she made the disclosure and subsequently MHPS MCS took over the investigation. The male has been identified, arrested and charged with sexual assault on a person under 16 years of age and sexual interference.
- As a result of a recent MCS sexual assault charge laid against a family member the grandmother discovered a family computer that contained child pornography and turned it in to police. A search warrant was executed by MCS investigators on the computer and discovered child pornography involving the victim that the family member had sexually assaulted. New charges are pending for making child pornography.

SAFE FAMILIES INTERVENTION TEAM

Domestic Related Calls	March 2021	April 2021	May 2021
Domestic Related calls for service	81	92	124
Domestic Related Charge Files	10	16	18
Domestic Disputes	40	48	52
Domestic Dispute Charge Files	15	7	11
Total Calls	121	140	176
Total Charges	25	23	29

FORENSIC IDENTIFICATION UNIT

FIU Statistics	March 2021	April 2021	May 2021
Forensic Based Reports	157	130	107
Scenes Attended	34	31	20
Exhibits processed for latent impressions & DNA	59	47	30



Medicine Hat City Council Strategic Priorities 2019-2022



Fiscal Responsibility

We will be fiscally responsible in our decision making to support short and long-term sustainability of the City.



Community Safety & Vibrancy

We will maintain the safety of our community and continue to build vibrancy and a high quality of life.



Economic Vitality

We will grow and diversify our economy with increased employment and industry and tourism investment opportunities.



Sunshine Hospitality

We will capitalize on our recreational, cultural and natural assets to promote our community.



Infrastructure Renewal

We will focus on managing aging assets to ensure quality and sustainable infrastructure.



City Government

The City increasingly stands out as a well-governed and well-organized municipal corporation with a positive corporate culture.

The strategic priorities focus the limited energy and resources of the organization on those issues/initiatives that are most critical to the organization's success. Effective governance and leadership is integral to the organization's ability to advance Council's priorities.



Medicine Hat
The Gas City