



2024 Third Quarter

DEPARTMENT REPORT

PLANNING & COMMUNITY SERVICES

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Photo Credit: Nancy Miciak

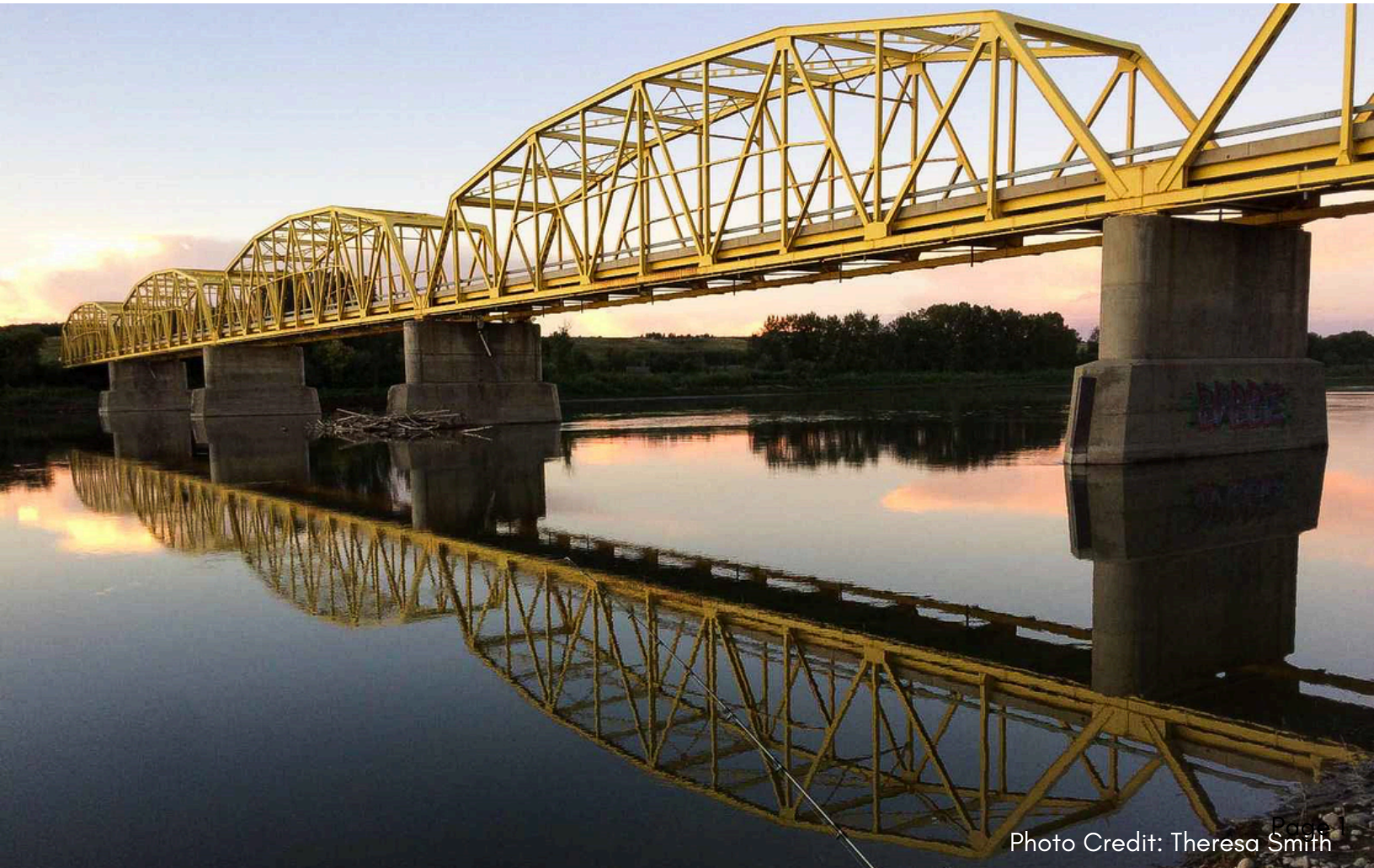
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SUMMARY

The Planning & Community Services Department offers a range of tools to support informed planning decisions that improve the quality of life in the County of Vermilion River. We are dedicated to collaborating with our local and regional partners to ensure that public needs are met and lands are developed in compliance with Provincial legislation and statutory plans. Our partnerships provide economic opportunities and social funding for communities within the County of Vermilion River and surrounding areas. Additionally, the Department provides real estate opportunities to pay back debts and facilitate the reconfiguration of lands to meet future needs.

In order for communities to prosper, it is essential that families and individuals have access to both natural and built environments, as well as community support and social interaction tools. By providing support to organizations that encourage resident participation, we can ensure that everyone has a chance to be involved and make a difference.



COMMUNICATIONS STATS

The Communications segment continues to provide important information and resources relevant to the County of Vermilion River to varying audiences.

The Communications Plan continues to shape goals, strategies and actions to maintain communication with key stakeholders.

Newsletter

- The newsletter remains a cornerstone of our communication strategy, reaching our audience through a multi-channel approach. It is published every other month and is readily accessible on our website. To ensure maximum reach, we also email it directly to our subscriber list and share it on our social media platforms. This distribution method allows us to keep our audience educated and engaged with our latest news and updates.

RMA Golf Tournament

- During the Third Quarter, support was provided to the RMA Golf Tournament preparations. Contributions included:
 - Creating sponsorship posters;
 - Developing event programs; and
 - Support and assistance as needed during the event



2025 County Calendar Photo Contest

The 2025 County Calendar Photo Contest concluded successfully on August 23, 2024. A total of 136 entries were received that highlight the importance of the County's agricultural heritage and natural resources, and showcase the diverse animals that can be found in the County and the talents of our residents. The winning photographs will be featured in the 2025 County Calendar, which will be distributed throughout the County in the coming weeks.

2025 County Calendar Photo Contest Winners

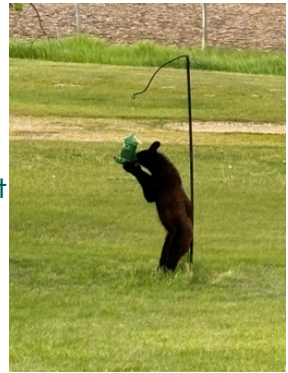
Michelle Harvey



Kirk Hughes



Pat West



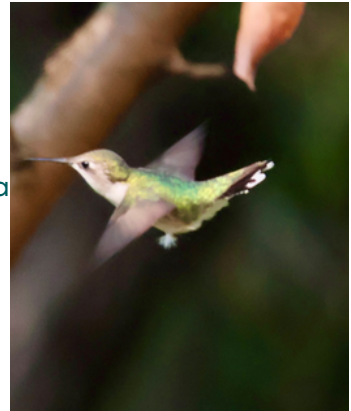
Lindsay Falsetti



Maeve Hughes



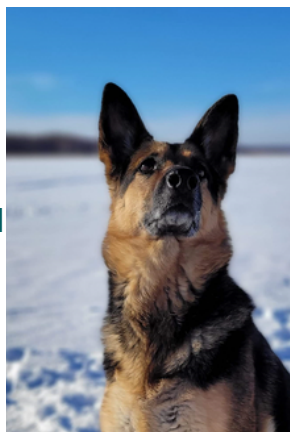
Chandra
Heath



Kendal Leuschen



June Wood



Jillian
Wilkinson



December
Anne Gordon



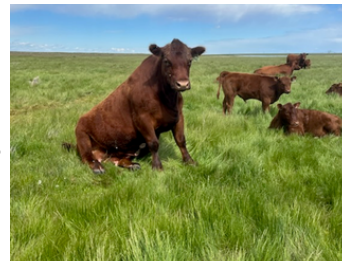
January
Jaime Petty



February
Ilona Franklin



March
Clark Hughes



April
Jillian Wilkinson



May
Brooke Graham



June
Joe Laurence



July
Tracy Wasylshen



August
Jim Teasdale



September
Quinnley Isert



October
Yolanda Oberhofer



November
Jolene Marenger



December
Chandra Heath



Back Page
Wendy Wowk



Runner
Tracy Wasylishen



COMMUNITY SERVICES



The Community Services division of the Department plays a crucial role in providing the ability to have services delivered in the County that contribute to a sustainable and diversified community. Through support and facilitation of diverse services and programs, we aim to cater to the physical and social requirements of our citizens.

Family and Community Support Services (FCSS)

The Family and Community Support Services (FCSS) application period for 2025 funding opened in late July and closed on September 30, 2024. A total of 31 applications were received during this time and will be presented to Council for approval in Q4.

FCSS plays a vital role in supporting individuals and families within our community by providing various programs and services.

Community Enhancement Funding

The County will provide funds to Community Organizations that are operating community facilities and programs within the County of Vermilion River. Community Organizations operating community facilities and programs within the County of Vermilion River region that meet the criteria outlined in Policy PD 021 will be considered for funding. The grants available include operational assistance for recreation facilities and community halls, special events, and capital funding options. Applications are being accepted until October 11, 2024.

The Lea Park Rodeo Association was one of the many community groups that the County of Vermilion River has supported. Lea Park Rodeo's facility upgrade project with a cost of \$375,000.00 received the requested amount of \$50,000.00



Community

Playground inspections were conducted and to date, three (3) playgrounds have been inspected during Quarter Three. These inspections are to ensure the safety and functionality of these important community amenities.

The playgrounds inspected included:

- The New Blackfoot Playground: Upon completion of the new playground that required initial safety checks and assessments
- Clandonald and Islay Playgrounds: Existing playgrounds that underwent routine inspections to identify any potential hazards or maintenance issues

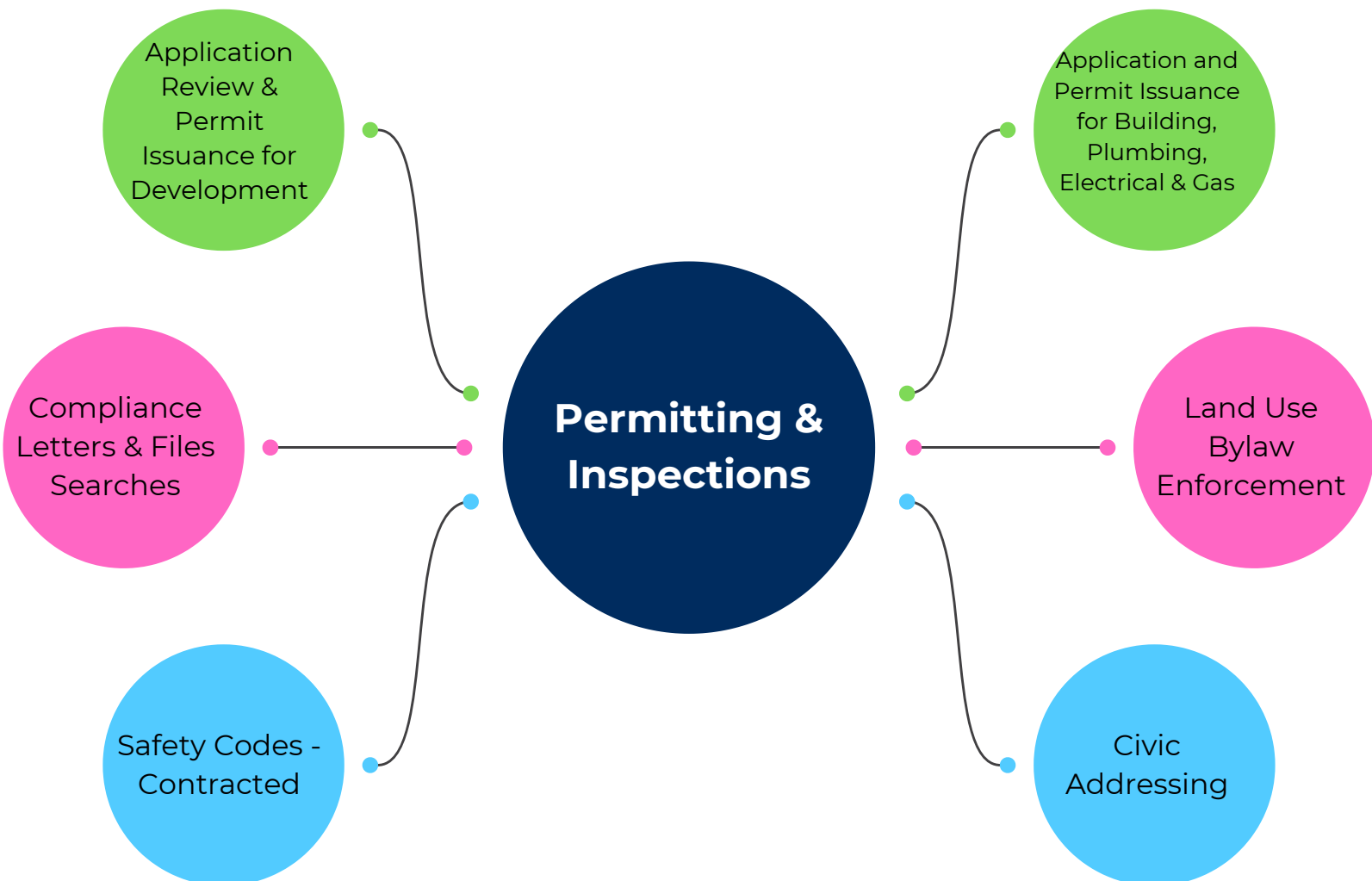
These inspections are a crucial component of our ongoing efforts to maintain safe and enjoyable play spaces for children and families in our community. By identifying and addressing any issues promptly, we can help safeguard and ensure that our playgrounds remain welcoming and accessible to all.

Any safety concerns will be addressed once the final report is received by RMA.



PERMITTING & INSPECTIONS

The Department's Permitting & Inspections division is accountable for evaluating all development and Safety Code related matters to ascertain compliance with the County of Vermilion River's bylaws and policies, most notably the Land Use Bylaw and *Safety Codes Act*. The County has outsourced its Safety Code permit issuance and compliance responsibilities to The Inspections Group Inc. and Superior Safety Codes Inc. in accordance with the County's Quality Management Plan (QMP).



PERMIT SUMMARY ISSUED IN Q3 2024 (July to September)

GARAGE / FARM BUILDING

12 Permits Issued in Q3 2024
Total Value: ~\$1,460,000

RESIDENTIAL

4 Permits Issued in Q3 2024
Total Value: ~\$4,056,000

INDUSTRIAL

1 Permits Issued in Q3 2024
Total Value: \$0

ADDITION

0 Permits Issued in Q3 2024
Total Value: \$0

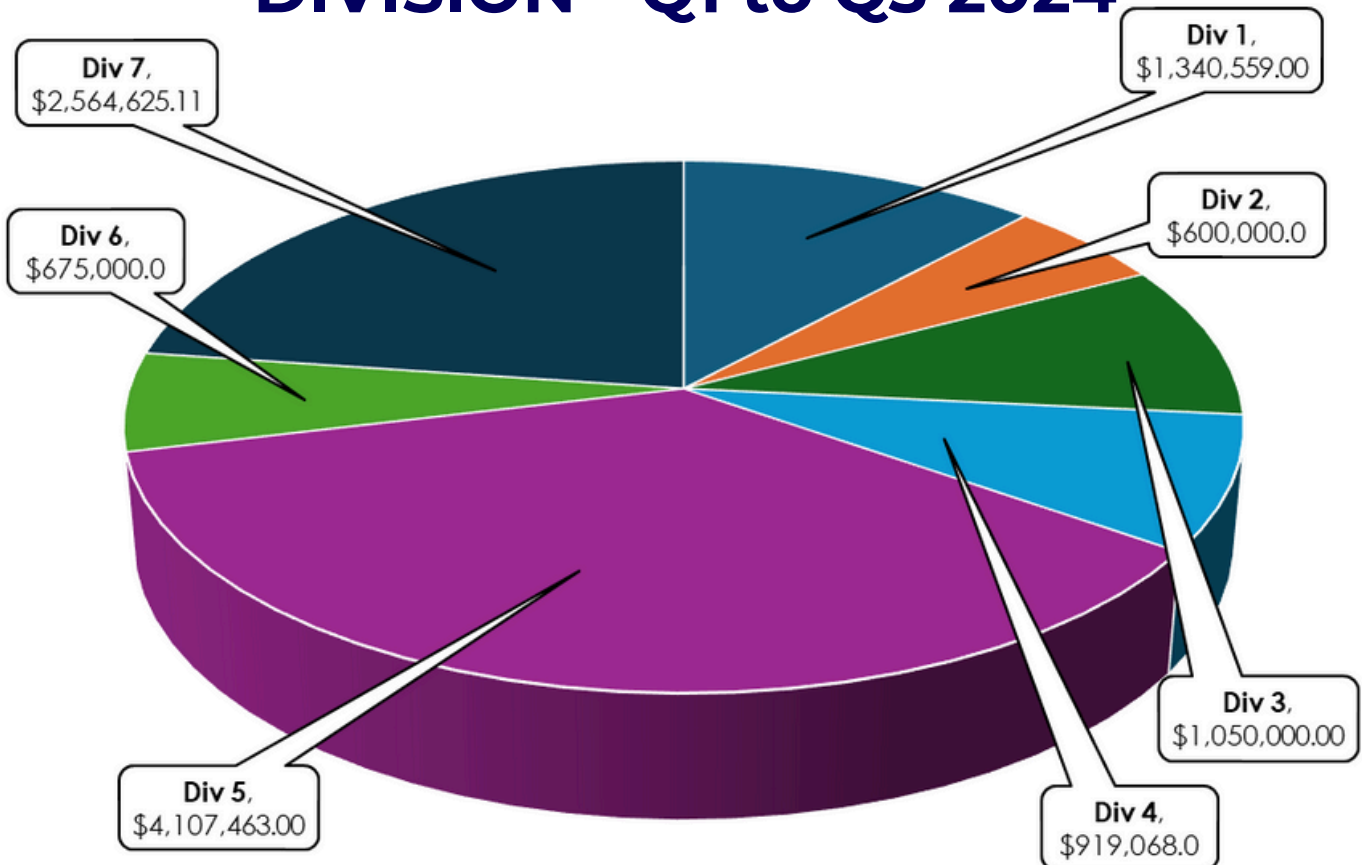
COMMERCIAL

0 Permits Issued in Q3 2024
Total Value: \$0

OTHER

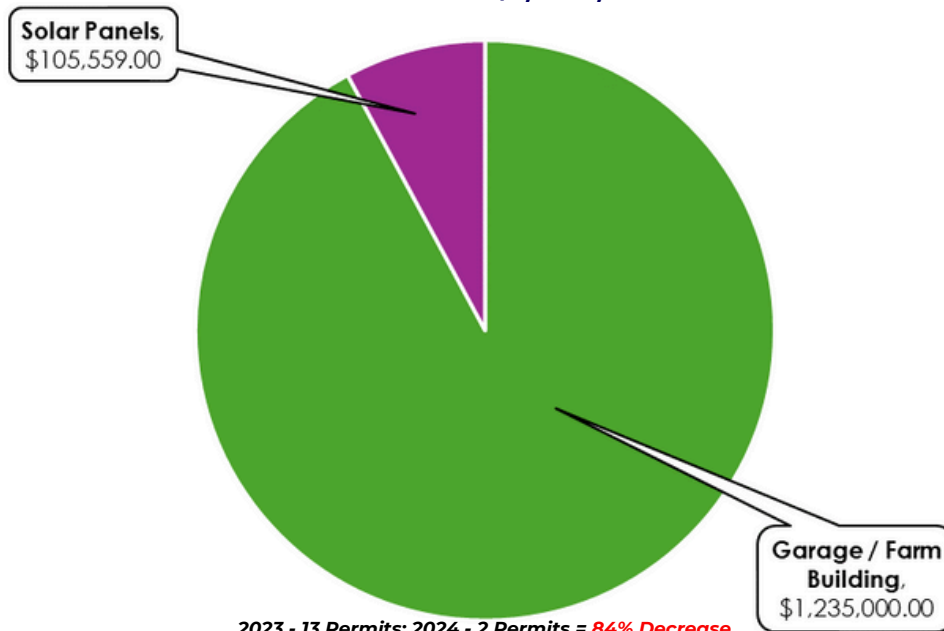
9 Permits Issued in Q3 2024
Total Value: ~\$533,265

TOTAL VALUE OF PERMITS BY DIVISION - Q1 to Q3 2024



DIVISION 1: PERMITS BY TYPE

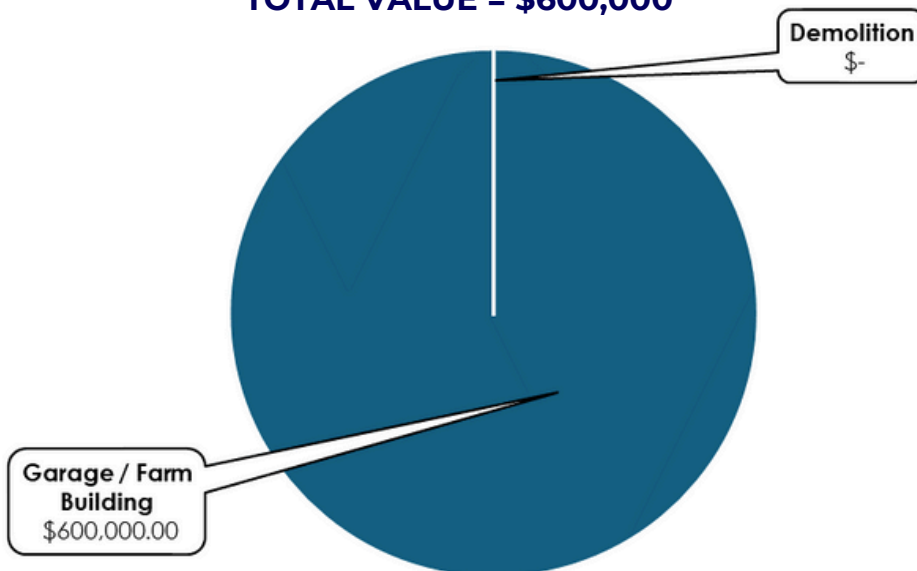
TOTAL VALUE = ~\$1,340,559



2023 - 13 Permits; 2024 - 2 Permits = 84% Decrease

DIVISION 2: PERMITS BY TYPE

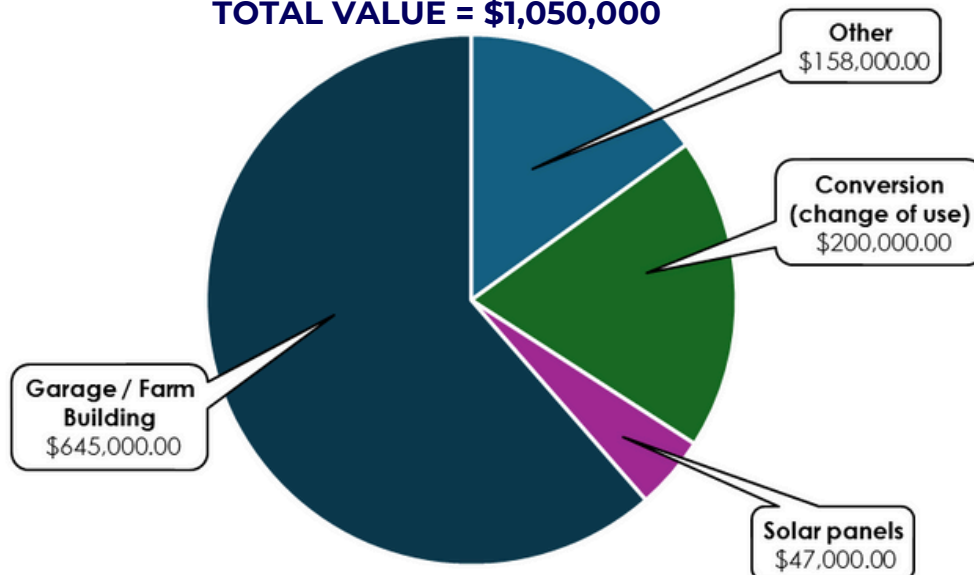
TOTAL VALUE = \$600,000



2023 - 5 Permits; 2024 - 2 Permits = 60% Decrease

DIVISION 3: PERMITS BY TYPE

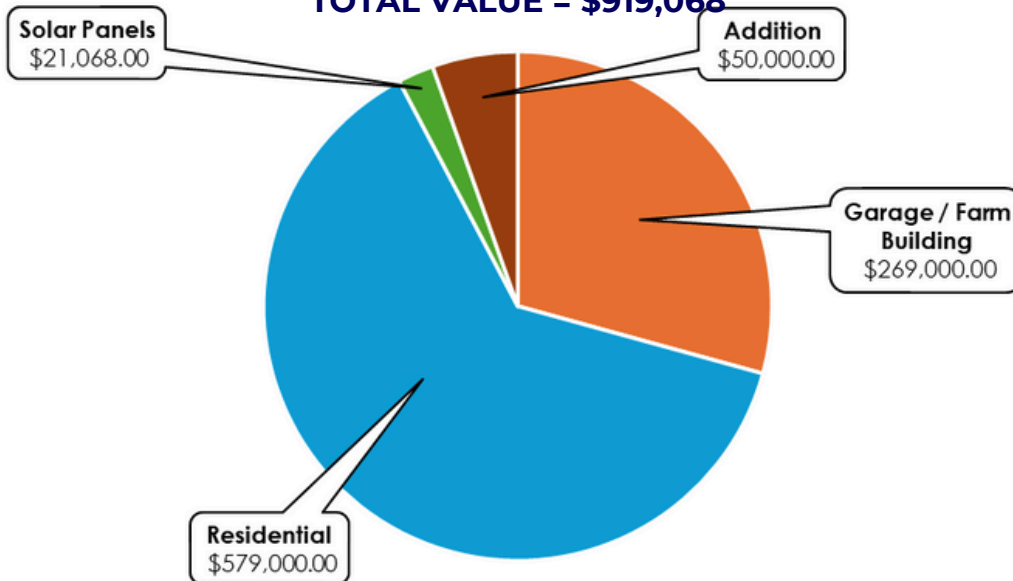
TOTAL VALUE = \$1,050,000



2023 - 10 Permits; 2024 - 6 Permits = 40% Decrease

DIVISION 4: PERMITS BY TYPE

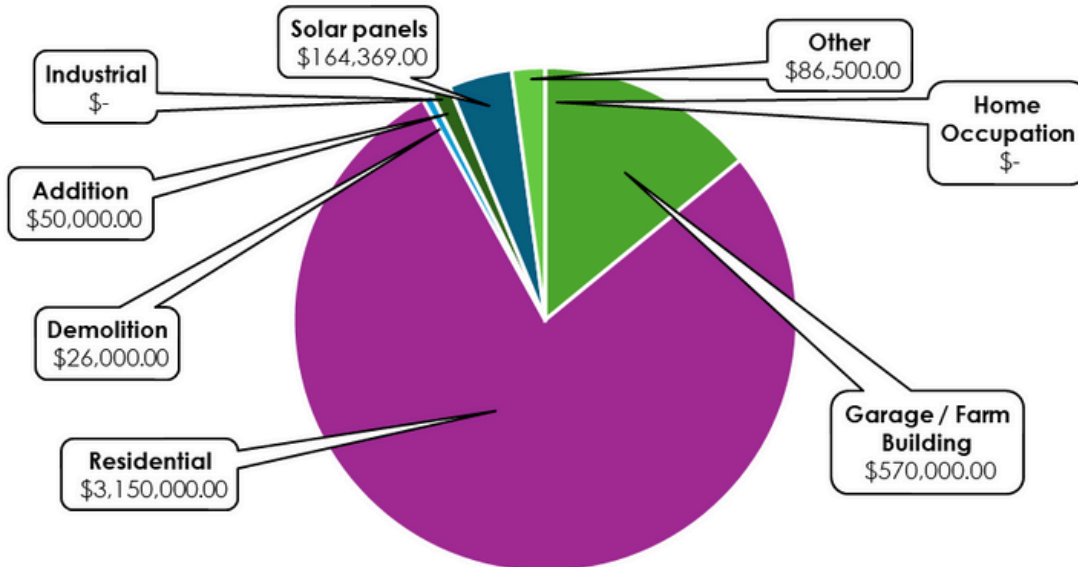
TOTAL VALUE = \$919,068



2023 - 7 Permits; 2024 - 4 Permits = 43% Decrease

DIVISION 5: PERMITS BY TYPE

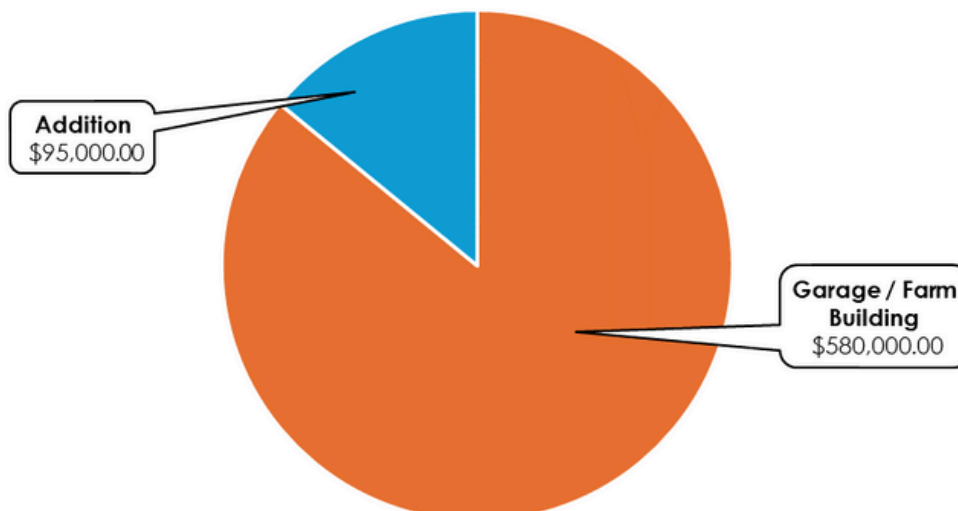
TOTAL VALUE = \$4,107,463



2023 - 17 Permits; 2024 - 10 Permits = 41% Decrease

DIVISION 6: PERMITS BY TYPE

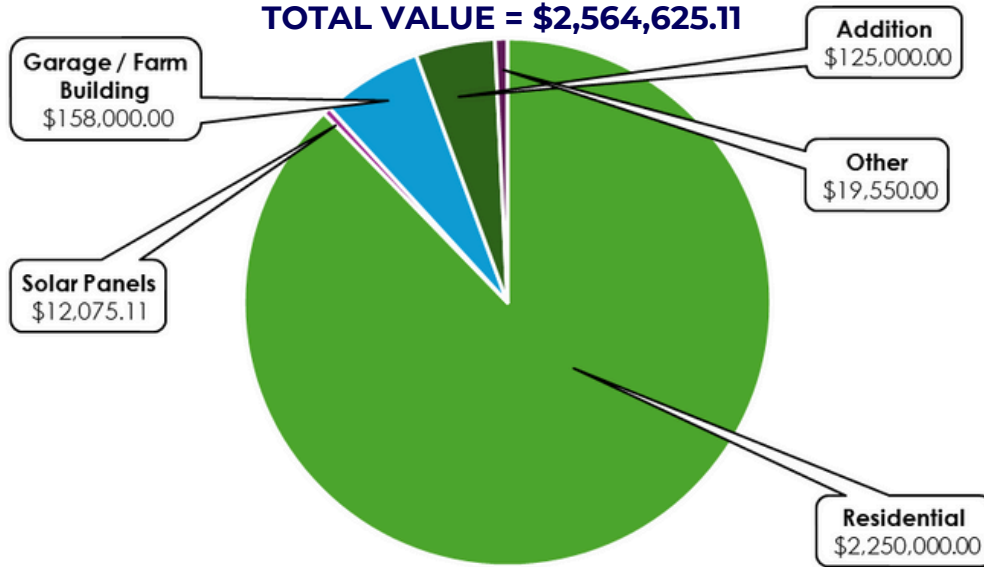
TOTAL VALUE = \$675,000



2023 - 5 Permits; 2024 - 2 Permits = 60% Decrease

DIVISION 7: PERMITS BY TYPE

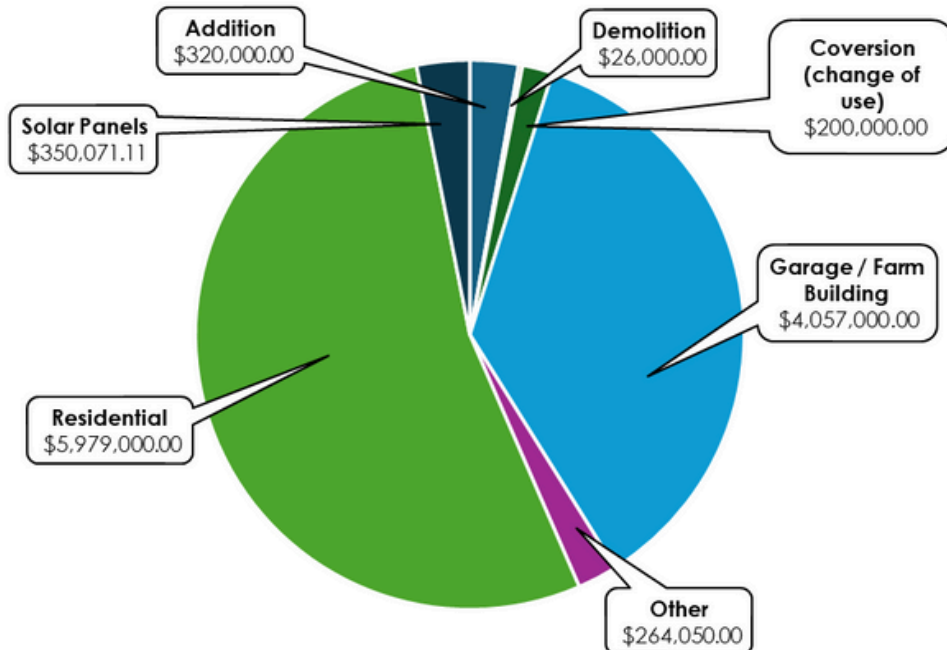
TOTAL VALUE = \$2,564,625.11



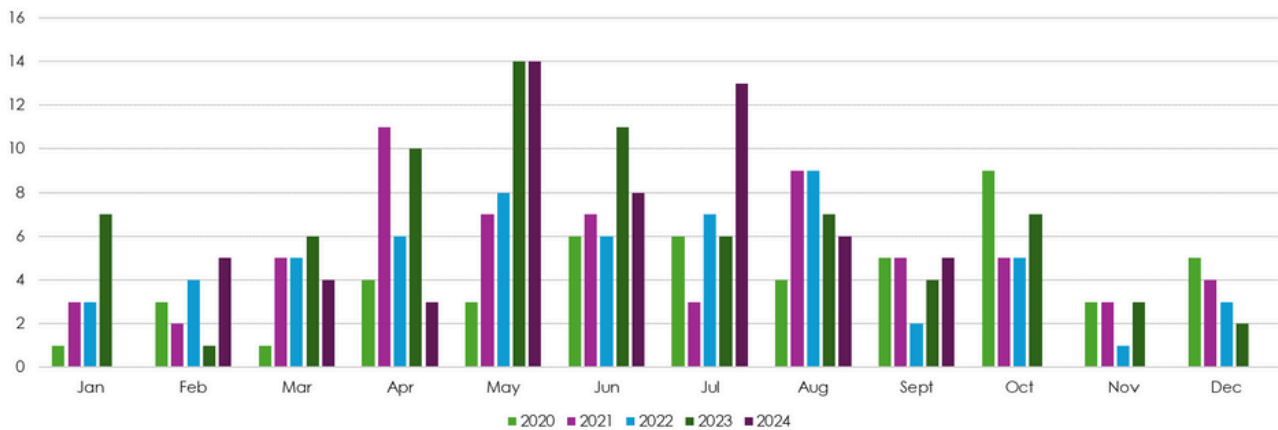
2023 - 6 Permits; 2024 - 4 Permits = 33% Decrease

Q3 2024 PERMITS BY TYPE

TOTAL VALUE = ~\$11,196,121.11



PERMITS ISSUED PER MONTH: 2020 - 2024



2024 Q3 Permit Summary

Permit #	Permit Type	Description	Application Deemed Complete	Permit Issued Date	Days to Issue
24-013	Discretionary	Placement of a 1520ft ² Mobile Home as Secondary Dwelling + Construction of 8100ft ² shop for Agricultural Use	23-Jul-24	25-Jul-24	2
24-016	Discretionary	Location for event venue utilizing existing accessory buildings for Intensive Recreation Use	15-Jul-24	17-Jul-24	2
24-032	Discretionary	Construction of a 1728ft ² Accessory Building for Rural Residential Use	5-Jul-24	25-Jul-24	20
24-040	Permitted	Construction of a 1204ft ² Attached Garage for Rural Residential Use	20-Jun-24	4-Jul-24	14
24-041	Discretionary	Construction of a 2614ft ² SFD + Attached Garage, ICF Basement & Deck for Rural Residential Use	25-Jun-24	4-Jul-24	9
24-042	Discretionary	Placement of Existing 960ft ² Shed & Construction of 1800ft ² Shed for Rural Residential Use	2-Jul-24	9-Jul-24	7
24-043	Permitted	Construction of a 720ft ² Attached Deck for Rural Residential Use	9-Jul-24	11-Jul-24	2
24-044	Permitted	Construction of 1466ft ² SFD + Attached Garage & 1560ft ² Shop for Rural Residential Use	24-Jun-24	9-Jul-24	12
24-045	Permitted	Construction of a 1248ft ² Addition to Existing Accessory Building for Rural Residential Use	27-Jun-24	11-Jul-24	14
24-046	Permitted	Placement of 1110ft ² Roof-Mounted Solar Panels on Existing Dwelling for Rural Residential Use	28-Jun-24	11-Jul-24	13
24-047	Permitted	Placement of a 3000ft ² Accessory Building for Agricultural Use	5-Aug-24	19-Aug-24	14

Permit #	Permit Type	Description	Application Deemed Complete	Permit Issued Date	Days to Issue
24-048	Discretionary	Placement of 1170ft ² Ground-Mounted Solar Panels for Rural Residential Use	10-Jul-24	25-Jul-24	15
24-049	Permitted	Placement of a 2400ft ² Concrete Electrical Building for Agricultural Use	18-Jul-24	25-Jul-24	7
24-050	Permitted	Construction of 3800ft ² SFD w/ Basement & 1792ft ² Attached Garage & 384ft ² Deck & 3000ft ² Shop for Country Residential Use	11-Jul-24	27-Aug-24	47
24-051	Permitted	Construction of 1050ft ² Detached Garage w/ Suite for Country Residential Use	12-Jul-24	26-Jul-24	14
24-052	Permitted	Construction of a 4320ft ² Accessory Building for Agricultural Use	23-Jul-24	9-Aug-24	17
24-053	Permitted	Placement of a 450ft ² Temporary Chemical Storage Tank for Industrial Use	23-Jul-24	9-Aug-24	17
24-054	Permitted	Conversion of an Existing Accessory Building into a Dwelling for Rural Residential Use (Post-Development)	24-Jul-24	9-Aug-24	16
24-055	Permitted	Replacement of Existing Mobile Home with 1998, 1216ft ² Mobile Home	16-Aug-24	29-Aug-24	13
24-056	Permitted	Demolition of Existing Structures on Property (Dwelling & Two (2) Accessory Buildings)	27-Aug-24	6-Sep-24	10
24-058	Discretionary	Placement of 667ft ² Ground-Mounted Solar Panels for Country Residential Use	30-Aug-24	16-Sep-24	17
24-059	Discretionary	Placement of 493ft ² Ground-Mounted Solar Panels for Rural Residential Use	30-Aug-24	16-Sep-24	17

Permit #	Permit Type	Description	Application Deemed Complete	Permit Issued Date	Days to Issue
24-060	Discretionary	Construction of a 1200ft ² Detached Garage w/ Suite for Rural Residential Use	29-Aug-24	16-Sep-24	18
24-062	Permitted	Demolition of Existing Dwelling due to Fire Damage	6-Sep-24	13-Sep-24	7

Average Time to Issue Permit Based on Completed Application = 13.5 Days

LAND MANAGEMENT

Subdividing in rural municipalities involves dividing larger tracts of land into smaller sections for rural development while balancing zoning regulations, environmental considerations, and infrastructure requirements. This delicate balance is necessary to preserve the natural landscape and facilitate responsible growth, catering to the needs of present and future residents while safeguarding the rural charm of the community.

Subdivisions 10 acres and over (July 2024 - September 2024) Background

24-R-871

SW & SE-1-51-4W4M

Total Proposed Area: ~178.62 acres (Agricultural)

- Permitted under Land Use Bylaw (Bylaw 19-02) Part 3 Regulations and Section 5.1, 5.2 & 5.4 of the Municipal Development Plan (Bylaw 19-03)
- **Conditional Approval:** September 13, 2024

24-R-892

NE-8-51-6W4M

Total Proposed Area: ~15.5 Acres (Agricultural)

- Permitted under Land Use Bylaw (Bylaw 19-02) Part 3 Regulations and Section 5.1, 5.2, 5.4 & 5.9 of the Municipal Development Plan (Bylaw 19-03)
- **Conditional Approval:**

24-R-897

NE-35-45-3W4M

Total Proposed Area: ~36 Acres (Residential)

- Permitted under Land Use Bylaw (Bylaw 19-02) Part 3 Regulations and Section 5.1, 5.2 & 5.4 of the Municipal Development Plan (Bylaw 19-03)
- **Conditional Approval:**

24-R-904

SE-20-50-1W4M

Total Proposed Area: ~10.01 Acres (Residential)

- Permitted under Land Use Bylaw (Bylaw 19-02) Part 3 Regulations and Section 5.2, 5.3, 5.4 and 5.9 of the Municipal Development Plan (Bylaw 19-03)
- **Conditional Approval:**

Land

- Collaborated with Corporate Services Department (Finance and Taxes) to confirm public grazing leases on Crown Land to ensure accurate property tax notifications could be issued to lessees. As Crown Land lessees are required to pay property taxes, necessary information was provided to Corporate Services
- County owned land:
 - 18 Grazing Leases
 - 7 Miscellaneous Leases
 - 8 Road Allowance Licenses
 - 8 Property Leases (i.e., Dewberry Museum, Dewberry Senior's Centre, Towers, etc.)
- Address the request(s) to have the County establish drainage Right-of-Ways for a number of residents in Deerfoot and Robinwood residential multi-lot subdivision
- Dewberry tax recovery lands transferred into County ownership. Three (3) mobile homes were removed and the properties cleaned up to be listed for sale
- Real estate update: one (1) tax recovery property sold for \$1000 + GST + transfer costs
- Continued working with Alberta Transportation and Economic Corridors regarding road closures
 - Status: Pending
- Open Development Permits were reviewed for compliance
 - Certificates of Compliance were issued to those permit holders that have satisfied the conditions of the Development Permits
- Worked with Public Works regarding drainage swale in Sandpiper Estates
- Rural addressing database updated with internal departments and external agencies for accuracy
- Working with landowner(s) in County Hamlets to bring properties into compliance with the Land Use Bylaw and other County regulations

PROJECTS

Update and Review of Municipal Development Plan and Land Use Bylaw



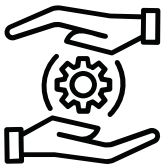
In 2019, the County implemented its current MDP and LUB. However, due to continued growth, boundary changes, and economic impacts, they need to be reviewed and updated. The MDP will be a crucial planning document, helping with future policy shifts, land use planning projects, budget preparations, and infrastructure planning. Meanwhile, the LUB will serve as a regulatory document for subdivision, development, and land use within the County.

- Current Status: Drafts presented to Council at June 20 Regular Council Meeting
 - Second Drafts presented to Council at June 18 P&P
 - Public Engagement will be scheduled for the Fall of 2024 to allow for final amendments to be completed prior to releasing to public

City of Lloydminster and County of Vermilion River Intermunicipal Development Plan (IDP) & Intermunicipal Collaboration Framework (ICF)

The IDP is a statutory long-range plan with a 20-year timeframe that is subject to regular review and updates from both municipalities to ensure that it remains relevant and aligns with the practices and policies that each municipality has adopted. The existing IDP was adopted in 2008 and was due for review prior to annexation discussion occurring. With the completion of annexation between the County and the City in early 2022, significant revisions are required to the document to ensure its alignment and relevance with the current bylaws, plans and policies of the County and the City.

An ICF is a tool to facilitate and encourage cooperation and cost-sharing between neighboring municipalities to ensure municipal services are provided to residents effectively. To date, there has not been an ICF established between the County and the City. The *Lloydminster Charter* was amended effective January 1, 2023, which required the City to hold an ICF with all municipalities in which the City has a common boundary within Alberta.



- Transitional Solutions / ISL Engineering have been selected for the ICF
- ISL Engineering and Land Services Ltd. have been selected for the IDP
- Current Status: Research and Review with Consultants

Continuation of Policy Review & Updates



The Planning & Community Services department is reviewing and updating all policies

- Policy AD 027 - Public Engagement Policy
 - Was presented to Council for discussion at the September 17, 2024 Policy and Priorities Committee Meeting
 - Policy updates were approved by Council at the September 24, 2024 Regular Meeting of Council
- Policy PD 021 - Community Enhancement Funding Policy
 - Was presented to Council for discussion at the September 17, 2024 Policy and Priorities Committee Meeting regarding the addition of campgrounds to the Community Facility - Operations Funding, changing the name of Community Event Funding to "Sponsorship Funding" and an update to setting the recreation budget
 - The Policy was brought forward to Council at the September 24, 2024 Regular Meeting of Council for approval
 - Policy changes will be discussed at the September 30/October 1, 2024 Strategic Planning sessions