

# PUBLIC NOTICES



## DEVELOPMENT PERMITS APPROVED AUGUST 31 TO SEPTEMBER 6, 2023 PLANNING & DEVELOPMENT SERVICES

### RESIDENTIAL

- 6 ROSSLAND CRESCENT SE** (Lot 39, Block 10, Plan 7711248) PLDP20230619. Garage
- 26 ROSS VIEW CLOSE SE** (Lot 8, Block 32, Plan 8110818) PLDP20230622. Single Detached House (Addition).
- 232 SIERRA ROAD SW** (Lot 61, Block 23, Plan 1511751) PLDP20230631. Single Detached House.



### COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

- 846 23 STREET SW** (Block 1, Plan 0311952) PLDP20230572. One Fascia Sign With A Separate Logo
- 101 1234 SOUTHVIEW DRIVE SE** (Lot 7, Block F, Plan 1113429) PLDP20230587. Change Of Use (Health Care Offices).
- 1654 7 AVENUE NE** (Lot 67, Block 3, Plan 7510590) PLDP20230430. Home Business Minor. General Contractor/Project Manager.
- 72 SOUTH RIDGE CRESCENT SW** (Lot 24, Block 2, Plan 7910368) PLDP20230523. Home Business Minor. Online Sales (Drop-Shipping).

### HOME BUSINESS

A person claiming to be affected by a decision of the Development Officer or the Municipal Planning Commission may appeal to the Medicine Hat Subdivision and Development Appeal Board by completing and submitting to the City Clerk Department, the required Notice of Appeal form within twenty one (21) days of this publication. Notice of Appeal forms are available from the City Clerk Department, Third Floor, City Hall or on the City's website at [www.medicinehat.ca](http://www.medicinehat.ca).

All Development Permits listed are subject to conditions. Further information on any Development Permit may be obtained from the Planning & Development Services Department, Second Floor, City Hall during normal business hours (Telephone 403.529.8374).

### WATER CONSERVATION TIPS TO MAKE EVERY DROP COUNT!

Practice conserving water year round by following the three "Golden Rules" of water conservation – Reduce, Repair, Retrofit – to potentially cut your water use by 50%.

Here are just a few tips to help you conserve water:

#### In the House

- Clean fruits and veggies in a partially filled sink or container.
- Keep a container of drinking water in the fridge for when you want a cold drink.
- Only flush the toilet when necessary and never use it as a wastebasket.
- Check for and repair leaks on toilets, taps and other water using fixtures to minimize water loss and utility bill costs.
- Use short bursts of water when brushing your teeth, shaving, and washing your face.
- Only operate washing machines and dishwashers when you have a full load.
- Insulate hot water pipes so that the water heats up faster.
- Consider upgrading appliances, like washing machines and dishwashers, to energy efficient models.

#### In the Yard

- Clean your driveway and sidewalks with a broom instead of the hose.
- Install an automatic timer on sprinkler systems.
- Turn sprinkler timers off during periods of rainfall.
- Minimize evaporation by watering in the early morning or late evening hours when the temperature is cooler.
- Frequently check for water leaks on hoses, faucets, irrigation lines, pools, and ponds to avoid high utility bills and possible property damage.
- Reduce evaporation by covering up pools and hot tubs when not in use. This is also a very important safety tip!
- Set mower blades between 2 - 3 inches and leave the grass cuttings on the lawn to slow water evaporation and to fertilize the grass.
- Slope flowerbeds and place plants needing the most water in low areas.
- Replace portions of your lawn with tiered gardens, rocks, mulch and drought resistant shrubs or trees.

Refer to [www.medicinehat.ca/waterconservation](http://www.medicinehat.ca/waterconservation) or contact Environmental Utilities at 403-529-8176 or [eu@medicinehat.ca](mailto:eu@medicinehat.ca) for more information.

### ROTENONE TREATMENT AT NORTHLANDS STORM POND

A qualified professional biologist will administer a licensed pesticide called Rotenone at the Northlands Storm Pond in Viterra Park on Hull Way NE next week to eradicate invasive goldfish.

The pesticide targets the non-native fish without causing harm to the pond, native wildlife, surrounding vegetation, or the public.

A second application will be applied within weeks to catch any fish eggs that withstood the first treatment and hatched.

For full details about the Northlands Storm Pond rehabilitation, visit:

<https://shapethecity.medicinehat.ca/northlands-storm-pond>.

### PROPOSED DIRECT CONTROL DEVELOPMENT APPLICATION - 1222 ALLOWANCE AVE SE

TAKE NOTICE that the Medicine Hat City Council will be considering a Direct Control Development Application for Self Storage (RV storage) at 1222 Allowance Ave SE, commonly known as the ADM Mill site. The purpose is for temporary RV storage, which is an acceptable use with it being a low impact and temporary development that would expire in 3 years. For further information, or to view copy of proposed Development Application and related documents, please contact Planning & Development Services at 403.529.8374.

A Non-Statutory Public Hearing will be held on **Monday, September 18, 2023**, at approximately **6:30 p.m.** at the regularly scheduled City Council meeting being held in the City Hall Council Chambers (580 First Street SE). At the Hearing, any person may make representation to City Council and discuss, support, object to or ask questions about the proposed development. Oral submissions are normally restricted to a maximum of five (5) minutes.

Anyone wishing to have a written submission concerning this proposed application placed before City Council must submit it to:

City Clerk Department, 580 First Street SE, Medicine Hat, Alberta T1A 8E6

Written submissions received by 4:30 PM on Monday, September 11, 2023, will be included in the Council agenda package. Written submissions received after this deadline but prior to the scheduled hearing may be provided to Council but will not be included in the published agenda.

All submissions are treated as public documents. Dated at the City of Medicine Hat, in the Province of Alberta, this 9th day of September, 2023.  
Larry Randle, City Clerk  
Phone: 403.529.8280  
Fax: 403.529.8324  
E-mail: [clerk@medicinehat.ca](mailto:clerk@medicinehat.ca)

### 8AM - 4PM SPECIAL SERVICES

Electric Outages.....	403.529.8260
Gas Emergency.....	403.529.8191
Water & Sewer Emergency.....	403.502.8042
After Hours Special Services.....	403.526.2828

### GAS, ELECTRIC, WIND ENERGY RATES SET FOR SEPTEMBER

**Medicine Hat - The City of Medicine Hat has set its September energy commodity rates.**

#### Natural Gas – all customers

The September natural gas default regulated rate (RRO) is \$2.849 per gigajoule (GJ), down from the previous month of \$3.215 per GJ. The rate is based on the average of the monthly gas charges set by Alberta gas distribution (pipes) owners. The City of Medicine Hat calculates the Monthly Reference Price based on the average of the rates approved by the Alberta Utilities Commission.

September 2023 (per GJ)	Rate per GJ
Direct Energy Regulated Services (North and South)	\$2.724
APEX Utilities Inc. (Formerly AltaGas Utilities Inc.)	\$2.973
<b>City of Medicine Hat Rate (based on the average)</b>	<b>\$2.849</b>

The third quarter fixed contract natural gas commodity offering is \$4.226 per GJ. Customers who sign a fixed contract between July 1 and September 30, 2023, are guaranteed this fixed rate for 12 billing cycles (months).

Summary Natural Gas September 2023	Rate per GJ
Regulated non-contract	\$2.849
Fixed contract offering	\$4.226
August variable contract rate	\$3.596 (includes premium)

The variable contract offering is based on the AECO (Alberta Energy Company) average market reference price plus \$1.00 per GJ. The August rate is \$3.596 per GJ (including the \$1.00 premium). The rate for September will be released October 3, 2023.

#### Electricity – Residential, Farm, Small and Medium Commercial, Unmetered Services and Rental Lighting

The September electricity default regulated rate (RRO) for Residential, Farm, Small and Medium Commercial, Unmetered Services and Rental Lighting customers is \$0.25068 per kilowatt hour (kWh), down from the previous month of \$0.29673 per kWh. The rate is based on the average of the rates for owners whose regulated rate tariffs are approved by the Alberta Utilities Commission under section 103(2) of the Electric Utilities Act for that calendar month as posted by the Alberta Utilities Commission on its internet page under Regulated Rate Option Regulation.

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September 2023 (per kilowatt hour)	Rate per kWh
Direct Energy Regulated Services	\$0.26071
ENMAX Energy Corporation	\$0.24512
EPCOR Energy Alberta GP (Edmonton)	\$0.25007
EPCOR Energy Alberta GP (outside Edmonton)	\$0.24680
<b>City of Medicine Hat Rate (based on the average)</b>	<b>\$0.25068</b>
+ City of Medicine Hat recovery rate	+ \$0.01215
<b>City of Medicine Hat RRO billed rate</b>	<b>\$0.26283</b>

On December 15, 2022, the Government of Alberta passed The Regulated Rate Option Stability Act through Bill 2: Inflation Relief Statutes Amendment Act which placed a temporary price ceiling of \$0.13500 per kilowatt hour in January, February and March 2023 for Albertans who purchase power on the Regulated Rate Option (RRO). As of April 1, 2023, the cost difference between the RRO electricity rate from January – March 2023 and the temporary price ceiling will be added to the current RRO to recover costs until December 2024. The September recovery rate of \$0.01215 per kWh will be added to the current RRO rate of \$0.25068 per kWh for a total billable rate of \$0.26283 per kWh. For more details about the recovery rate, visit [medicinehat.ca/RegulatedRate](http://medicinehat.ca/RegulatedRate).

The third quarter fixed contract electricity commodity rate offering is \$0.16944 per kilowatt hour. Customers who sign a fixed contract between July 1 and September 30, 2023, are guaranteed this fixed rate for 12 billing cycles (months).

The variable contract rate for Residential, Farm, Small and Medium Commercial, Unmetered Services and Rental Lighting customers is based on the monthly average Alberta Power Pool price as established and published by the Alberta Electrical System Operator (AESO) plus \$0.02 per kWh. The August variable rate is \$0.20680 per kWh (including the \$0.02 premium). The rate for September will be released October 3, 2023.

Summary Electricity September 2023	Rate per kWh
Regulated non-contract	\$0.26283 (Includes recovery)
Fixed contract offering	\$0.16944
August variable contract rate	\$0.20680 (includes premium)

#### Electricity - Large Commercial, Industrial and Street Lighting Customers

The September default electricity rate for Large Commercial, Industrial and Street Lighting customers is based on the regulated rate option of \$0.25068 per kilowatt hour (excluding recovery rate).

The variable contract electricity rate for Large Commercial, Industrial and Street Lighting customers is based on the monthly average Alberta Power Pool price as established and published by the Alberta Electric System Operator (AESO) plus \$0.02 per kilowatt hour. The rate for August is \$0.20680 per kWh.

#### Going Green Charge

Customers also have a "Going Green" surcharge on their bill. This surcharge is for renewable energy purchased for residential, farm, small and medium commercial customers.

The Going Green surcharge is calculated monthly to recover costs incurred to purchase renewable energy.

The Going Green surcharge for September is \$0.001 per kilowatt hour.

For further information, please contact: [media@medicinehat.ca](mailto:media@medicinehat.ca)

[www.medicinehat.ca](http://www.medicinehat.ca)

## Market Watch

<b>S&amp;P/TSX</b> 20,074.65 -57.43	<b>S&amp;P 500</b> 4,457.49 +6.35
<b>DOW</b> 34,576.59 -75.86	<b>NASDAQ</b> 13,761.53 +12.70
<b>DOLLAR</b> 73.36¢US +0.23¢	<b>OIL per barrel</b> US\$87.51 +\$0.64
<b>Nat. Gas/mmBTU</b> US\$2.61 +\$0.03	<b>GOLD</b> US\$1,942.70 +\$0.20

## What determines long-term interest rates?

Short-term interest rates are determined by central bank policy. For example, the Bank of Canada sets its overnight rate (rate commercial banks are charged to borrow from the Bank of Canada) at the level it believes will maintain inflation within its stated band of 1-3%. If inflation is higher than central banks desire, they increase the overnight rate to slow the economy. If inflation is lower than they want, they decrease the overnight rate to stimulate the economy.



**Eric Van Enk**  
Economics 101

What isn't as well understood is how longer-term interest rates are set. For example, what determines the rate you are charged for a five-year mortgage? Longer-term interest rates are determined by the bond market with the U.S. bond market being the world's largest and most influential.

The simplest way to understand long-term interest rates is they are determined by the rate which balances supply and demand for government bonds. For example, the U.S. 30-year interest rate fluctuates daily based on the price of the U.S. 30-year bond. As the price of the U.S. 30-year bond moves higher, 30-year interest rates decrease and vice versa.

If demand for 30-year bonds is higher than supply, the price of the bond must move higher to balance supply and demand. Conversely, if supply for the 30-year bond is higher than demand, the price of the bond moves lower. As shown in this week's chart, foreign buyers of U.S. bonds are buying less than they have at any point over the past decade.

The largest foreign buyers of U.S. bonds are Japan and China which have both decreased their purchases in recent years.

You may have noticed a recent increase in longer-term interest rates both in Canada and the U.S.. The reason for this move can be attributed to an increase in supply and a decrease in demand for U.S. bonds. The largest buyer of U.S. bonds has been the Federal Reserve through Quantitative Easing. As I've written about previously, the Federal Reserve has reversed course from QE and is now selling bonds through what is known as Quantitative Tightening. This means the largest buyer of U.S. bonds has become a seller. In addition to losing the largest buyer for U.S. bonds, the second and third largest buyers (Japan and China) are buying less because they are buying bonds denominated in their own currency to help support their economies.

Decreased demand for U.S. bonds is occurring while the supply is increasing. The reason for an increase in supply is record deficits and the recent increase in the debt ceiling. Once the debt ceiling in the U.S. was increased, the U.S. Treasury began increasing the amount of bonds they sell to pay for record deficits. In simple terms, the U.S. is borrowing more money than ever. Decreased demand and increased supply is driving bond prices lower and interest rates higher. Long-term interest rates could move even higher if the current trends of increasing supply and decreasing demand for U.S. bonds persists.

*Eric Van Enk is a wealth adviser & associate portfolio manager with National Bank Financial in Medicine Hat. He is a graduate of the University of Calgary, as well as a CFA charter holder with 20 years of financial markets experience in New York, Toronto and Calgary. He can be reached at [eric.vanenk@nbc.ca](mailto:eric.vanenk@nbc.ca)*

