THE COMMUNICATOR

Alberta Development Officers Association (ADOA) February 2020

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Winter Issue

Next board meeting is 20th March 2020

If you have any **inquiries or topics** you would like for the Board to discuss/address, please email them to admin@adoa.net

Just for Fun

QUICK QUESTION OF THE DAY!

What is the most interesting development you have approved (or refused?)

Send a quick answer (1 or 2 sentence) answers using this link

https://www.surveymonkey.com/r/DLRKJYH

December 6th 2019 Board Meeting—Overview	
Treasurer's / Conference Reports	• Conference budget increased to $35,000 with $5,000 contingency. • Conference transitional fund created • Miscellaneous budget increased to $3,500
Executive Assistant Report	• Invoicing and website updates
Education Committee Report	• Upcoming ALUP symposium
Communications Report	• Fall Communicator released in November
Membership Committee Report	• N/A
Bylaw's & Policy Report	• Development Authority Manual will be completed in new year, with Brownlee providing review at no charge.

Dani Woodman

Hinton and Surrounding Area

2020 Conference Update

“Good Neighbours”

“Why Can’t We All Just Get Along?”

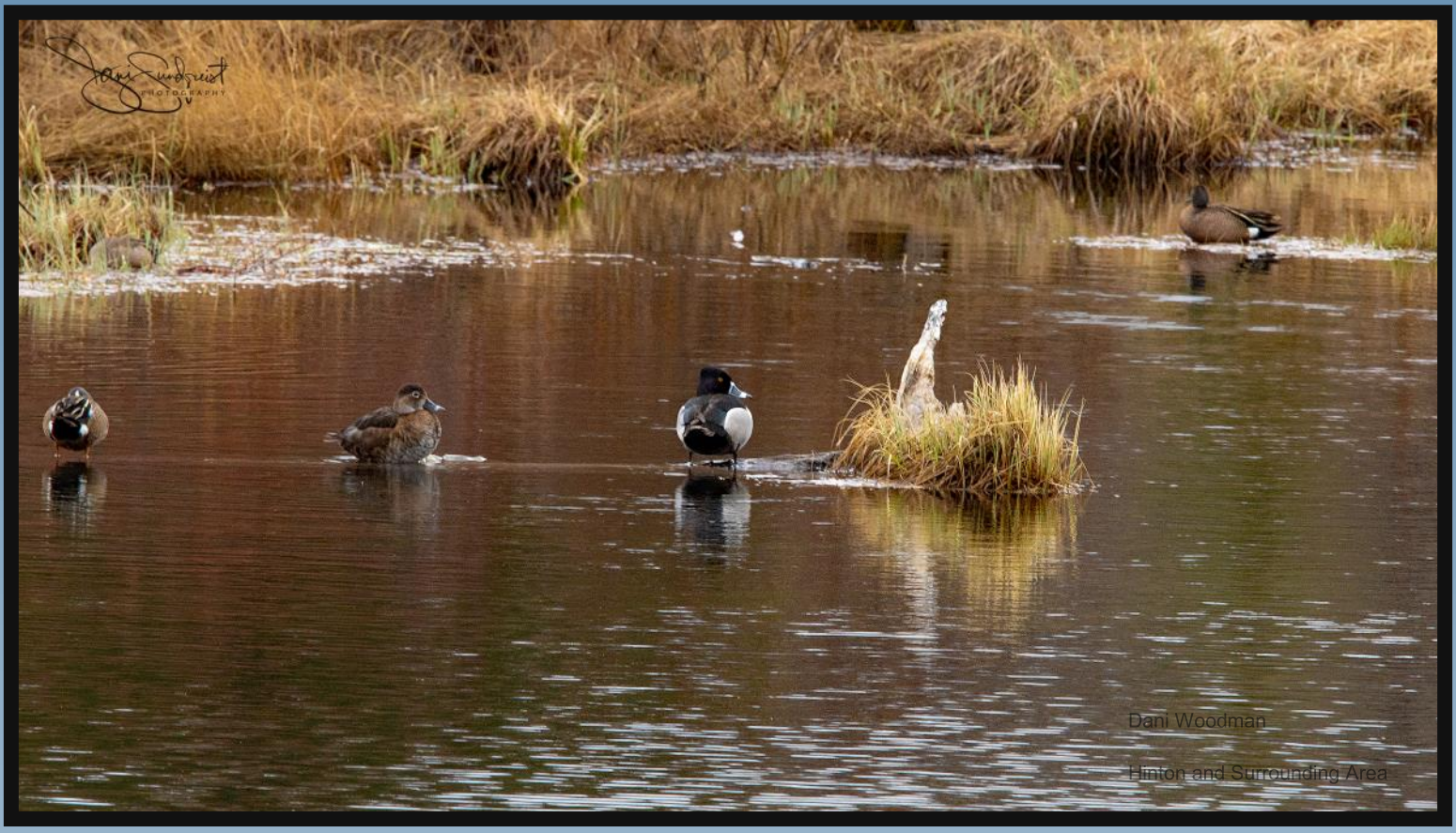

Photo by Dani Woodman; From the Beaver Boardwalk (part of one of the planned tours)

2020 Conference will be in Hinton September 23-25th 2020

Bring your Cameras! (more importantly take tonnes of pictures!)

Be prepared for weather ranging from –20 to +20 !

Socio App will be used again!

From the Archives

THE STORY OF A GOOD, OLD, AND USED LAND USE BYLAW

A good old land use bylaw starts out nice and clean
Usually by a D.O; who's just as green
It has shiny new bylaws that look very good
Because most them came from old planning commissions that could

The pages are white and full of good thoughts
Only time will tell if it sits and rots
The concepts are good just like a clean shirt
But soon after things begin to turn to dirt

The public don't care they just want their permit
Who cares about the rules, just issue it
The D.O. tries to interpret and tell
But many times he falls in the house of living hell!

Most D.O.s start out as ex something else
It's only because they want a change of pulse
Most don't know what a land use bylaw is
Until they come to an A.D.O.A. conference and learn what is really says

We hear from our public, our council and staff
We hear so many concepts sometimes we just sit and laugh
We all started with permits that were done manually
Now we all use computers that look like an anomaly

The old, used, land use bylaw causes us to learn
We've gone to the U of A, NAIT, and Mount Royal only to yearn
But knowing a bylaw can be a lot of fun
Just like finding a pot of gold or the rising sun

Over time we get used to the good old bylaw
And then we find things we should have saw
Satellite dishes, Home Occs' and setbacks must change
It often becomes mangled like growing old on the range

It becomes an exciting life to interpret and tell
Especially the lawyers who scream like hell
For compliances, agreements and things like that
They want things now like a drop in the hat

Who cares about the cost, they aren't paying
It's up to the client who ends up praying
Do I have enough cash?
Or do I have to see the bank in a dash!

From encroachments, to poor wording, to setbacks that aren't current
It often becomes a mine field to interpret
To D.O.s that often become tired and spent
To temporary signs and livestock operations that have a sweet scent

Our council's like this and usually like that
The good old land use bylaw gets lots of chat
Over time the D.O. Becomes slippery and sly
He manages to change and always tries
It soon gets to a point where the bylaw needs help
And then the D.O. is told to change it and yelps!

Don't be too strict here but nail them there
Refuse lots of permits to ensure the public shares
The joy of an S.D.A.B. hearing
To iron out all matters to a point of clearing

Write an M.D.P. that will sit on the shelf
Write an A.S.P. that becomes a portrait of one's self.
Write a new L.U.B. that quickly becomes
Very outdated then we usually need Tums

Months go by and changes are made
To the good old land use bylaw that will make the grade
Hey! 3rd reading has come and gone like a flash
And then we can charge to make more cash
What happens to the D.O. who's done all of this
They often become old and begin to miss

The friends he's made and the storeys he tells
The new bylaw changes he tries to sell

if it weren't for those conventions where we have lots of fun
If it weren't for the communities that show us their sun
If it weren't for the friendships that begin to mature
Then the D.O. would begin to turn, I'm sure
To that good old land use bylaw that started out as the cure

Perhaps there's a gold mine eventually out there
Perhaps nick and his friends can begin to share
A new tune that someday will become a hit
And then we can retire and not take any more _____!

FROM A GOOD OLD USED DEVELOPMENT OFFICER

The above noted poem was written by Randy Bertrand. Randy, as many of you may know, was one of the founding members of the ADOA. Randy graduated from the U of A with a degree in Local Government Studies and spent a few years in Pine Point, NWT and Consort, AB. He took a position in the Town of Devon in 1979 in the recreation department and eventually moved on to economic development. Randy has officially retired. Randy, enjoy your retirement. Your work with the ADOA will never be forgotten!!!

Resources

Development Authority Manual

Its HERE, The Development Authority Manual has been updated, reviewed, legal reviewed and now published.

Take a look at the website (www.adoa.net) and hopefully the manual is the first place to get you on a path to any difficult concept or to help transition a new DO into the role.

Member Forum Connect (https://forum.adoa.net/)

What is it?

The Member Forum is an online discussion place to ask questions, make comments and connect online with the ADOA Community throughout the year instead of just at the annual conference!

In this section we will highlight some of the topics or threads that may be of interest for the greater ADOA Community in the hopes of getting more discussion and a larger knowledgebase on the forum.

Please contact Diane at **admin@adoa.ca** if you are having access issues.

Highlighted (New) Threads

- Strategic Planning Session
- Safety Codes Agency Revenue Sharing
- Digital Menu Signs for Drive-Thru
- Business Licences
- Refused Development Permits
- CONFERENCE 2017, BARE' N VON HAIR
- Temporary Development Permit
- Privacy Issues – Photos, Pictures, Drones
- DOES 6M VACANCY REQUIRE A DP?
- Development on Land with No Road Access
- Community Standards Bylaw
- Application from a corporation
- Airbnb
- Encroachments

BROWNLEE LLP
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ADOA Development Authority Manual

Special Thanks to the legal team of Lorne Randa, Keegan Rutherford, and Alifeyah Gulamhusein from Brownlee LLP for their exhaustive review of this manual pro bono to the ADOA membership.

This newsletter we are going to have a quick summary/ run through of the different sections in the new 2020 Development Authority Manual.

- Section 1—Format
- Section 2—Legislative Framework— everything about the MGA, Hierarchy of plans, Provincial Regulations etc.
- Section 3—The Development Authority—Roles, responsibilities, powers etc.
- Section 4—Other Authorities—SDAB, MPCs, MGB etc.
- Section 5—Land Use Bylaw, including districts, uses, buildings
- Section 6—Enforcement—Authorities, SDAB, problems, resources.
- Section 7—All About Levies—Off-site, redevelopment.
- Section 8—Other Stuff—Agreements including development, encroachment & servicing, FOIP, Licence of Occupations, Caveats and Covenants, provincial setbacks. Etc etc etc.
- Section 9—Templates—Graciously submitted by the Town of Blackfalds use them as a template for updating your own.

The manual has a huge amount of interesting tidbits, of course most of us know what to do in general, however even when putting together the manual we all found stuff we either did not know 100%, or areas where our own municipal policies needed to be shored up a little, I highly encourage everyone to take at the very least a quick half an hour readthrough/skim of the manual. I know myself I'm adding a few things to my next Housekeeping LUB update due to this manual.

If you have questions about your Land Use Bylaw, the items discussed above or other general development issues, please contact a member of the **Brownlee LLP Municipal Team** on our Municipal Helpline at 1-800-661-9069 (Edmonton) or 1-877-232-8303 (Calgary).

Spotlight

Diane Burtnick

The Newsletter Committee sent me an email asking if they could spotlight me for the next Communicator. Of course I said yes, and then started to think, what am I going to tell the membership about me.

So here goes, I am married and have been for a long time, we have 4 children and 8 grandchildren and as my grandchildren quite often tell me I am as old as dirt and do I remember which dinosaur was around when I was born!! Which basicially is true, I am as old as dirt but for the dinosaur thing not so much.

My husband and I bought our "retirement" home back in 2005 where we made the move to the north country. We had lived in Calgary for the majority of our lives but were tired of how big our city had gotten and wanted to get away. While in Calgary I was employed by the Calgary Board of Education. I spent 20 years with the CBE and when I left I was a Funding Advisor and International Student Advisor for the adult English as a Second Language program.

While looking for a job up here in the north country, I saw an advertisement for a secretary for Lac Ste. Anne County. I applied and got the position in the Planning and Development area for the county. After a couple of year of being a secretary, I realized, I didn't want to be a secretary. At that point I decided to take the ALUP courses and become a Development Officer.

I joined the ADOA as soon as I started my ALUP courses in 2009 and became the Treasurer for the organization. I loved working as part of the executive making policy changes and decision that affect our members.

When the Executive Assistant position became available, I applied. I was kind of a shoe in as no one else applied so they really didn't have a choice but to hire me! So now you have me…….I am the pest that sends you emails telling you that you haven't renewed your membership or you haven't paid your membership dues, letting you know when it is time to start thinking about conference, when and where it is going to be. That's just me bugging you trying to keep you in the loop. I do it all, I am the receptionist, the accountant, registrations for conference and anything else that comes up. If you have any questions or issues, drop me an email and I will try to help you out. If I can't then I will point in the direction that you need to get answers to your questions.

And to let you know, I graduated my ALUP at the age of 64. That was my third career change, going from looking after the elderly in a nursing home, to college to get my Business Administration and now a Development Officer to 3 summer villages and Executive Assistant to all of you.

So, I am going to tell you, never give up on your dreams of who or what you want to be. Always keep an open mind and never give up on learning, no matter what your age is.

Nominate a Development Officer for a position in the spotlight!

Know a co-worker who has done something cool?
Someone who is retiring and we should recognize them?
Or someone with an interesting hobby such as photography?
Please contact admin@adoa.net and we will feature them in the ADOA spotlight!

* Reminders *

If you are leaving your job or Alberta, please let us know…

This way we can keep our membership current.

Thank you for your cooperation!

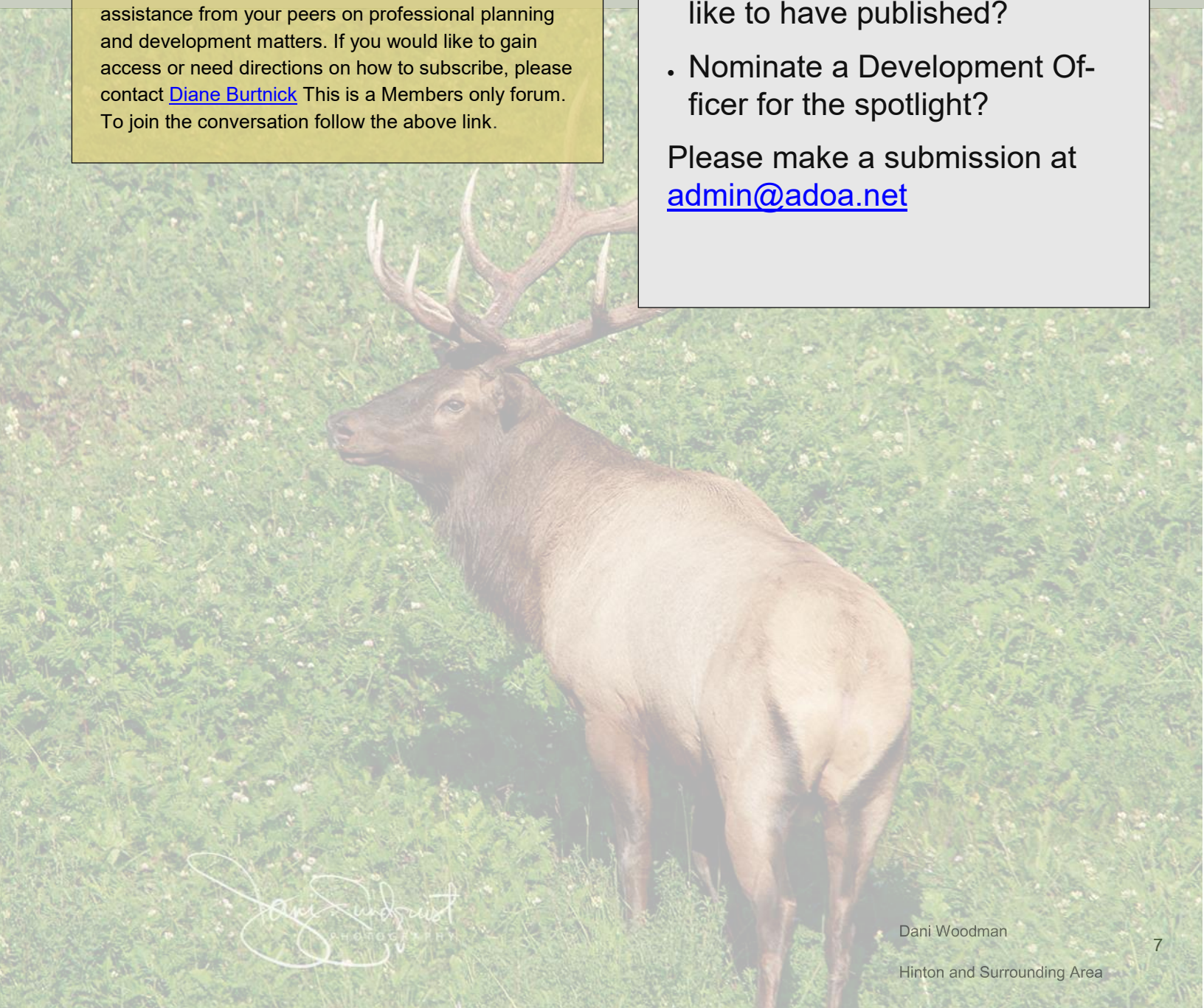
ADOA Forum - Subscribe & Connect

Our ADOA Forum is a great tool to get feedback and assistance from your peers on professional planning and development matters. If you would like to gain access or need directions on how to subscribe, please contact Diane Burtnick This is a Members only forum. To join the conversation follow the above link.

Contributions Wanted

- Perfect snapshot?
- Topics of concern?
- Interesting or unique development?
- Have an original article you'd like to have published?
- Nominate a Development Officer for the spotlight?

Please make a submission at admin@adoa.net



Dani Woodman

2018 - 2019 Board of Directors

Board Member	Role	Municipality	Contact
Terry Topolnitsky	President Education Chair Bylaw and Policy (Co-Chair)	Town of Blackfalds	**terry@blackfalds.com** (403) 885-6237
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Cheryl Callihoo	Past President Bylaw and Policy Chair	Town of Barrhead	**ccallihoo@barrhead.ca** (780) 674-3301
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Roger Garnett	Membership Chair	County of Vermilion River	**rgarnett@county24.com** (780) 846-2244

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Contact Us

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