



## Mackenzie Municipal Services Agency

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## New Contract for 2010 - 2014

Throughout October, November and December Executive Committee members along with MMSA Staff visited municipal councils to provide information and answer questions about the Strategic Plan and Funding Formula for the new contract term.

Twelve Municipalities signed on for the new 2010 - 2014 service agreement. The Town of Peace River has rejoined the Agency after a 10 year absence.

At the January 29th Board Meeting, the members approved the contract. Members choose to con-

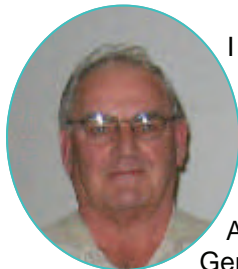
tract the Agency to provide them with full or core planning services.

Also on January 29, the Board members reviewed the Governance structure of the Agency. Members confirmed how the Board will operate in the future.

A special thanks to Veronica Bliska, Carolyn Kolebaba, and Ron Longtin for contributing their time to deliver the "Road Show" presentations to the municipalities in October, November and December.



## A Message From The Chair



I would like to preface my comments by expressing my appreciation to the Members for the support provided to the Agency over the past year in terms of negotiating the new service contracts. It is with a sense of relief and optimism that we can now move forward to the task of providing planning services to our members and ensuring the future of the Agency. Also on behalf of the Executive Committee and the General Board Members, I want to thank the staff for all their many efforts and hard work in terms of providing these services to our members.

It is with great pleasure to welcome the Town of Peace River back to the Agency. As the largest urban centre in our region, having them back at the table will certainly add to the dimension of the Agency. We look forward to providing the Town with our services and working together in this capacity.

As determined by the Members and reinforced through the new Strategic Plan, the Agency is moving forward in providing our region with the most efficient and cost-effective community planning services available. As the recently re-elected Chair of the Agency, it is my intention to ensure that the services provided are of the most professional and highly qualified nature and that the needs of our members are met in this same manner.

In closing, thank you again for your continued support and I look forward to working with you in the coming year.

- Ron Longtin -

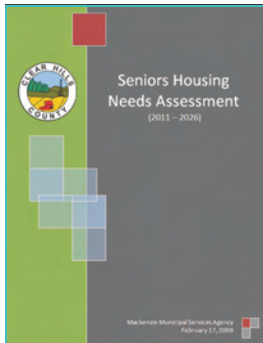
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### Check Out Our Website

[www.mmsa.ca](http://www.mmsa.ca)  
For Robert E. Walter Memorial Scholarship Applications And Subdivision Application Packages

# Seniors Housing Needs Assessment for Clear Hills County



As baby boomers age, it is expected the average age of an Albertan will increase over the next 20 years with seniors comprising 50% of the population across Canada.

In Clear Hills County, population projections for seniors match provincial and national population trends. With the expected rise in the numbers of seniors in Clear Hills County, there is a dire need to start planning for their future.

In preparing for the upcoming challenges, Clear Hills County in collaboration with Mackenzie Municipal Services Agency, is pleased to present a 'Senior Housing Needs Assessment Study' for the County. This assessment includes population and housing projections, survey finding analysis and recommendations. With this assessment, the County can be ready for upcoming future challenges facing seniors and their housing demand.

Survey findings suggested a fair number of seniors chose to live either in Cleardale or Worsley.

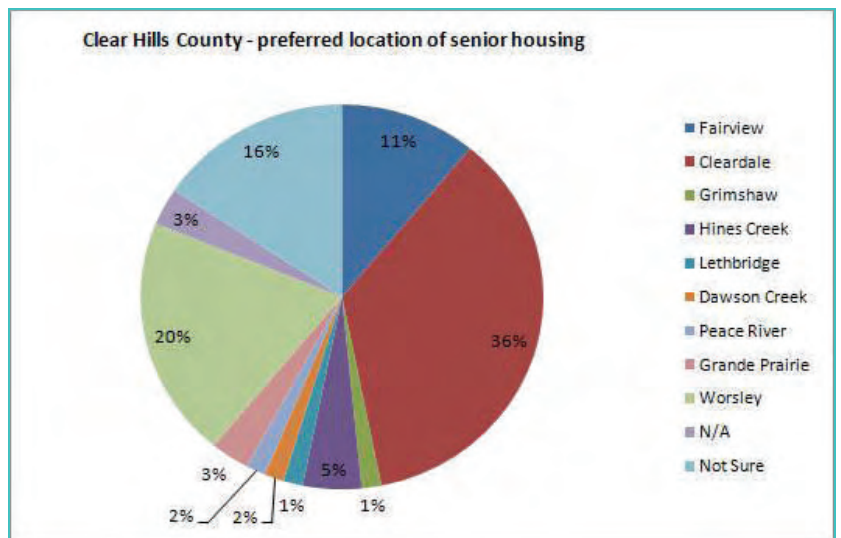
The majority of respondents (40%) indicated their reason for locating in these hamlets was to remain in close proximity to family and friends. Availability of recreational facilities, suitable housing and, cost of living were also factors in determining Worsley or Cleardale as a preferred living location.

The study employs the standard cohort component projection method to project seniors population. Through use of headship rates, the study was able to com-

pute future household requirements by age cohort for seniors. By interpolation of data analysed from the survey with that of the household projections, the study was able to identify the quantum of household units needed by seniors in 2026.

Based on the analysis shown in the report, a total of 42 units will be needed by 2026 in Cleardale with an 80/20 percentage rent/own ratio. Worsley will require 24 units with a 33/67 percentage rent/own ratio.

The study will be available from the Clear Hills County municipal office by the end of February.



# Clear Hills County Trades Training Facility Feasibility Study

Clear Hills County is in the process of developing a Feasibility Study for a Trades Training Facility in the County. The study was initiated in December of 2009 as a result of previous studies and feedback from residents that identified the need to:

- Improve workforce skills of young people; and
- Increase business and employment growth in the region.



A survey was developed to determine the training needs and requirements of employers. These surveys were recently sent out to business and industry for their input.

The next steps include:

- Work with the school principals to identify barriers and solutions for a trades training facility;
- Survey analysis to identify the demand for specific trades;

- Gather information pertaining to specific trades and skills requirements, that can be offered to meet the employer identified needs.

The Trades Training Facility Feasibility Study findings and recommendations will be summarized into a report by the end of October of 2010.



# Subdivision Summary 2005 - 2009

MUNICIPALITY	2005		2006		2007		2008		2009	
	No. of Applications	No. of Lots	No. of Applications	No. of Lots	No. of Applications	No. of Lots	No. of Applications	No. of Lots	No. of Applications	No. of Lots
BERWYN	1	5	2	6	1	7	2	7	0	0
FAIRVIEW	1	1	5	18	3	29	0	0	1	1
GRIMSHAW	5	6	3	41	2	2	3	78	3	5
HINES CREEK	0	0	0	0	1	3	0	0	0	0
MANNING	0	0	1	2	4	38	1	0	2	4
NAMPA	0	0	0	0	1	1	1	2	0	0
RAINBOW LAKE	2	5	2	6	0	0	0	0	1	0
CLEAR HILLS COUNTY	5	5	12	41	6	5	10	10	8	15
NORTHERN SUNRISE COUNTY	7	11	15	48	23	44	20	20	8	22
MUNICIPAL DISTRICT NO. 135	7	15	5	5	8	43	9	7	6	6
MUNICIPAL DISTRICT NO. 136	7	7	7	7	9	9	2	2	5	5
PEACE RIVER	5	47	10	31	20	133	4	25	5	5
FALHER	1	1	1	2	2	8	1	1	2	1
MCLENNAN	0	0	3	5	2	3	3	23	2	2
MUNICIPAL DISTRICT NO. 130	8	8	9	9	12	15	6	6	17	18
GIROUXVILLE	0	0	0	0	0	0	0	0	0	0
DONNELLY	0	0	0	0	0	0	0	0	0	0
<b>TOTALS PER YEAR</b>	<b>49</b>	<b>111</b>	<b>75</b>	<b>221</b>	<b>94</b>	<b>340</b>	<b>62</b>	<b>181</b>	<b>60</b>	<b>84</b>

## Mobile/Modular Homes Definitions and Regulations

A number of our Member municipalities have requested regulations be "tightened" to be able to apply more stringent regulations to mobile and modular homes being placed, relocated or built within their municipal boundaries. Issues have arisen with current regulations not being specific or "tight" enough to ensure buildings being brought in or built within communities are structurally safe and aesthetically blend in with existing homes. It is important municipalities and citizens understand what is permitted and desirable in building communities.

This study reviewed Land Use By-laws and the existing definitions, regulations and policies for consistencies and inconsistencies. Additional research was also done to understand the differences between a mobile, modular and manufactured home as well as

building standards, types, sizes, regulations, etc. Clarifying the definitions for Mobile Home, Modular Building and Manufactured Home cleared up the confusion around different housing types.

Regarding the concern about bringing in older housing units, particularly mobile homes that may not fit within existing communities, it was recommended older mobile homes could be considered for placement on a lot if they were in good condition and it would be at the discretion of the Development Officer. Generally, mobile homes 5 years and newer with peaked roofs are preferred as these housing types look more like traditional houses, are built to better standards than in the past and will fit in better with an existing residential area.

Also included in the recommendations were regulations for building setbacks, landscaping, servicing and parking to give more space around mobile homes to match more closely with traditional stick built residential communities.

There are many older mobile homes that are acceptable within communities, it is a matter of creating communities that include homes that meet building standards and fit within existing residential development areas.



Source: [www.hercules-online.com](http://www.hercules-online.com)

# Executive Committee & Board Changes

On January 29th, the MMSA Board of Directors held their Organizational meeting.

**WELCOME** to new Board members:

- Geoff Milligan, Town of Peace River
- Larry Chorney, Town of Fairview
- Brian Allen, Town of Grimshaw

Elected to the **EXECUTIVE COMMITTEE** for 2010 are:

- Ron Longtin, Chair (Village of Berwyn)
- Veronica Bliska, Vice-Chair (MD of Peace No. 135)
- Carolyn Kolebaba (Northern Sunrise County)
- Brian Allen (Town of Grimshaw)
- Geoff Milligan (Town of Peace River)

2010 Executive Committee: Brian Allen, Carolyn Kolebaba, Geoff Milligan, Veronica Bliska and Ron Longtin

The **Robert E. Walter Memorial Scholarship** Review Panel members are:

- Terri Wyness (MD of Fairview No. 136)
- Sunni Walker (Town of Manning)
- Bonnie Bigam (Clear Hills County)

Goodbye and Thank You to outgoing Board Members:

- Stephen Carter, Town of Falher
- Myrna Lanctot, Village of Donnelly
- Catherine Dunne, Town of McLennan
- Bob Regal, Town of Grimshaw

Your contributions and time are greatly appreciated.



MUNICIPALITY	REPRESENTATIVE	MUNICIPALITY	REPRESENTATIVE
Village of Berwyn	Ron Longtin	M. D. of Fairview #136	Terri Wyness
Clear Hills County	Bonnie Bigam	M. D. of Peace #135	Veronica Bliska
Town of Fairview	Larry Chorney	Village of Nampa	Bill Lister
Town of Grimshaw	Brian Allen	Northern Sunrise County	Carolyn Kolebaba
Village of Hines Creek	Camille Bjornson	Town of Peace River	Geoff Milligan
Town of Manning	Sunni Walker	Town of Rainbow Lake	Boyd Langford

## Contact Us:

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