

"A Great Place to Live, Work and Play"


REGULAR COUNCIL MEETING AGENDA

Tuesday, June 23, 2015

9:00 AM

Council Chambers
Administration Building

#1	CALL TO ORDER	
#2	ADOPTION OF AGENDA	1
#3	MINUTES	3
	3.1 Regular Council Meeting minutes held June 9, 2015 – to be adopted.	
	3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING	
#5	DELEGATION	
#6	BYLAWS	
#7	OLD BUSINESS	
#8	NEW BUSINESS	12
	8.1 Information Package Relating to SML 060086, 070062, and 070064	
	8.2 Tax Recovery – Public Sale of Land	21
	8.3 Little Smoky Ski Hill – Letter of Support	29
	8.4 Surplus Grader to the Town of Grande Cache	31
	8.5 CAO Report	33
#9	COUNCILLORS BUSINESS & REPORTS	
#10	CORRESPONDENCE	
	<ul style="list-style-type: none">• Valleyview & District Recreation Department• RCMP Monthly Report• South Peace Regional Archives	

- 
- Curling Canada – Scotties Tournament of Hearts
 - Grande Prairie & District Victim Assistance
 - TransCanada – Musreau Cutbank Expansion

#11 IN CAMERA

ADJOURNMENT

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Tuesday, June 09, 2015

1: Reeve Dale Gervais called the meeting to order at 9:00 a.m.
CALL TO ORDER

PRESENT	Reeve Deputy Reeve Councillors	Dale Gervais Tom Burton George Delorme(1:05 p.m.) Dave Hay Bill Smith Dale Smith Roxie Rutt Les Urness
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ATTENDING	General Manager, Community Services/Acting CAO General Manager, Corporate Services General Manager, Infrastructure & Planning Communications Officer Recording Secretary	Dennis Mueller Rosemary Offrey Grant Gyurkovits Diane Carter Lianne Kruger
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ABSENT	Chief Administrative Officer	Mike Haugen
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#2: MOTION: 15.06.278. Moved by: DEPUTY REEVE TOM BURTON
AGENDA That the June 9, 2015 agenda be adopted with the addition of;

- 8.9 Walking Trails
- Renumber Managers' Report from 8.9 to 8.10

CARRIED

#3.1 MOTION: 15.06.279. Moved by: DEPUTY REEVE TOM BURTON
REGULAR COUNCIL That the Minutes of the Regular Council Meeting held on Tuesday, May 26, 2015
MEETING MINUTES be adopted as presented.

CARRIED

#3.2 **3.2 BUSINESS ARISING FROM MINUTES:**
BUSINESS ARISING
FROM MINUTES

#5
DELEGATIONS

5.0 DELEGATIONS

5.1 ACCURATE ASSESSMENT

Troy Britles, Ray Fortin and Sean Barrett updated Council on how Accurate Assessment assess the land within the MD of Greenview.

ACCURATE
ASSESSMENT
PRESENTATION

MOTION: 15.06.280. Moved by: DEPUTY REEVE TOM BURTON
That Council receive for information the presentation from Troy Britles with Accurate Assessment.

CARRIED

Reeve Gervais recessed the meeting at 10:16 a.m.
Reeve Gervais reconvened the meeting at 10:28 a.m.

#4 PUBLIC
HEARING

4.0 PUBLIC HEARING

4.1 BYLAW 15-746 ROAD CLOSURE

Chair Gervais opened the Public Hearing regarding Bylaw #14-746 at 10:29 a.m.

IN ATTENDANCE

Manager, Planning & Development

Sally Rosson

APPLICANT(S) &
PROPERTY
OWNER(S)

Applicant(s)
Property Owners

Jewel & Peter Moehling
MD of Greenview

PURPOSE OF THE
HEARING

The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 14-743, being a bylaw of the MD of Greenview for the purpose of a road closure.

APPLICANTS
PROPOSAL

To consolidate road allowance with acreage.

QUESTIONS FROM
COUNCIL

REFERRAL AGENCY
& ADJACENT
LANDOWNER
COMMENTS

Alta Link, No concerns; **Alberta Sustainable Resources Development Public Lands Division**, No concerns; **Agriculture & Rural Development**, No concerns; **Alberta Transportation**, Department requires a standard road closure package to be submitted for review; **Atco Electric**, No concerns; **East Smoky Gas**, No concerns; **ATCO Gas**, No right-of-way requirements at this time; **Alta Gas Utilities**, No concerns; **FortisAlberta**, No concerns; **Telus Communications**, No response.

QUESTIONS FROM
APPLICANT OR
PRESENTER

None were present.

**BYLAW 15-746
PUBLIC HEARING
ADJOURNED**

Chair Gervais adjourned the Public Hearing regarding Bylaw #15-746 at 10:40 a.m.

**#6
BYLAWS**

6.0 BYLAWS

**6.1 BYLAW 15-743 RE-DESIGNATE LANDS FROM AGRICULTURE (A) DISTRICT TO
COUNTRY RESIDENTIAL TWO (CR-2) DISTRICT**

**BYLAW 15-743 –
RESCIND MOTION**

MOTION: 15.06.281. Moved by: COUNCILLOR ROXIE RUTT
That Council rescind Motion 15.04.219 and Motion 15.04.220, Second and Third Readings being the Bylaw should have been numbered as Bylaw 15-743 and not Bylaw 14-743.

CARRIED

**BYLAW 15-743 –
SECOND READING**

MOTION: 15.06.282. Moved by: COUNCILLOR ROXIE RUTT
That Council give Second Reading to Bylaw No. 15-743, re-designate the proposed 1.21 hectare (3 acre) area as proposed within SW 29-70-24-W5M from Agriculture (A) District to Country Residential Two (CR-2) District.

CARRIED

**BYLAW 15-743 –
THIRD READING**

MOTION: 15.06.283. Moved by: COUNCILLOR ROXIE RUTT
That Council give Third Reading to Bylaw No. 15-743, re-designate the proposed 1.21 hectare (3 acre) area as proposed within SW 29-70-24-W5M from Agriculture (A) District to Country Residential Two (CR-2) District.

CARRIED

**6.2 BYLAW 15-744 RE-DESIGNATE LANDS FROM AGRICULTURE (A) DISTRICT TO
COUNTRY RESIDENTIAL ONE (CR-1) DISTRICT**

**BYLAW 15-744 –
RESCIND MOTION**

MOTION: 15.06.284. Moved by: COUNCILLOR DALE SMITH
That Council rescind Motion 15.04.221 and Motions 15.04.222, re-designation of proposed 4.35 hectare (10.75 acre) area as proposed within NW 34-70-26-W5 from Agriculture (A) District to Country Residential One (CR-1) District being the Bylaw that should have been numbered as Bylaw 15-744 and not Bylaw 14-744.

CARRIED

**BYLAW 15-744 –
SECOND READING**

MOTION: 15.06.285. Moved by: DEPUTY REEVE TOM BURTON
That Council give Second Reading to Bylaw No. 15-744, re-designate the proposed 4.35 hectare (10.75 acre) area as proposed within NW 34-70-26-W5 from Agriculture (A) District to Country Residential One (CR-1) District.

CARRIED

**BYLAW 15-744 –
THIRD READING**

MOTION: 15.06.286. Moved by: COUNCILLOR DALE SMITH
That Council give Third Reading to Bylaw No. 15-744, re-designate the proposed 4.35 hectare (10.75 acre) area as proposed within NW 34-70-26-W5 from Agriculture (A) District to Country Residential One (CR-1) District.

CARRIED

**#7
OLD BUSINESS**

7.0 OLD BUSINESS

There is no Old Business to report.

**#8
NEW BUSINESS**

8.0 NEW BUSINESS

8.1 AAMDC SURVEY

SURVEY

MOTION: 15.06.287. Moved by: DEPUTY REEVE TOM BURTON
That Council submit the survey as completed.

CARRIED

8.2 REQUEST TO WAIVE ADDITIONAL FEES FOR DEVELOPMENT PERMIT D15-108

**DEVELOPMENT
PERMIT – WAIVE
FEES**

MOTION: 15.06.288. Moved by: COUNCILLOR DALE SMITH
That Council deny the request to waive the additional fees for commencing construction of a cold storage shed on SW-24-69-22-W5, Lot 1, Plan 9520189 prior to obtaining a valid development permit.

DEFEATED

Reeve Gervais recessed the meeting at 12:06 p.m.
Reeve Gervais reconvened the meeting at 1:10 p.m.

8.3 TERMS OF REFERENCE FOR THE LAND USE BYLAW REVIEW

**TERMS OF
REFERENCE**

MOTION: 15.06.289. Moved by: COUNCILLOR DALE SMITH
That Council adopt the Terms of Reference for the review of the Land Use Bylaw.

CARRIED

8.4 GRANDE CACHE WATER TENDER REPLACEMENT

**GRANDE CACHE
WATER TENDER**

MOTION: 15.06.290. Moved by: DEPUTY REEVE TOM BURTON
That Council approve the purchase of one Water Tender Truck from Rocky Mountain Phoenix of Red Deer, Alberta in the amount of \$399,885.00 plus GST, with funds to come from the 2015 Protective Services Capital Budget.

Councillor Les Urness vacated the meeting at 1:22 p.m.
Councillor Les Urness re-entered the meeting at 1:25 p.m.

CARRIED

8.5 FIRE RESCUE TRUCK DONATION

FIRE RESCUE TRUCK

MOTION: 15.06.291. Moved by: DEPUTY REEVE TOM BURTON
That Council approve the donation of Unit F-21 Fire Rescue Truck to the Greenview Search & Rescue, Valleyview, Alberta.

CARRIED

8.6 2015 VALLEYVIEW AGRICULTURAL SOCIETY ANNUAL MUD BOG

**VV AGRICULTURAL
SOCIETY – ANNUAL
MUD BOG**

MOTION: 15.06.292. Moved by: COUNCILLOR LES URNESS
That Council approve a grant in the amount of \$500.00 to the Valleyview Agricultural Society for the 2015 Annual Mud Bog to be held in Valleyview June 20th & 21st, with funds to come from the Community Services Miscellaneous Grants.

CARRIED

8.7 VALLEYVIEW MUNICIPAL LIBRARY – REQUEST FOR LETTER OF SUPPORT

**LETTER OF
SUPPORT**

MOTION: 15.06.293. Moved by: COUNCILLOR ROXIE RUTT
That Council direct administration to provide a Letter of Support to the Western Economic Diversification Canada on behalf of the Valleyview Library, for the Canada 150 Community Infrastructure Program Grant.

CARRIED

8.8 CURLING CANADA – HOME HARDWARE CANADA CUP OF CURLING & SCOTTIES TOURNAMENT OF HEARTS

CURLING CANADA MOTION: 15.06.294. Moved by: REEVE DALE GERVAIS
That Council approve a grant in the amount of \$25,000.00 to Curling Canada for the 2015 Home Hardware Canada Cup of Curling and the 2016 Scotties Tournament of Hearts to be held at Revolution Place in Grande Prairie, Alberta, with funds to come from the Community Service Miscellaneous Grant.
CARRIED

8.9 WALKING TRAILS

WALKING TRAILS MOTION: 15.06.295. Moved by: REEVE DALE GERVAIS
That Council direct administration to investigate the feasibility of a walking trails within the MD of Greenview.
CARRIED

8.10 MANAGERS' REPORT

MANAGERS' REPORT MOTION: 15.06.296. Moved by: REEVE DALE GERVAIS
That Council direct administration to provide dust control to the Cosy Cove Road for 2015.
CARRIED

SURFACE MATERIAL LEASE (SML) MOTION: 15.06.297. Moved by: REEVE DALE GERVAIS
That Council direct administration to bring forward a report on three Surface Material Lease (SML)'s 060086, 070062, and 070064 along the Athabasca River.
CARRIED

FORESTRY TRUNK ROAD – GARBAGE BIN MOTION: 15.06.298. Moved by: COUNCILLOR BILL SMITH
That Council direct administration investigate placing a garbage bin at the chain off area along the Forestry Trunk Road.
CARRIED

MANAGER REPORT MOTION: 15.06.299. Moved by: DEPUTY REEVE TOM BURTON
That Council accept the Managers' Report as presented.
CARRIED

#10 CORRESPONDENCE: 10.0 CORRESPONDENCE:

MOTION: 15.06.300. Moved by: COUNCILLOR ROXIE RUTT
That Council accept the correspondence as presented for information.
CARRIED

Reeve Gervais recessed the meeting at 3:06 p.m.
Reeve Gervais reconvened the meeting at 3:20 p.m.

#9
COUNCILLORS
BUSINESS &
REPORTS

9.1 COUNCILLORS' BUSINESS & REPORTS

9.2 MEMBERS' REPORT: Council provided an update on activities and events both attended and upcoming, including the following:

COUNCILLOR ROXIE RUTT

Attended the Regional Archives Meeting
Attended the EnCana BBQ
Attended the Grande Prairie Chamber of Commerce Luncheon
Attended the Federation of Canadian Municipalities (FCM) Conference

COUNCILLOR BILL SMITH

Attended the Agricultural Services Board (ASB) Meeting
Attended the Grovedale Community Club Meeting

COUNCILLOR DALE SMITH

Attended the Agricultural Services Board (ASB) meeting
Attended the Federation of Canadian Municipalities (FCM) Conference

DEPUTY REEVE TOM BURTON

Attended the Municipal Planning Commission (MPC) Meeting
Attended the East Smoky Recreation Board Meeting
Attended the Committee of the Whole (COW) Meeting
Attended the DeBolt & Grovedale Firehall Sod Turning
Attended the DeBolt Library Board Meeting
Attended the Family Community Support Services (FCSS) Meeting
Attended Nitehawk Meeting
Attended the Community Planning Association of Alberta
Attended the Federation of Canadian Municipalities (FCM) Conference

Councillor Bill Smith vacated the meeting at 3:30 p.m.
Councillor Bill Smith re-entered the meeting at 3:31 p.m.

COUNCILLOR DAVE HAY

Attended the Greenview Multi Plex Meeting
Attended the Family Community Support Services (FCSS) Meeting
Attended the Federation of Canadian Municipalities (FCM) Conference

COUNCILLOR LES URNESS

Attended the Seniors Week Kickoff
Attended the Greenview Multi Plex Meeting
Attended the Greenview Regional Waste Management Commission (GRWMC) Meeting

COUNCILLOR GEORGE DELORME

Attended the Federation of Canadian Municipalities (FCM) Conference

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS:

Attended the Grande Prairie Chamber of Commerce Chamber Coffee Break
Attended the Doctor Recruitment Supper & Tour
Attended the Greenview Multi Plex Meeting
Attended the Greenview Regional Waste Management Commission (GRWMC) Meeting
Attended a Fox Creek Council Meeting

11
IN CAMERA

11.0 IN CAMERA CONFIDENTIAL ITEMS

IN CAMERA

MOTION: 15.06.300. Moved by: DEPUTY REEVE TOM BURTON
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting go In Camera at 3:40 p.m.

CARRIED

Councillor Roxie Rutt vacated the meeting at 3:40 p.m.

11.1 LEGAL

(FOIPP; Section 23; Local Public Body Confidences)

OUT OF CAMERA

MOTION: 15.06.301. Moved by: COUNCILLOR DAVE HAY
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 4:15 p.m.

CARRIED

#12
ADJOURNMENT

12.0 ADJOURNMENT

MOTION: 15.06.302. Moved by: COUNCILLOR BILL SMITH
That this meeting adjourn at 4:18 p.m.

CARRIED

CHIEF ADMINISTRATIVE OFFICER

REEVE

UNADOPTED



REQUEST FOR DECISION

SUBJECT:	Information Package Relating to SML's 060086, 070062 and 070064		
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	June 23, 2015	CAO: MH	MANAGER: GM
DEPARTMENT:	Infrastructure & Planning/Operations	GM: INT	PRESENTER: GM
FILE NO./LEGAL:	N/A	LEGAL/ POLICY REVIEW: INT	
STRATEGIC PLAN:		FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the report provided on SML 060086, SML 070062 and SML 070064 as information as presented.

BACKGROUND / PROPOSAL:

The attachments provided with this document explain the historical background and cost associated regarding the Surface Material Leases in question.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – N/A

Benefits – N/A

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- History of SML's 060086, 070062 and 070064
- Associated cost breakdown



M.D. of Greenview No. 16

History of SML's 060086, 070062 and 070064

Location: Southeast of Fox Creek, Alberta

June 11, 2015

November, 2006:

SML application submitted for SML 060086 to SRD Edmonton.

- SML application process and guidelines to Conservation and Reclamation Business Plans changed in 2006. New guidelines were not made available online until 2007. This issue was discussed with Taya Smith and Evert Smith of SRD.
- Gravel allocation policy for the Athabasca River Basin was being written by SRD and has only resulted in a draft policy to date.
- Legal survey of all SML's by Beairsto, Lehnern and Ketchum starting November, 2007

December, 2007:

SML application submitted for SML 070062 and SML 070064 to SRD Edmonton

- *April, 2008* – Jane Fletcher (SRD) provided update of applications stating that they are still being reviewed by SRD.
- *May, 2008* – Jane Fletcher (SRD) provided an update of the applications stating that they are still being reviewed by SRD.
- *August, 2008* – Jane Fletcher (SRD) provided an update of the applications stating they are going to go to the field offices for review. At this time, Jane gave the go-ahead to submit the CRBP.

August, 2008:

Conservation and Reclamation Business Plans (CRBP's) submitted to SRD Edmonton for SML 060086, 070062 and 070064

- Environmental issues such as watercourses, historical resources, and Trumpeter Swans addressed as mandated by SRD.
- Legal survey corrections and re-submissions of plans

September 12, 2008

- Letter sent to SRD regarding the newly developed and drilled well site within SML 070062 inquiring into the approval process for overlapping dispositions. Efforts made to contact Orleans Energy (MSL Disposition Holder)



March, 2009:

- March 30, 2009 - SRD provided additional requirements for CRBP including combining **SML 060086, 070062 and 070064 into a single CRBP** due to their proximity to each other and the similarities of the overall area.

May, 2009:

- May 2009, First Nations Consultation requirement determined by Taya Smith of SRD.
- First Nations Consultation performed by M.D. of Greenview and Voyageur Engineering. Completed in April of 2010.

July, 2010:

Revised CRBP submitted to SRD Edmonton which combined SML 060086, 070062, ad 070064.

- Attempts to contact Orleans Energy regarding well and lease site within SML 070062 were made without success.

September, 2010:

- Meeting between SRD Fox Creek, M.D. of Greenview, and GENIVAR to discuss SML's in the Fox Creek area – further changes to be made to the CRBP for SML 060086, 070062 and 070064.

November, 2010:

Revised CRBP submitted to SRD Fox Creek with the understanding that the SML application *cannot* be finalized until an agreement with RMP Energy (formerly Orleans Energy) is established and incorporated into the CRBP for the well located within SML 070062.

- M.D. of Greenview in discussions with RMP Energy (formerly Orleans Energy) regarding an agreement for working around the oil well within SML 070062.
- Direction from MD to proceed with the agreement with RMP Energy or the transfer of the well site as the disposition contains a large quantity of aggregate reserves. Timelines were expected to be shorter through the agreement or transfer process than amending SML 070062 boundaries and quantities.

May, 2011:

- Mike Pasula (SRD Fox Creek) noted to the M.D. that he was currently reviewing the SML application but had concerns regarding the M.D.'s inquiry regarding the sale of gravel resources.
- MD provided Mike Pasula M.D. Council Meeting Minutes which stated that the M.D. has no intention of selling gravel resources. Mike Pasula acknowledged this statement.



September, 2011:

- RMP Energy acknowledged abandoned well within SML 070062 and provided agreement in principle to the M.D. of Greenview taking over the well and lease site, provided the M.D. assumes all liability and ownership for the well and lease site.
- The M.D. of Greenview sought the advice of their legal counsel regarding the risks of ownership.

October, 2011:

- Update provided to Chris Vierath (SRD Fox Creek) regarding the agreement between RMP Energy and the M.D. of Greenview stating that the process is currently awaiting paperwork from RMP Energy to continue the transfer process.

January, 2012:

- MD requested that the MD's legal counsel, Renyolds, Mirth, Richards & Farmer LLP (RMRF) look into acquiring the information from RMP Energy for an agreement to be made for the well and lease site located within SML 070062.
- *GENIVAR was put on hold until further direction regarding well transfer is given.*

March, 2012:

- RMRF was able to be in touch with SRD regarding the status of the SML applications on behalf of the MD. SRD Edmonton was aware of the application being in the Fox Creek SRD field office, with the understanding that an agreement was needed between RMP Energy and the M.D. of Greenview to finalize the application.

April, 2012:

- RMRF got in touch with RMP Energy and received information regarding the abandoned well and shut in procedures. A letter was provided to the M.D. from RMRF stating that the risk of liability from assuming ownership of the well and lease site was likely low.
- Ongoing correspondence between RMRF and RMP Energy regarding well transfer.

Oct – Dec, 2012:

- MD working with ERCB to establish client ID codes for well transfer documentation
- GENIVAR on hold for further CRBP works.

July 9, 2013:

- MD in contact with the ERCB and that they were just awaiting proof of insurance from the MD which was being put together.
- GENIVAR on hold for further CRBP works.



January 22, 2014:

- MD noted that the approval was received for the well bore transfer within SML 070062 from RMP Energy to the MD of Greenview and that the MD would like to proceed with the application for the lease.

January 23, 2014:

- MD provided copy of Alberta Energy License Transfer approval dated January 14, 2014 approving the transfer of the well bore between RMP Energy and the MD of Greenview.

January 27, 2014:

- RMRF provided note to MD that RMP Energy was having trouble transferring the surface lease portion of the well site to the MD. WSP provided the correct ESRD Client ID Number for the MD of Greenview to be utilized.
- WSP on hold for further CRBP works.

February 19, 2014:

- MD provided update that the final transfer of both the Well and Lease Site were received from RMP Energy on February 18, 2014.

March 11, 2014:

- Email from MD stating that Alberta Energy rejected the transfer of the well site from RMP Energy. Roy Northern also provided MD information that the Crown would not allow gravel extraction within a MSL and that MSL would be required to be cancelled and replaced with an SML. Email sent to MD to discuss.
- Discussed with MD – WSP will inquire with ESRD regarding extraction of gravel from within an MSL if disposition holder consent is provided (ie: MD of Greenview is disposition holder on Well Site). MD also confirmed that the transfer of the well and lease site were complete and approved.
- Current policy from AESRD is to not allow the inclusion of gravel extraction from dispositions such as LOC's, MSL's as part of the CRBP – They would like to see the gravel utilized, but under a separate agreement between disposition holders.
- Confirmed that the MD of Greenview obtained ownership of well site.
- WSP on hold for further CRBP works.



April 2, 2014:

- Status of CRBP plans provided to MD
- MD provided direction to WSP to proceed with updating CRBP to submit to AESRD.
- WSP working on combined CRBP for SML 060086, 070062 and 070064 for submission to AESRD. CRBP's require updating to current AESRD standards and updating information with development in the surrounding areas, as well as removing the MSL from within the SML drawings and aggregate estimates. Target CRBP submission date to AESRD: May 15, 2014.
- Cost Estimate and Scope of Work provided to MD of Greenview for further Direction.

April 3, 2014

- WSP provided updated SML chronology to the MD
- MD of Greenview was updated with additional requirements needing to be met for the SML in this area, to meet the **Supplemental Guidelines for Aggregate Operations – Woodlands Area – Athabasca River Valley** with some of the additional requirements as follows:
 - Terrain, Soils and Overburden Plans
 - Watersheds
 - Stormwater (Surface Water) Management Plan
 - Ground Water (Hydrogeological Study)
 - Wetlands and Waterbodies
 - Vegetation and Forest Resources (harvest plan)
 - Wildlife Study
 - End Land Use
- This work involves in-depth field works with coordination and discussion with AESRD.
- WSP to prepare detailed cost estimates for the Hydrogeological and Biophysical works to meet the additional AESRD requirements.
- Discussion with MD that target submission date for CRBP will change due to additional requirements.

April – June, 2014

- WSP prepared proposal for hydrogeological and biophysical assessment
- Quotes also obtained from other companies for the hydrogeological works

June 3, 2014

- WSP provided detailed proposal to the MD with cost estimates for the Hydrogeological and Biophysical Environmental Assessment
- MD of Greenview provided approval to proceed with the works
- Target date of CRBP Submission: September 30, 2014



July & August, 2014

- Hydrogeological ground works completed
- Note to MD on July 29, 2014 regarding alternate drilling methods for installation of 12" pumping well due to ground conditions causing traditional drill holes to collapse – additional time and costs to be approved
- MD provided direction that hydrogeological report would be completed without the installation of the 12" pumping well – as it can be added later if AESRD still requires.
- Biophysical environmental assessment being carried out – wetland delineation and classification, as well as bird overview.

September & October, 2014

- Biophysical environmental assessment ongoing
- Target date of CRBP moved forward, due to wildlife screening visits required in late September and early-mid October with input from biologist.
- Hydrogeological Study completed with final report generated

November, 2014

- Biophysical environment assessment complete with final report generated
- SML development drawings revised to reflect avoidance of sensitive areas
- Reclamation drawings revised to reflect development drawings
- Conservation and Reclamation Business Plan document revisions

December, 2014

- Target date of final CRBP submission provided to MD of: December 19, 2014
- Final adjustments and revisions made to drawings and documents and production/printing of 9 copies for submission to AESRD.
- **CRBP Submitted to AESRD on December 19, 2014**
- AESRD will complete review and advise of any further requirements.
- Timeline for SML Approvals: Unknown.

March, 2015

- Meeting between the MD, WSP and Mike Pasula of AESRD to discuss the CRBP.
- AESRD has requested changes be made to the sequencing plan of the CRBP to delay the aggregate development within SML 070064 for 20-25 years based on the Trumpeter Swan habitat, as this area is one of the highest Swan producing areas in Alberta.
- WSP to revise the CRBP and drawings and re-submit 18 copies to AESRD.



April, 2015

- WSP sent CRBP submitted in December, 2014 to Mike Pasula for detailed review to note any other items AESRD would like to address prior to the re-submission. Mike P provided review comments.
- WSP making contact with Blue Ridge Lumber to discuss harvesting plans and coordination between the MD and Blue Ridge
- Based on works required, new target submission date of May 30, 2015 was discussed with the MD and communicated with AESRD.

May, 2015

- 2 meetings set up with Tracey Courser of Blue Ridge Lumber – both meetings cancelled by Tracey. WSP and MD to create a Memorandum of Understanding outlining the conditions associated with harvesting timber within the MD's SML's to ensure all requirements of SML management by AESRD are met.
- WSP revised CRBP document and detailed drawings to meet Trumpeter Swan items and other AESRD items.
- **CRBP Submitted to AESRD on May 30, 2014.**

June, 2015

- WSP working with the MD to create a Memorandum of Understanding for timber harvesting by Blue Ridge Lumber within SML boundaries.
- Beairsto and Associates working on completing the legal survey works for these SML's.

July, 2015

- Legal survey works scheduled to be complete by end of July, 2015.
- All works anticipated to be completed for SML's 060086, 070062, and 070064 with final approval from AESRD remaining the only outstanding item for these sites. Timeline for AESRD approval is unknown.

Fox Creek, Athabasca River SML's - Costs

SML 060085 – 3.35 Acres
SML 060086 – 230.35 Acres
SML 070062 – 462.25 Acres
SML 070063 – 560.56 Acres
SML 070064 – 173.46 Acres

Total Land Area: 1,429.97 Acres / 578.70 Hectares

1.) 2006 – 2007 Aggregate Exploration and Testing of Fox Creek Area SML's with original CRBP works

Total: \$ 243,000.00

Includes Surface Material Exploration (SME) and SML Applications with initial CRBP's for SML's 060085, 060086, 070062, 070063 and 070064.

2.) 2013 – 2015 SML 060086, 070062 and 070064 CRBP completion:

CRBP Revision Works, including new requirements by AESRD for Woodlands Area – Athabasca River Valley Development.

Total: \$ 172,244.50

Of which:

\$19,772 for CRBP revisions (2014) (complete)
\$87,315.00 for Hydrogeological Assessment (groundwater) (complete)
\$29,158.00 for Biophysical Assessment (complete)
\$14,000 Estimate for 2015 CRBP Revisions (Trumpeter Swan issues as per AESRD) (complete)
\$22,000 Estimate for legal survey revisions and completion. (End of July, 2015 completion)

Timeline for completion: End of July, 2015



REQUEST FOR DECISION

SUBJECT: **Tax Recovery – Public Sale of Land**
SUBMISSION TO: Regular Council Meeting
MEETING DATE: June 23, 2015
DEPARTMENT: Corporate Services/Finance
FILE NO./LEGAL: File Number, Legal or N/A.
STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MH MANAGER: DD
GM: RO PRESENTER: MJ
LEGAL/ POLICY REVIEW: INT
FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial – In accordance with Section 419 of *Municipal Government Act*, the Council must set:

- a) For each parcel of land to be offered for sale a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- b) Any conditions that apply to the sale

Council Bylaw / Policy – AD 27

RECOMMENDED ACTION:

MOTION: That Council set the terms and conditions that apply to the public sale of land as per the attached advertisement and adopt the “Opinion of Value” prepared by Accurate Assessment Group with reserve bid prices as follows:

Roll #292656	NE-34-66-11-W6	Plan 8821490 Block 9	Opinion \$70,000
Roll #309177	NE-9-69-22-W5	Plan 9920557 Lot 1	Opinion \$500,000

MOTION: That Council set September 17, 2015 at 9:00 a. m. as the Public Auction Date for the sale of the following properties:

Roll #292656	NE-34-66-11-W6	Plan 8821490 Block 9	Opinion \$70,000
Roll #309177	NE-9-69-22-W5	Plan 9920557 Lot 1	Opinion \$500,000

BACKGROUND / PROPOSAL:

The Tax Recovery process is the mechanism Municipalities use to ensure property owners pay their property taxes in a timely manner. Once a property owner has failed to pay their property taxes for two consecutive years, causing the property taxes to be two years in arrears, a Tax Notification Caveat is placed on the Land Title and notification is sent to the land owner advising them of the Caveat. If the property tax arrears remain unpaid by March 31st of the following year, the Municipality may sell the property by Public Auction.

After Council has made the decision to proceed with selling the property by Public Auction, a notice is sent to the property owner(s) advising them of the Public Auction date, the amount of outstanding property taxes that must to be paid by the property owner prior to the start of the auction, to stop the sale of their property by Public Auction. If the property owner does not pay the outstanding arrears, the Public Auction proceeds.

Any property that is sold by Public Auction, the municipality collects an administration fee of 5% of the sale price plus the tax arrears are withheld and the remaining balance is paid to the previous land owner.

Because Council is required to set a reserve bid that is as close as reasonably possible to the market value of the parcel, Administration requested an “Opinion of Value”, from Accurate Assessment. A copy of the “Opinion of Value” is attached for Council’s information.

OPTIONS – BENEFITS / DISADVANTAGES:

- Options** – Council may choose not to proceed with the Public Auction. This is not recommended by Administration.
- Benefits** – The advertising deadline will be met and the Public Auction will go ahead as planned.

Disadvantages – If Council does not adopt the recommendation from Administration the process will be delayed and another Opinion of Value would be requested from Accurate Assessment Group which would likely have the same results. As well as the advertising deadline would not be met and Public Auction date will have to be rescheduled.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S)

- Advertisement
- Opinion of Value
- Assessment Summary Reports for each property
- Council Policy AD 27

PUBLIC SALE OF LAND

MUNICIPAL GOVERNMENT ACT DIVISION 8 RECOVERY OF TAXES RELATED TO LAND

MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Notice is hereby given that under the provisions of the Municipal Government Act the Municipal District of Greenview No. 16 will offer for sale, by public auction, in the Council Chambers of the Municipal District of Greenview No. 16 Administration Building, 4806 – 36 Avenue, Valleyview, Alberta, on Thursday, September 17, 2015 at 9:00 a.m., the following lands:

LEGAL	PLAN	BLK	LOT	C of T	RESERVE BID
NE-34-66-11-W6	8821490	9		112153208	\$ 70,000
NE-9-69-22-W5	9920557		1	012041446	\$500,000

Each parcel will be offered for sale subject to a reserve bid and to the reservations and conditions contained in the existing Certificate of Title.

These properties are being offered for sale on an "as is, where is" basis, and the Municipal District of Greenview No. 16 makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, or the developability of the subject land for any intended use by the Purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms or conditions of sale will be considered other than those specified by the Municipal District of Greenview No. 16. No further information is available at the public auction regarding the lands to be sold.

The Municipal District of Greenview No. 16 may after the public auction become the owner of any parcel of land that is not sold at the public auction.

TERMS: 10% down payment at public auction; balance within 30 days of the date of the Public Auction. All payments must be made by Cash or Certified Cheque.

Redemption may be effected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Valleyview, Alberta July 15, 2015

MIKE HAUGEN, CHIEF ADMINISTRATIVE OFFICER



171 Pembina Road, Sherwood Park, Alberta T8H 2W8 Telephone: 780.464.4655 Fax: 780.417.8714

June 1, 2015

Attention: Marilyn Jensen

As per your request of May 21, 2015 regarding tax recovery properties, I have prepared an *opinion of value* on the subject properties. A visual drive by inspection was conducted in the past on these properties as part of the regularly scheduled assessment re-inspection Cycle. Assuming the condition of the property reflects normal condition and assuming there are not any problems or abnormalities, structural, physical, or otherwise, the following figures represent an *opinion of value* as of June 1, 2015. Any timber, mineral, riparian or commodity value(s) or easement revenue(s) that may exist on the subject properties have not been factored into their specific valuation.

292656	NE-34-66-11-W6	8821490, 9	Opinion = \$70,000
309177	NE-9-69-22-W5	9920557, 1	Opinion = \$500,000

Details regarding the valuation process and criteria/comparables used are available upon request.

Sincerely,

Troy Birtles, AMAA
Assessment Valuation Coordinator
Accurate Assessment Group



Summary Report

Year of General Assessment: 2014

Roll: 292656

Legal: 8821490 9 NE-34-66-11-6

Address:

& NW 35/SE 2-67-11-6

Land Area: 2.05 Acres

Subdivision: Nose Creek Settlement

Zoning: Country Residential Two



Market Land Valuation

Site Area: 2.05 Acres

Asmt	Code	Assessment
100	100%	5,260

Improvement Valuation

		Floor Area	Built	Asmt	Code	Assessment
1 Storey Basementless	SFD - After 1940	935 Sq Feet	1988	100	100%	64,580
1 Storey Basementless	SFD - All Ages	288 Sq Feet	1965	100	100%	3,490

Assessment Totals

Tax Status	Code	Description	Assessment
T		100 RES IMPR/SITE	73,330
Grand Totals For 2014			73,330



Summary Report

Year of General Assessment: 2014

Roll: 309177

Legal: 9920557 1 NE-9-69-22-5

Address:

Land Area: 10.77 Acres

Subdivision:

Zoning: Country Residential One



Market Land Valuation

Site Area: 10.77 Acres

Asmt	Code	Assessment
100	90%	61,300
200	10%	6,810

Improvement Valuation

		Floor Area	Built	Asmt	Code	Assessment
1 Storey & Basement	SFD - After 1940	1,143 Sq Feet	1980	100	100%	178,500
Detached	Garage	577 Sq Feet	1985	100	100%	15,360

Marshall & Swift

		Area (Ft2)	Built	Asmt	Code	Assessment
Main Level & Conc. Slab	60x64 Warehouse (Metal Clad)	3,840 Sq Feet	2006	100	90%	218,890
				200	10%	24,320

Assessment Totals

Tax Status	Code	Description	Assessment
T	100	RES IMPR/SITE	474,050
	200	*COMM IMPR/SITE	31,130
		Totals For 2014 Taxable	505,180
		Grand Totals For 2014	505,180



M. D. OF GREENVIEW NO. 16
POLICY & PROCEDURES MANUAL

Section:
ADMINISTRATION

POLICY NUMBER: AD 27

POLICY TITLE: TAX RECOVERY

Page 1 of 2

Date Adopted by Council / Motion Number:

11.10.561

PURPOSE:

To establish guidelines on how tax forfeited lands will be sold or made available for taxation again.

POLICY:

The M.D. has established a method in which Council can introduce tax forfeited land to the marketplace.

1. No parcel will be removed from the Tax Sale List unless all taxes, penalties and costs incurred by the M.D. in the Tax Recovery Process are paid prior to the sale.
2. In accordance with the provisions of the Municipal Government Act, Chapter M-26.1, the M.D. may become the owner of any land that is offered, but not sold, at the Tax Recovery Sale.
3. If the M.D. exercises its option to become the owner of the land, the M.D. will not sell the property until one year after the date of the Tax Recovery Auction unless the prospective buyer meets the reserve bid price set at the original sale.
4. If, in the opinion of Council, the sale of tax forfeited land will cause hardship to an existing occupant, the Council may lease all or a portion of the parcel to the occupant so long as the revenue generated exceeds what would be generated by taxation, so as to make partial payment on arrears.
5. The amount of lease fees will be set by Council, and the occupant is not permitted to assign or sub-let his/her interest in the parcel.
6. Council will adopt a reserve price for all lands which are to be offered for sale at the Tax Recovery Auction. This reserve price will be advertised in a local newspaper. The reserve bid adopted by Council for the Tax Recovery Auction will also apply to properties unsold at the Tax Recovery Auction, whether they are to be sold by private sale or by public tender.
7. Council will determine the method in which the reserve price, letter of opinion, or opinion of value will be set and whether it is to be performed by an appraiser, realtor, or assessor.

POLICY TITLE: TAX RECOVERY

Page 2 of 2

Date Adopted by Council / Motion Number:

11.10.561

8. In the event a parcel is sold and there remains excess revenue after taxes, an administration charge will be applied. The administration charge will include, but is not limited to, the following:
- a) Costs of advertising, both in the local papers and the Alberta Gazette;
 - b) Costs to prepare a reserve bid;
 - c) Costs paid to the Registrar of Land Titles for tax arrears notifications and preparation of a Tax Arrears List; and
 - d) An administration fee of 5% of the amount paid for the parcel.
9. In all respects, Council will conduct Tax Recovery Auctions in accordance with Division 8, Recovery of Taxes Related to Land, of the Municipal Government Act, Chapter M-26.1.
10. Tax Recovery property sold will adhere to the following terms:

Public Auction:

- For agricultural land - 10% down at public auction; balance at finalization.
- For subdivided lots - 10% down at public auction; balance at finalization.

Public Tenders: - 10% of bid to accompany tender.

The MD will consider time sale not to exceed one year at 8% interest on outstanding balance with 12% charged on arrears.

Direct Sales: - 10% of bid to accompany tender.

The MD will consider time sale not to exceed one year at 8% interest on outstanding balance with 12% charged on arrears.

LAND TITLE FEES: The M.D. will collect Land Title Office fees over and above the purchase price from purchasers at final payment, at a rate charged for Land Title fees, plus one dollar (\$1) for each \$1,000 market value or portion thereof.

11. If a Tax Recovery property remains unsold after one year from the Tax Recover sale, Council may allow for further appraisals or offers to be considered in accordance with the M.G.A.

(Original signed copy on file)
REEVE

C.A.O.



REQUEST FOR DECISION

SUBJECT: **Little Smoky Ski Hill – Letter of Support**
SUBMISSION TO: Regular Council Meeting
MEETING DATE: June 23, 2015
DEPARTMENT: CAO Services
FILE NO./LEGAL: File Number, Legal or N/A.
STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MH MANAGER: INT
GM: INT PRESENTER: DM
LEGAL/ POLICY REVIEW: INT
FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council direct administration to provide a Letter of Support to the Western Economic Diversification Canada in support of the MD of Smoky River's Little Smoky Ski Hill Project, for the Canada 150 Community Infrastructure Program Grant.

BACKGROUND / PROPOSAL:

The Little Smoky Ski Hill requires their present water system to be upgraded and is making an application for grant funding. A condition of the application is that they have the support of their municipal partners.

Through Economic Action Plan 2015 and as a part of a coordinated federal approach to celebrating Canada's 150th anniversary, the Government of Canada demonstrated its continued commitment to workers, families and communities with the launch of the Canada 150 Community Infrastructure Program.

The program provides \$150 million nationally over two years to support the rehabilitation, renovation and expansion of existing community infrastructure.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council has the option to approve or deny the request from the Little Smoky Ski Hill for a letter in support.

Benefits – The benefit of submitting a letter in support of the Canada 150 Community Infrastructure Program Grant is that the Little Smoky Ski Hill could do a water system upgrade.

Disadvantages – The disadvantage of the Little Smoky Ski Hill not receiving the letter of support is that they may not receive funding to construct their project.

COSTS / SOURCE OF FUNDING:

There is no financial commitment required from Greenview.

ATTACHMENT(S):

None



REQUEST FOR DECISION

SUBJECT: **Surplus Grader to the Town of Grande Cache**
SUBMISSION TO: Regular Council Meeting
MEETING DATE: June 23, 2015
DEPARTMENT: Infrastructure & Planning/Operations
FILE NO./LEGAL: File Number, Legal or N/A.
STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION
CAO: MH MANAGER: INT
GM: GG PRESENTER: GG
LEGAL/ POLICY REVIEW: INT
FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council approve the transferring of ownership of one 2011 John Deere 872GP Grader, serial number 1DW872GPEBD634967 to the Town of Grande Cache, and that said unit not be sent to auction as per Motion 15.04.207.

BACKGROUND / PROPOSAL:

Council previously asked Administration to advise the Town of Valleyview, Town of Fox Creek, and Town of Grande Cache of any surplus equipment in case it could be utilized within their respective organizations.

On April 23rd 2015 an email with a list of surplus grader equipment was sent to the Town of Valleyview, Town of Fox Creek, and Town of Grande Cache to ascertain any interest. Only the Town of Grande Cache responded with interest of unit G28 John Deere Grader.

On April 28th 2015 Council passed a motion to approve the sale of this surplus grader (and three others) for the June 25th 2015 Richie Brothers auction in Grande Prairie, AB. Discussion at the time was that any unit that one of the three Towns expressed a desire for would not be sent to auction and would be given to the respective Town at no cost, with the respective Town to cover costs of transport and transferring ownership.

The Town of Grande Cache will bare all costs associated with the transfer of ownership and relocation of the grader as per discussion between Council and Administration. The purpose of the recommended motion is to provide a clear audit trail for the transfer of the equipment.

OPTIONS – BENEFITS / DISADVANTAGES:

Options – Council could deny the recommendation.

Benefits – The Town of Grande Cache receives a well maintained grader from Greenview.

Disadvantages – Greenvview will forego the salvage value of the unit.

COSTS / SOURCE OF FUNDING:

All costs associated with the transfer of ownership and relocation of the equipment will be the responsibility of the Town of Grande Cache.

ATTACHMENT(S):

- None



A GREAT PLACE TO LIVE, WORK AND PLAY

CAO's Report

Function: CAO

Date: June 23rd, 2015

Submitted by: Mike Haugen

Canadian Association of Municipal Administrators (CAMA)

I attended CAMA for the first time. The delegates were a collection of administrators from across the Country and session focus on topical issues in municipal government as well as leadership.

Overall I found the information to be pertinent and timely.

Greenview Memorial Golf Tournament

The Greenview Memorial Golf Tournament was held. Staff are now finalizing costs and have scheduled a debrief session to ascertain and document what worked well and what did not.

Grande Cache Meetings

I attended the recent meetings in Grande Cache with Council. I felt the meetings went well and that the positive relationship between Greenview and the Town was strengthened.


The Town expressed their gratitude for the funding contribution for their recreation facility expansion.

Fox Creek Matters

Fox Creek Matters (formerly Courtesy Matters) is a group spearheaded by Encana and has started meeting regularly in Fox Creek. I attended the most recent meeting as a representative of Greenview and will be attending further meetings until the group finalizes its purpose. At that time the best representation for the group can be determined.

Several matters were discussed. Those pertinent to Greenview largely focused around roads. I believe that Council will soon see a request from the Town regarding the Trilogy North road. Staff have already started gathering information and looking at possible options to improve said road.

I believe as well that in the near future industry may submit a proposal to Greenview regarding road infrastructure in the Fox Creek area. Specifically, that Greenview develop or take over some of the



network. I conveyed that if there was interest in Greenview doing this, that industry should put a proposal together and that it could be reviewed and brought before Council for consideration.

Upcoming Dates:

DeBolt Ratepayer BBQ:	June 22 nd
Valleyview Ratepayer BBQ:	June 23 rd
Grovedale Ratepayer BBQ:	July 21 st