



THE COMMUNICATOR

Alberta Development Officers Association (ADOA)

May 2022

Spring Issue

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Bi-Annual Meeting Discussion

The Executive Board invited all the members for a round table discussion following the Executive Meeting on March 4, 2022, the first few members that responded provided the topics for discussion.

The consensus from the Executive Committee and the members that attended was that it was a valuable discussion and should be continued. Below is a list of the topics that were discussed.

Bitcoin Mines

There was discussion regarding bitcoin mines. It was mentioned by a member from Leduc that they have them in their industrial area and staff has not received any issues or concerns from adjacent landowners. The permit fell into General Industrial use in the Land Use Bylaw. Further discussion included that the labour used in the business is very minor and Fortis will provide the power to the facilities.

Wind/Solar Farms

A member noted that in Paintearth County they currently have 3 wind farms being constructed. Their process is that the applicant must have AUC approval prior to applying for a Development permit and the permit stage would involve the County's comments on road use and setbacks for the structures. It was noted that Alberta Environment has been very time consuming for the applicants. Another member added that the same process is used with Solar farms in their municipality.

VRBO and AirBNB

VRBO and AirBNB were discussed. There was mention that there was some interest in Smoky Lake and that they permitted them as Bed and Breakfast. A member noted that in one of the small villages there is no home-based business allowed so they would not work for their municipality. There was more conversing about how a municipality becomes aware of a vacation rental home and the consensus is that unless it is advertised as a rental or there is a complaint from a neighbour it would be hard to enforce a permit for the business. It was added that the province is regulating this type of business and they are required to pay hospitality tax if it is registered.

Other Governing Bodies

Crown, public lands and other governing bodies timelines were brought for discussion. It was mentioned that Lac St. Anne has governed trails that are looked after by a committee. There was concern by members of the group on the response time from other governing bodies. There was a suggestion that the ADOA advocate for municipalities on response timelines for municipalities.

Cultural development strategy was discussed, specifically how to reach all the residents for consultation and how to include the more vulnerable in the consultation that may not be participating. It was suggested that this is a great topic for a speaker at the conference.

Compact Development

The group discussed compact development and ways to mitigate the impacts and keep residents happy. It was mentioned that with the pandemic and employees working out of their home they are moving to smaller towns and there are challenges. It was mentioned that in LacLaBiche they are using mixed uses, specifically commercial on the bottom and residential upstairs but there are challenges the residents getting the same services in a commercial area.

Safety Codes

A member brought up an issue that he is having in Paintearth. A farmer is growing grain and sends it away to be ground and then sells it at Farmers markets. However, he has a flour mill on his parcel but he cannot get a Building permit without doing extensive renovations to the building. The lack of the building permit won't allow him to sell his product in stores. It was suggested that the Development Officer call the Safety Codes Council directly.

ADOA Website

Further discussion was had regarding the ADOA Forum and issues some members are having with getting notified of the discussion topics. The Executive Assistant will confirm how to have your setting so that you get notifications and reach out to members so they are aware.

ADOA Conference 2022

Reminder ! Mark your calendars, the 2022 ADOA conference will be held on September 21-23 with registration being in the evening of Tuesday, September 20, 2022 in Camrose.

There will be much more information to come including the agenda noting the spectacular speakers and events that will be included.

The theme for the conference this year is "Set the Stage", sounds intriguing.

ADOA Conference 2023

It is so fun to attend these conferences all over the province and see new people, new areas, try different things but we all have our own bit of highlights in our municipality, if you would like to show off YOUR municipality, YOUR people and plan some super fun stuff for all of us then you are in luck because the ADOA conference 2023 location has not yet been taken.

Please contact Diane Burtnick if you are interested in hosting 2023 and we can send you all the information and hook you up with some municipalities that have hosted in the past to share their experiences.

Why would you go anywhere else when we already live in the most amazing place

ALBERTA!

The Communicator will continue to showcase our lovely province in every issue.

Please send me an email if you live in an area or have visited an area in Alberta that should be showcased.

Member
Connect

Half-Day Jasper Culture Food Tour, **Jasper, Alberta**

Do you love to try new drinks and food? This might be the mini vacation for you!

Jasper Food Tours offers a 3 hour walking tour around the downtown stopping at 4 different establishments for a drink and yummy food, all the while teaching their guests history on the town of Jasper.

For those not familiar, Jasper townsite is located 414 kilometres northwest of Calgary. It is a World Heritage Site with over 2 million visitors every year.



Home of the Rockies

Johnston Canyon Icewalk

Guided tour from **Banff**, the tour includes your ice cleats and hiking pole.

The walk is approximately 5.5 kilometres and you will see wildlife, frozen waterfalls and learn the history of the area. The pictures are breathtaking.



Alberta Safety Codes

My name is Nicole Paggett and I work with Park Enterprises who supports accredited municipalities in the delivery of safety code services as well as providing permitting and inspection services in unaccredited municipalities in Alberta.



The last couple of years have seen many changes and the safety codes industry has not been no exception. As a result of COVID-19 the Safety Codes Council has allowed the use of photo and video inspections in lieu of site inspections

which allowed the continued delivery of safety services and the progress of construction projects. Although a positive response to a unique and challenging world we found ourselves in, there were certainly challenges for those who chose to utilize this provision. Many areas of the rural areas provide challenges with internet stability and connectivity and when doing a video inspection you depend largely on the person on site to show you what the inspector needs to see, which can be a challenge to direct someone who may not be familiar with the construction terms/language or understand what the inspector may be asking for. Photos can be very subjective and only capture what is chosen to be in that frame of the photo and doesn't always display the full scope or view of the project which can at times not display all vital components of the installation. The Council is reviewing this allowance to determine if this allowance will continue to have a place in the inspection process and what that may look like. With any change there are advantages and things to be learned and adjusted.

February of this year we saw the implementation of the new 2021 Canadian Electrical Code which also brought about many new rules and requirements. With the continued rise in use of alternative energy, the electrical code now has a section pertaining to battery storage. Previously, if the energy derived from solar power was not used it would in a sense be lost. However, as technology continues to advance and our codes and standards along with it, we are now able to store that unused energy to utilize at a later date. This is referred to as battery storage. There are many code rules surrounding battery storage such as venting, requirements for placement of such batteries, required temperature controls, fireproofing etc. Already we are seeing increased application and use of battery storage and this has certainly been an interesting step forward in the ever evolving world of alternative energy. Additionally, the new electrical code also has requirements pertaining to wiring in areas that are in an identified flood zone. This is a very new requirement within the code and is still resulting in many questions within the electrical and safety codes community as to the implementation and monitoring of these requirements. For example, how does a safety codes officer know if a project is in an area that is identified as a flood zone? Is that information that is to be obtained at permit issuance? Who validates that information? Discussions continue around this topic, however it is presently a code requirement that safety codes officers will need to be aware of when conducting site inspections and ensuring code compliance for the specific electrical requirements for projects in identified flood zones.

The new Alberta Private Sewage Systems 2021 Standard of Practice has been released and will take effect November 1, 2022. Update training is required for all certified contractors and safety codes officers is taking place now and all will be required to successfully complete the update prior to the

The new Alberta Private Sewage Systems 2021 Standard of Practice has been released and will take effect November 1, 2022. Update training is required for all certified contractors and safety codes officers is taking place now and all will be required to successfully complete the update prior to the code implementation in November. A big change within this code is the clear identification of complex systems. The Administrative Items Regulation has allowed a Safety Codes Officer to use their discernment and deem a system or design complex and to request engineering or professional involvement which could be for a variety of reasons - system design, soil conditions, lot size etc. However the 2021 Standard of Practice now further designs 'complex systems' and will require systems that generate more than 1,250 imp gal/day or systems with greater than typical wastewater strength (as defined in the Standard) or systems with a combination of both variables will now require professional involvement. This will have an impact on larger homes and the use of low flow plumbing fixtures will impact the overall wastewater strength that is considered in the design and if it would be considered complex or not. How do you or ratepayers know if a contractor holds a valid private sewage certificate of competency? Visit <https://www.alberta.ca/private-sewage-codes-and-standards.aspx> and under 'Certified Contractors', select the link for 'Private Sewage Certified Contractors List'.

Lastly, updated editions of the National Model Codes are now available. (Find copies of these codes here: <https://nrc-publications.canada.ca/eng/search/?q=NRCCCode&q=&q=&ps=50&s=ntp&m=1>) Our current building, fire, plumbing and energy regulations for Alberta will remain in effect until these 2020 editions of the National Model Codes are adopted. Our current building code in Alberta is the 2019 National Building Code-Alberta Edition. This means that our building code in force was adopted from the National Model with specific additions/revisions pertaining to Alberta and our climate, industry etc. We do not know what the next Alberta building code cycle (which is every 5 years) will include but we do know that presently Alberta is utilizing the National Model. When the future code is developed and adopted in Alberta, the National Model may or may not be what is adopted without modifications-we will need to wait and see! Interestingly though, the new National Model Building Code includes requirements and a new building classification for farm or agricultural buildings and greenhouses. This is a monumental change and will have a big impact should this be adopted in Alberta's future building code cycle if based on the National Model. This would require structures that may have previously been exempt from the requirement of a building permit, to now obtain a permit as well as meet minimum requirements for construction. We do not clearly know at this time what the implementation of this will look like for us here in Alberta, but we do know that it is a big change at a national level. We can have confidence that whatever lies in store, it will be interesting and we know that collectively we will be able to navigate any challenges to continue building a strong and sustainable safety codes system and communities.



Memberships

The ADOA has accepted 8 new members this year with 3 more soon to be members.

Welcome to the ADOA members from:

- *Town of Blackfalds*
- *Mountain View County*
- *City of Fort Saskatchewan*
- *Town of Didsbury*
- *Town of St. Paul*
- *MD of Opportunity No. 17*
- *County of Stettler No. 6*

If you know someone in your organization that is interested in becoming a member of the ADOA, please contact Steve Chipchase at schipchase@sprucegrove.org

He will hook you up!

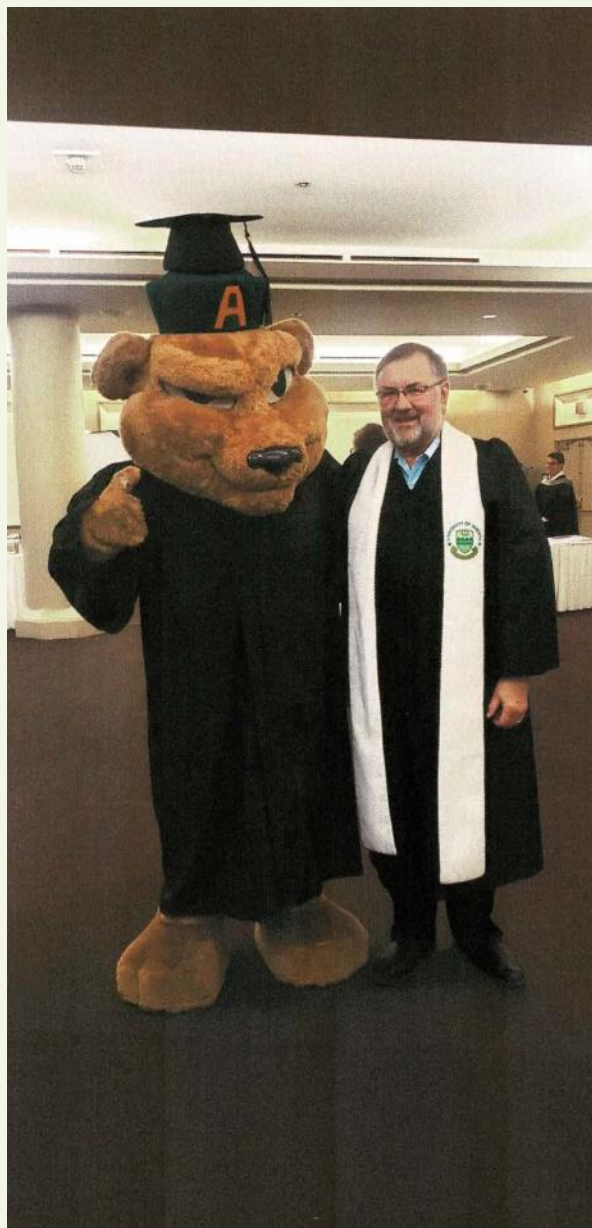


Tribute to Terry Topolnitsky, Former President of the ADOA

In June of 2021 the ADOA Executive Board passed a motion to help support Terry's family with expenses incurred while undergoing treatments. One thousand dollars (\$1000) was put aside for this.

The reason we had made this motion was the Board felt that during his time as President, Terry did so much to advocate for our organization. He was a great influencer when it came to promoting our organization during meetings, the ALUP graduation and of course during our annual conferences.

When we heard of Terry's passing, we decided (during the March Executive Meeting) to pay tribute to Terry and provide the funds towards his memorial on behalf of the ADOA. We also passed a motion to re-name the ADOA Education Subsidy to the Terry Topolnitsky Education Subsidy.



Overview of ALUP Proposed Structural Changes

This is a summary of the proposed changes for your review prior to the meeting, so that you can come more prepared to the meeting for the discussion.

For your Reference: [ALUP Program Website](#)

1. Suspension of Series

[Planning for Diverse Environment Series](#) - to be suspended due to series completion and low enrolment in select courses. See Removal of electives below for more details.

2. Proposed NEW Program Structure

• Core Requirements

- Suggestion to increase [EXLUP 8217](#): Planning Law from 28 hours to 39 elective hours. Rationale: To be more consistent with other courses to be 39 hours. If there is a change, then the core requirement hours would increase by 11 hours from 262 to 273.
- Suggested to remove [EXLUP 8212](#): Sustainable Communities and to replace it with [EXLUP 8216](#): Municipal Planning II (currently an elective course).
 - Rationale: There are some similar topics covered and students would enhance what was learned with [EXLUP 8215](#): Municipal Planning I
- Possible Name Change for [EXLUP 8215](#): Municipal Planning I & [EXLUP 8216](#): Municipal Planning II, - a pre-survey was sent out. Is this name still relevant?

• Elective Requirements

- Removal of the following electives due to cancellation of consistent/low enrolment: The course statistics are located in the **ALUP Advisory Committee Program Analysis** document.
 - [EXLUP 4107](#): Intro to Municipal Economic Development (14 hours) Blended/Online Synchronous) - While there was slightly more enrolment with moving this course online, it does continue to have low enrolment.
 - [EXLUP 4110](#): Winter Cities (14 hours) Blended/Online Synchronous) - may have more opportunity to have this as a Webinar than a course. Part of the Series.
 - [EXLUP 8219](#): Urban Environments (21 hours) Blended/Online Synchronous) - consistent cancellation due to low enrolment. Part of the Series.
 - EXLUP 4104: Environmental Review of Subdivision Applications - no longer offered. Was moved to be an elective, and the course was consistently canceled due to low enrolment. Courses that have not run in the last five years usually are inactive within the system.
 - [EXLUP 4109](#): Contemporary Planning Issues (14 hours)
- Removal of elective [EXLGP 8200](#): Local Government. This course is part of the National Advanced Certificate in Local Authority Administration (NACLAA), and also offered as an elective in the ALUP Program.
 - Rationale: With reviewing the enrolment, there appears to be more enrolment in the other ALUP courses. This is a smaller program and decreasing the elective choices may best support student success in the niche environment. Many students are already working with a local government environment, and have access to the structure and/or content of this topic.

- Keeping Environmental Sciences Electives
 - Rationale: There has been consistent ALUP Program enrolment in these courses, and the environment and GIS are related to development officers and other related planning industry roles. Course format: Blended/Online Synchronous
[EXERM 4268](#): Environmental Impact Assessments (39 hrs)
[EXERM 4274](#): Fundamentals of GIS (21 hours)
- Elective Hours
 - Students need to complete 117 hours. In some cases, students were short between 1-4 hours, and needed to complete a Credit-by-Special Assessment (CSA), which would 'make' up the hours needed by students successfully completing an essay assignment. The student would need to receive a passing grade for the hours to count towards. With this, removing the courses with low enrolment (particularly the 14 hours) students will be able to complete their electives with the following combinations:
 - 3 *39 hour online courses = 117 elective hours
 - 2 *21 hour (Blended, which are offered as Online Synchronous currently due to COVID-19) and 2*39 hour Online Courses = 120

Overview of Proposed NEW Changes

Current Program as of September 1, 2019	Proposed NEW Changes
4 Core; 117 elective hours	4 Core; 117 elective hours
Core (4 Required) - Online - 39 hours EXLUP 8209 : Citizen Engagement and Consultation EXLUP 8212 : Sustainable Communities EXLUP 8215 : Municipal Planning I	Core (4 Required) - Online - 39 hours EXLUP 8209 : Citizen Engagement and Consultation EXLUP 8215 : Municipal Planning I CHANGE EXLUP 8216 : Municipal Planning II
Online and Blended/Online Synchronous -28 hours EXLUP 8217 : Planning Law	Online and Blended/Online Synchronous CHANGE EXLUP 8217 : Planning Law 39 hours
Elective - 117 hours	Elective - 117 hours
Blended (In-Person and online)/Online Synchronous 21 hour EXLUP 4103 : Land Use and Subdivision Design EXLUP 8219 : Urban Environments EXERM 4274 : Fundamentals of GIS	Blended (In-Person and online)/Online Synchronous 21 hour EXLUP 4103 : Land Use and Subdivision Design EXERM 4274 : Fundamentals of GIS
14 hour EXLUP 4107 : Intro to Municipal Economic Development EXLUP 4109 : Contemporary Planning Issues EXLUP 4110 : Winter Cities	39 hour EXERM 4268 : Environmental Impact Assessments
39 hour EXERM 4268 : Environmental Impact Assessments	Online - 39 hours EXLUP 8218 : Municipal Planning Management * EXLUP 8220 : Regional Planning * EXLUP 8222 : Rural Environments
Online - 39 hours EXLUP 8216 : Municipal Planning II EXLUP 8218 : Municipal Planning Management * EXLUP 8220 : Regional Planning * EXLUP 8222 : Rural Environments EXLGP 8200 : Local Government	
*Note: EXLUP 8220 and 8222 are also offered as INT D 340 Regional Planning and INT D 345 Rural Environments for credit courses as undergraduate courses and in the Certificate for Sustainability Certificate (embedded undergraduate certificate).	

* 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!

- *Remember your membership is to you the Individual if you leave your job for whatever reason your membership stays with you for the rest of the year.*

ADOA Fees & Education Subsidy

Membership fees include a subsidy program for education to advance your knowledge. If you have any educational needs related to being a Development Officer please contact admin@adoa.net to apply.

Contributions Wanted

- Perfect snapshot?
- Topics of concern?
- Spotlight an 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

2021-2022 Board of Directors

Board Member	Role	Municipality	Contact
Jordan Ruegg	President	Smoky Lake County	jruegg@smokylakecounty.ab.ca (780) 656-3730
Cheryl Callihoo	Past President Bylaw and Policy Chair	Town of Barrhead	ccallihoo@barrhead.ca (780) 674-3301
Natacha Entz	Secretary	City of Brooks	nentz@brooks.ca (403) 794-2251
Diane Cloutier	Treasurer Chair Conference Committee Liaison	Lac La Biche County	diane.cloutier@laclabichecounty.com (780) 623-6732
ShannaLee Simpson	Communications Chair	County of Newell	simpsons@newellcounty.ca (403)-794-2312
Roger Garnett	Vice President	County of Vermilion River	rgarnett@county24.com (780) 846-2244
Kristy Sidock	Education chair	Town of Three Hills	ksidock@threehills.ca 403-443-5822
Steve Chipchase	Membership chair	City of Spruce Grove	schipchase@sprucegrove.org 780-962-7625

Diane Burtnick	Executive Assistant	admin@adoa.ca (780) 913- 4214
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Contact Us

Send us an e-mail or give us a call for more information about our membership and our non-profit group.

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