

rural
service area
guide

THE CITY OF

GRANDE
prairie

welcome to our **Rural Service Area** guide

This publication has been developed to help you through transition following annexation.

Within this guide, you will find:

- Key contacts
- Information on emergency services
- Profiles on city councillors
- Details on how your property taxes will be affected by annexation
- Land use zoning information
- Business licensing details
- Lifestyle issue impacts
- Updates on solid waste disposal
- Snow removal and road maintenance
- School information
- Frequently asked question responses

Incoming citizens from the County of Grande Prairie have always been part of our community. You have participated in local events, shopped within the city, and attended facilities. While municipal boundaries have changed, there will be little change to your lifestyle.

Let us know how we can best serve you.

KEY CONTACTS

The Citizen Contact Centre is your one-stop shop for City of Grande Prairie information. Please call 780-538-0300 and one of our Representatives will be glad to help you. The Citizen Contact Centre operates from 7:00 a.m. to 7:00 p.m., Monday to Friday, excluding statutory holidays.

DIRECT LINE: 780-538-0300 | **EMAIL:** citizencontactcentre@cityofgp.com

In addition to general enquiries, the Contact Centre receives and responds to calls for Enforcement Services (bylaw and business license enquiries), Transportation Services (snow plowing and road maintenance), Transit, and the Mayor/City Manager's Office.

If you have an in-depth enquiry, please email:
citizencontactcentre@cityofgp.com

Planner Alison Downing is our lead contact for annexation. You can reach her via the Citizen Contact Centre.

DIRECT LINE: 780-538-0434 | **EMAIL:** adowning@cityofgp.com

On an ongoing basis, for up-to-date annexation information, please refer to:
www.cityofgp.com/annexation

Emergency Services

- | | |
|-------------------|-----------------------|
| ■ 911 Services | 911 |
| ■ Alberta 1 Call | 1-800-242-3447 |
| ■ Fire Department | 780-538-0393 |
| ■ Poison Control | 1-800-332-1414 |
| ■ QEII Hospital | 780-538-7100 |
| ■ RCMP | 780-830-5701 |



key transition information

PROPERTY TAXES

Landowner Taxation Transition for Non-Farm Property

Lands and buildings in existence on January 1, 2016 will be taxed each year using the lower of the municipal tax rates established by the County of Grande Prairie and the City of Grande Prairie for 20 years. At the end of that time, there will be an additional five-year transition from County to City tax rates, increasing 20% each year until reaching 100% City tax rates in year 25.

The tax transition will cease if, during any year, one of the following occurs:

1. Subdivision by, or on behalf of, the landowner;
2. Rezoning by, or on behalf of, the landowner; or
3. A Local Improvement Bylaw is implemented to allow any parcel to connect to water or sewer where the Local Improvement Bylaw has part or complete funding from the City.

Landowner Taxation Transition for Farm Property

Farm property will be taxed each year using the lower of the municipal tax rates established by the County of Grande Prairie and the City of Grande Prairie for 30 years. At the end this tax protection time frame, there will be an additional five-year transition period from County to City tax rates, increasing 20% each year until reaching 100% City rates in year 35. New subdivisions or rezoning by or on behalf of the landowner, or properties subject to a local improvement bylaw for new water or sewer connections would trigger City tax rates.

Any farmland exemptions currently received by landowners will continue for 35 years within the City, unless the exemptions become inapplicable through Provincial legislation.

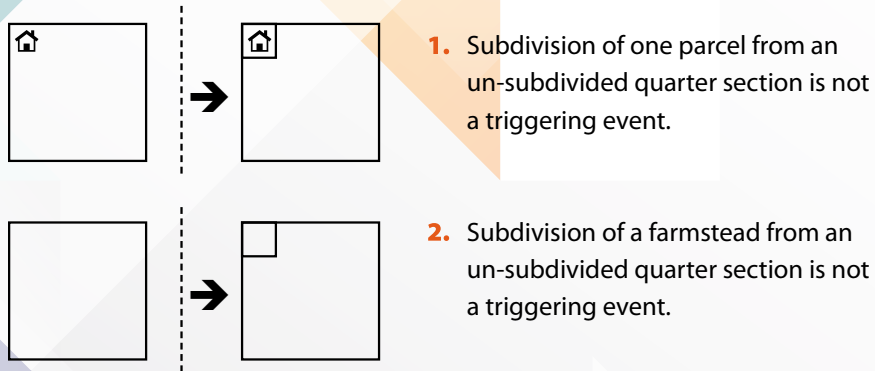
The tax transition will cease if, during any year, one of the following occurs:

1. Subdivision by, or on behalf, of the landowner;
2. Rezoning by, or on behalf of, the landowner; or
3. A Local Improvement Bylaw is implemented to allow any parcel to connect to water or sewer where the Local Improvement Bylaw has part or complete funding from the City.

One-Parcel-Out Exception

The landowner of an un-subdivided quarter section in use for farming purposes may subdivide out one parcel (with or without a farmstead) without triggering City tax rates for the newly created parcel.

This exemption permits continued farming operations, where the landowner may wish to retire and remain on the property, while allowing the farming operations to continue.



These factors will not trigger an End to Tax Protection:

- Selling the property
- Building new residential, commercial, industrial and agricultural buildings in accordance with the current Land Use Bylaw
- Renovations or additions to residential, commercial, industrial and agricultural buildings in accordance with the current Land Use Bylaw
- Building decks, sheds, fences or other accessory structures in accordance with the current Land Use Bylaw
- Home occupations in accordance with the current Land Use Bylaw

PLANNING AND DEVELOPMENT

Land Use Zoning

In accordance with Municipal Government Act, the County of Grande Prairie's Land Use Bylaw will continue to govern the newly annexed area until the City incorporates it into its Land Use Bylaw (LUB). This will occur through a formal amendment process, involving consultation with all landowners. A public hearing would be held by City Council prior to adopting any changes.

It is the City's intention that when the newly annexed lands are incorporated into the City's Land Use Bylaw, the regulations will allow for the same land uses and development standards as those currently provided for under the County of Grande Prairie LUB.

Owners within the Rural Service Area will be able to continue to use their land in the same manner they did before annexation.

Farmland

Current land use authorizations will remain in effect. No landowner will be forced to change land use or cease legally existing business operations.

The land will remain at the lower tax rate for a period of 30 year with an additional five-year phase in. In addition, one parcel may be subdivided out of an un-subdivided quarter section without triggering the higher tax rate.

Development Opportunities

The City has confirmed that the intent of annexation is to secure predominantly undeveloped lands to foster future urban growth. City Council intends to encourage development in the newly annexed lands in a planned and orderly fashion.

Elements that will influence land use and development decisions include:

- The future land use map in the Intermunicipal Development Plan (IDP)
- The location of existing residential, commercial and industrial areas
- Linkages with existing infrastructure and transportation corridors
- Water bodies and sensitive area protection
- The landowner's development plans

Detailed long-range planning will be undertaken over future years to address specific land use designations and development requirements. Any zoning and bylaw changes would include consultation with the public and citizens of the affected area.

Rural Standards for Development

The City is prepared to consider alternative servicing standards and service levels in the Rural Service Area where conventional servicing is cost prohibitive. This will encourage development in the Rural Service Area.

Development Levies

The City's Engineering Services Department will update the Transportation Master Plan and Offsite Transportation Levy Bylaws. Work on the Transportation Master Plan begins in 2016 and is expected to be complete in 2018, at which point the Transportation Levy can be updated.

SOLID WASTE DISPOSAL

The City recognizes some landowners within the Rural Service Area use the Clairmont Waste Management Facility with no fee to dispose of garbage. The City is committed to compensating annexed landowners for a period of five years if they choose to continue disposing of solid waste at the Clairmont facility.

The County has agreed to continue providing Rural Service Area residents with the same solid waste disposal service levels through January 2016. The City and the County are developing a solution on solid waste disposal after February 1, 2016.

BUSINESS LICENSES

Certain types of businesses located within the City of Grande Prairie are required to obtain a business license. The City will require all affected existing businesses in the Rural Service Area to be licensed by June 30, 2016. The City will waive business license fees for existing businesses in the Rural Service Area for five years.

For more detailed information about the business licensing process and requirements go to: cityofgp.com/businesslicensing

If you require further information regarding the City's business licensing program or if you would like to discuss your particular situation, please contact the Enforcement Services Department.

PHONE: 780-830-5790 | **EMAIL:** es_contact@cityofgp.com
Grande Prairie RCMP Detachment 10202 – 99 Street

HUNTING

This is a Federally and Provincially regulated activity. The City of Grande Prairie bylaws will not change existing hunting regulations in the Rural Service Area.

FIREARMS

The City is amending Bylaw C-1103 to permit the continued discharge of firearms within the Rural Service Area presently designated by the County Land Use Bylaw as Agricultural General (AG).

OFF-HIGHWAY VEHICLES

A new City of Grande Prairie Off-Highway Vehicle Bylaw will permit the continued use of Off-Highway Vehicles in the Rural Service Area.

ANIMAL CONTROL

- The City will recognize all existing dog licences from the County of Grande Prairie until their expiration
- New City animal licences will be provided to residents of the Rural Service Area at no cost for five years
- Cats do not need to be licensed in the Rural Service Area
- The City does not have restricted breeds for dogs – a vicious or nuisance animal designation is only applied if demonstrated behaviour makes it necessary

KEEPING OF LIVESTOCK

Livestock is permitted based on your permitted or discretionary land use. If you were previously permitted to keep livestock under County regulations, you will continue to be permitted under the City regulations.

SNOW REMOVAL AND ROAD MAINTENANCE

The City has worked with the County of Grande Prairie to determine the current level of service provided by the County for activities such as road grading and snow plowing within the Rural Service Area. The City has formulated a service plan that strives to provide a level of service at or above what is currently provided by the County.

The City is also committed to continuing to clear seniors' driveways. We have obtained the list of impacted residents. However, in order to ensure this list is current, please call the Citizen Contact Centre with your name and address.

ADDRESSING

There will be no changes to civic addressing until development begins to take place. You may wish to change your municipality to Grande Prairie instead of The County of Grande Prairie No.1. In either case, Canada Post advises that mail will be delivered correctly based on the postal code.

ROAD NAMING

Township and Range Roads will immediately begin a transition to City road names, i.e. Range Road 55 will become 84 Street, however this will not impact your civic address. Both road names will be shown on signage. Road names that are not converted immediately will be renamed as development occurs.

ROAD UPGRADING

City has an Infrastructure Planning Study that proposed a road layout concept in the annexation area, and the City will soon commence an update to the Transportation Master Plan to ensure the planned road network meets the future needs of the City and harmonizes with the alignment of Highway 43X.

Road upgrading may occur as development occurs in the area, but it depends on several other factors as well. The City of Grande Prairie Engineering Services is responsible for determining the Capital Projects to be recommended to City Council in the Capital Budget. Engineering Services undertakes a Traffic Counting program to monitor the number of vehicles using the road network; this assists in determining the priority roads for upgrades and repairs.

Engineering Services is also responsible for reviewing and approving accesses to public roads. Should you wish to widen your driveway access or construct a new approach, please contact Engineering Services.

PHONE: 780-538-0417 | **EMAIL:** eng_permits@cityofgp.com
cityofgp.com/drivewayrequests

WEED CONTROL AND OTHER AGRICULTURAL SERVICES

The City is committed to maintaining the same level of service as was provided by the County for garbage pick-up in ditches, roadside ditch mowing and brushing. Mosquito control boundaries will be expanded and maintained to the current City service standard.

Compliance as per the following Acts will be followed.

- Weed Control Act
- Agricultural Pests Act
- Soil Conservation Act
- Animal Health Act

SCHOOLS

There is no impact to any students that attend the Catholic School Division. The Catholic system is already a regionalized school system.

The Peace Wapiti School Division has reassured residents that current school boundaries will remain in effect until June 30, 2016. Under Section 239 of the School Act, a Minister may add lands to a district or division and any changes would occur after the end of the current school year. However, because an annexation it has occurred does not necessarily mean the Minister will add lands to Grande Prairie Public School District.

In the past, as a result of a change in a municipal boundary, education ministers have done the following:

1. Made no change to division school boundaries
2. Changed school division boundaries to reflect municipal changes
3. Changed school division boundaries and then provided transportation grants until the affected students graduated

School Board Contacts

Grande Prairie Public School District

10213 – 99 Street, Grande Prairie, AB T8V 2H3 | **PHONE:** 780-532-4491

Grande Prairie and District Catholic Schools

9902 – 101 Street, Grande Prairie, AB T8V 2P4 | **PHONE:** 780-532-3013

Peace Wapiti School Division

8611A – 108 Street, Grande Prairie, AB T8V 4C5 | **PHONE:** 780-532-8133

frequently asked questions

When does Annexation become effective?

The effective date of annexation was January 1, 2016.

Where can I view the Province's Decision?

View the Government of Alberta Order in Council at: <http://bit.ly/1S4mrAG>

Who do I speak to if I have any questions about this process?

Affected residents with enquiries on how annexation impacts them can call the Citizen Contact Centre from 7:00 a.m. to 7:00 p.m., Monday to Friday.

PHONE: 780-538-0300

Detailed enquiries can also be emailed,

EMAIL: citizencontactcentre@cityofgp.com

What about emergency service coverage if I am part of the City?

The City's Emergency Services Department is well positioned to provide emergency services to the Rural Service Area. The strategic location of our Westgate Fire Station, current staffing, and equipment will meet response needs. Crews have tested radio communication and are educated in rural addressing. Response times have been tested in the Rural Service Area.

How will the County be compensated?

As is standard with annexations in Alberta, the City is compensating the County to assist the County transition from the loss of property tax revenue generated in the Rural Service Area. The County will receive approximately \$4.4 million in compensation over five years.

YEAR	PERCENTAGE OF 2015 MUNICIPAL TAX REVENUE	ANNUAL PAYMENT
1	100%	\$1,471,595
2	80%	\$1,177,276
3	60%	\$882,957
4	40%	\$588,638
5	20%	\$294,319
Total Payment to the County		\$4,414,785

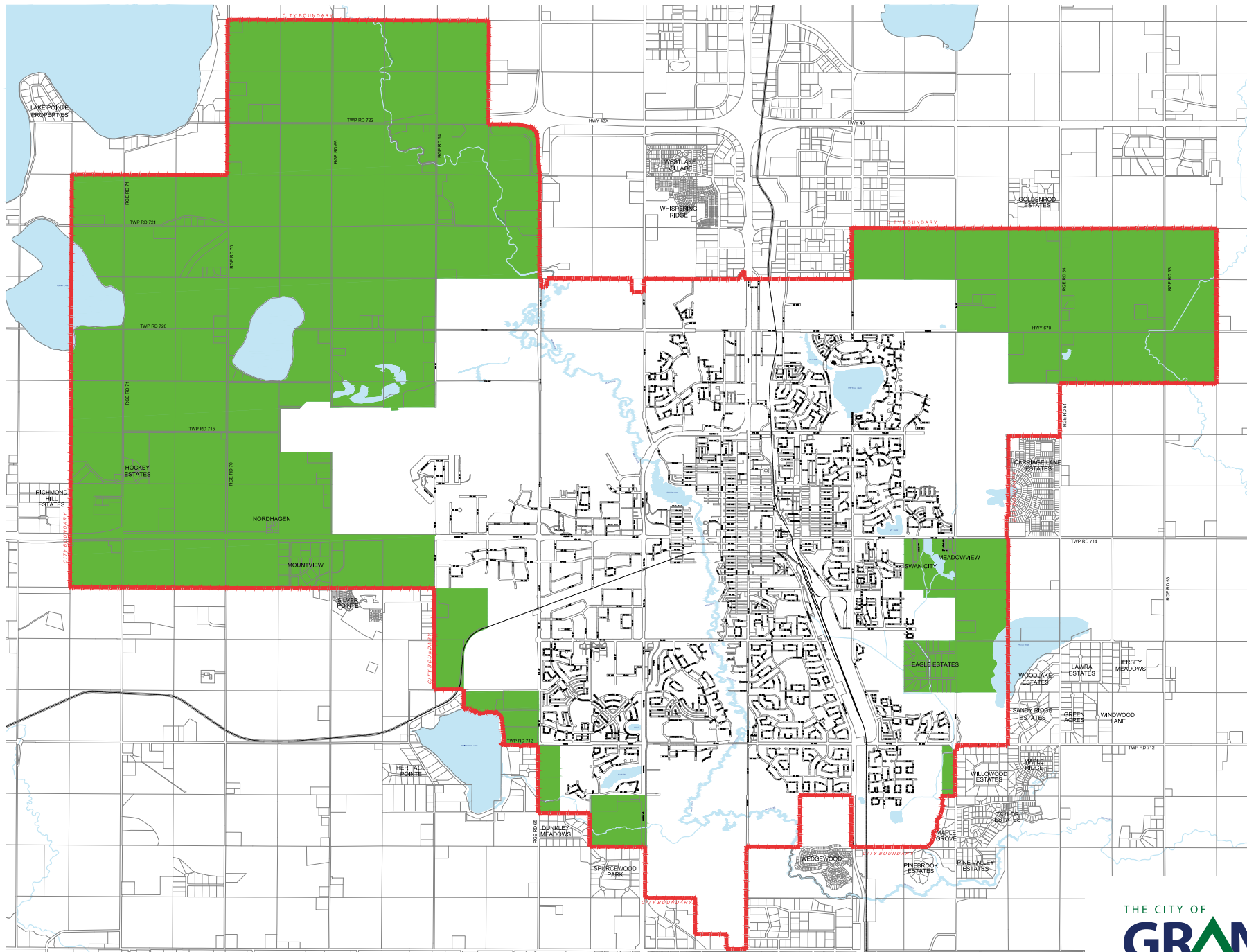
The City will also take over all existing debentures.

DEBENTURE PURPOSE	PRINCIPAL BALANCE AS OF DECEMBER 31 ST , 2015
RR 63 (Road)	\$161,385
RR 60 (Road)	\$297,297
RR 55 (Road)	\$319,318
West Aqua Water Line	\$58,163
Total	\$836,163

What is the Rural Service Area?

The Rural Service Area is the area that has been annexed.
See map on pages 14 and 15.

RURAL SERVICE AREA



 Rural Service Area

meet your city council

Grande Prairie City Council is comprised of eight Council members and one Mayor. Their representation is City wide. This means that each of the nine Council members is your Council member. Please feel free to contact any one of them.

Council History

- Served three terms as Alderman/Councillor, beginning in 2001
- In his second term as Mayor (first elected in 2010)

Council Committees

- Serves on all standing committees
- Joint Council Committee
- ALERT Board of Directors
- Mid-Sized Cities Mayors Group
- Northern Alberta Elected Leaders
- Northern Alberta Mayors' and Reeves' Caucus
- City/Council Joint Recreation Committee
- Community Knowledge Campus Steering Committee

Current Community Involvement

- Member, Swan City Rotary Club
- Regional Hospital Foundation 'Key to Care' Campaign Committee

Professional History

- Hi-Tech Business Systems, Retail Sales Manager
- Self-employed, Marketing and Communications Consultant

Education

- Grande Prairie Composite High School
- Medicine Hat College, Visual Communications Program
- University of Alberta, National Advanced Certificate in Local Authority Administration
- Royal Roads University – Master of Arts In Leadership, In Progress



mayor
BILL
GIVEN

780-814-0518
bgiven@cityofgp.com

Mayor Bill Given is a lifetime Grande Prairie resident. He and his wife, Susan, have two children.



councillor JACKIE CLAYTON

780-814-3118
jclayton@cityofgp.com

Councillor Clayton has lived in Grande Prairie since 1999. She and her husband, Rob, have two sons. She is serving her first term on City Council.

Council Committees

- Community Growth Committee, Chair
- Municipal Government Day Team
- Art Gallery of Grande Prairie Board
- Arts Development Committee
- Centre 2000
- Downtown BRZ Board
- Grande Prairie Airport Committee
- Joint Council Committee

Current Community Involvement

- QEII Hospital 'Key to Care' Capital Campaign

Occupation

- Pomeroy Lodging, Vice President Public Relations & Partnerships
- Rocky Mountain Chocolate Factory Prairie Mall, Owner

Education

- Caledonia Sr. Secondary – Terrace, B.C.
- Attended VCC Langara College, Vancouver, B.C. Graduated Marketing & Sales Diploma; enrolled University Transfer, studied Business Administration
- Attended Northwest Community College, Terrace B.C. Enrolled University Transfer, studied Business Administration

Council Committees

- Community Living Committee
- Grande Prairie and Area Recreation Board
- Grande Prairie Youth Council
- Arts Development Committee
- Community Knowledge Campus Steering Committee
- Joint Council Committee

Current Community Involvement

- PACE board member
- John Howard Society Provincial Board Member
- Rotarian

Professional History

- Served three terms as an Alderman/Councillor – 9 years
- Served three terms as Mayor of Grande Prairie – 9 years

Education

- University of Alberta – Bachelor of Arts
- University of Alberta – Professional Teaching Certificate



councillor DWIGHT LOGAN

780-538-0963
dlogan@cityofgp.com

Councillor Logan has lived in Grande Prairie since 1948. He and his wife, Carol, have two daughters. He was a teacher of children and adults in Africa. Now retired, he formerly operated the York Hotel.



councillor KEVIN MCLEAN

780-512-9858
kmclean@cityofgfp.com

Councillor McLean and his wife, Tina, have two daughters. Councillor McLean is in his second term on City Council.

Council Committees

- Community Growth Committee
- Corporate Services Committee
- Joint Regional Emergency Management Committee
- Assessment Review Board
- Centre 2000
- City/County Joint Recreation Committee
- Joint Council Committee

Current Community Involvement

- Member Sponsor of Regional EMS Foundation
- Knights of Columbus

Occupation

- Weyerhaeuser, Operator
- Joy Enterprises, Owner

Education

- Parkland Composite High, Edson, AB
- Fairview College, Red Seal Journeyman Carpenter

Council Committees

- Community Living Committee
- Community Safety Committee
- Community Futures of Grande Prairie and Region
- Assessment Review Board
- Community Knowledge Campus Steering Committee
- Municipal Government Day Team
- Grande Prairie Regional Tourism Association
- Chair of Pursuit of Excellence Committee

Current Community Involvement

- Life member, Wapiti Shooters Club
- Life member, Alberta Hunter Education and Instructors Association
- Member of Chairleaders
- Secretary and Board member, Philip J. Currie Dinosaur Museum
- Accessibility Advisory Committee
- Amateur Radio Operator VE6 GUN

Occupation

- Semi-Retired
- Health & Safety Supervisor, and Drafting and Design leader
- Owner, A.N.S. Safety, and Outdoor Sports Canada

Education

- Grande Prairie Composite High School
- NAIT, Machinist Red Seal



councillor KEVIN O'TOOLE

780-933-0925
kotoole@cityofgfp.com

Councillor O'Toole has lived in Grande Prairie since 1965. He and his wife, Catherine, have three grown children and eight grandchildren. Councillor O'Toole is serving his second term on City Council.



councillor LORNE RADBOURNE

780-882-5001

lradbourne@cityofgfp.com

Councillor Radbourne is a retired public school superintendent. He has lived in Grande Prairie since 1950. He and his wife Donna, have two grown children and three grandchildren. He is the son of former city alderman, the late Ernie Radbourne. Councillor Radbourne has served on Council since 2007.

Council Committees

- Corporate Services Committee, chair
- Disabled Transportation Society Board
- Grande Prairie Sports Council
- Nitehawk Recreation Area Board
- City/County Joint Recreation Committee
- Joint Council Committee
- Library Board
- Policy Review Committee
- Pursuit of Excellence Committee

Current Community Involvement

- Member of Rotary Club of Grande Prairie
- Member of the Grande Prairie Public School District Education Foundation Board
- Trustee at St. Paul's United Church
- Member of the Grande Prairie Storm Board
- Member/Season subscriber to Grande Prairie Golf & Country Club, Art Gallery of Grande Prairie, and the Grande Prairie Live Theatre
- Member of the Hockey Alberta Foundation Board

Education

- Bachelor of Education
- Masters in Educational Administration

Council Committees

- Community Growth Committee
- Community Safety Committee
- Joint Council Committee
- Grande Spirit Foundation
- Grande Prairie Airport Commission
- Municipal Government Day Committee
- Policy Review Committee
- Alberta Urban Municipalities – Director Cities under 500,000
- Alberta Municipal Services Corporation

Current Community Involvement

- John Howard Board Member
- Elected Officials Education Program – Chair
- Alberta Recycling Management Authority
- Apex Pension Plan

Occupation

- DownTown Association, Manager

Education

- Grande Prairie Regional College
- Cultural Diversity Institute, University of Calgary
- D.I.S.C. Simon Fraser University, Vancouver, BC
- Mount Royal College, Calgary, AB
- Alberta Arbitration and Mediation Society
- Fellow of Board Governance, Cultural Diversity Institute



councillor HELEN A. RICE

780-538-2018

hrice@cityofgfp.com

Councillor Rice has lived in Grande Prairie since 1969. She has three children and five grandchildren. Councillor Rice has served on Council almost continuously since 1979. She was among Venture Magazine's 50 Most Influential People in 2009 and 2014.



councillor RORY TARANT

780-402-9415
rtarant@cityofgp.com

Councillor Tarant was born and raised in Grande Prairie. He is married to Cally. Councillor Tarant is serving his first term on City Council.

Council Committees

- Community Living Committee, chair
- Arts Development Committee
- Assessment Review Board
- City/County Joint Recreation Committee
- Combative Sports Commission
- Economic Development Advisory Committee
- Grande Prairie Airport Commission
- Joint Council Committee

Current Community Involvement

- Treasurer, Grande Prairie Live Theatre
- Treasurer, Cedarwood Pk. Condo Association

Occupation

- Tarant Exteriors, Owner
- Guerino's Italian Kitchen, Owner

Education

- University of Alberta National, Advanced Certificate in Local Authority Administration, In Progress
- University of Lethbridge, B.A. in Political Science
- Grande Prairie Regional College, Diploma in University Studies (Political Science)

Council Committees

- Community Safety Committee, chair
- Corporate Services Committee
- Centre for Research and Innovation
- Inter-City Forum on Social Policy
- Mighty Peace Watershed Alliance
- Joint Council Committee

Current Community Involvement

- Centre for Creative Arts Member
- Canadian Mental Health Association (ANWR) Member
- Moonbeams Youth Empowerment Camp
- John Howard Society Board Member
- Interagency Council on Housing and Homelessness
- Destination Imagination

Occupation

- Canadian Mental Health Association, Client Support Development Officer

Education

- Grande Prairie Composite High School
- Grant MacEwan Community College, Digital Arts & Mass Media Diploma
- University of Alberta, 2 years General Studies/Education Program



councillor CHRIS THIESSEN

780-831-1328
cthiesse@cityofgp.com

A long-time resident of Grande Prairie, Councillor Thiessen is married to Angie Maksymetz. They have one son. Councillor Thiessen is serving his first term on City Council.

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