

### REGULAR COUNCIL MEETING AGENDA

Tuesday, October 27, 2015 9:00 AM **Council Chambers** Administration Building #1 CALL TO ORDER #2 ADOPTION OF AGENDA #3 **MINUTES** 3.1 Regular Council Meeting minutes held October 13, 2015 -1 to be adopted. 3.2 Business Arising from the Minutes 4.1 Bylaw 15-753 Re-Designate from Crown Land District to #4 **PUBLIC HEARING** 10 **Industrial District DELEGATION** #5 6.1 Bylaw 15-753 Re-Designate from Crown Land District to 10 **Industrial District** #6 **BYLAWS** 6.2 Bylaw 15-755 Re-Designate from Agriculture District to 25 **Country Residential One District** 6.3 Bylaw 15-756 Re-Designate from Hamlet Commercial 39 District to Hamlet Residential District **OLD BUSINESS** #7 #8 **NEW BUSINESS** 8.1 Closure of RRD 9021076 (Big Mountain Group Camp Road) 53 8.2 losegun Lake Road Information 59 8.3 Nitehawk Recreation Area – Gravel Request 62

- #9 COUNCILLORS
  BUSINESS & REPORTS
- #10 CORRESPONDENCE
- #11 IN CAMERA
- #12 ADJOURNMENT

#### Minutes of a

# REGULAR COUNCIL MEETING MUNICIPAL DISTRICT OF GREENVIEW NO. 16

M.D. Administration Building, Valleyview, Alberta, on Tuesday, October 13, 2015

# 1: CALL TO ORDER

Reeve Dale Gervais called the meeting to order at 9:05 a.m.

PRESENT

Reeve

Deputy Reeve Councillors Dale Gervais
Tom Burton
Dave Hay
Bill Smith
Dale Smith
Les Urness
Roxie Rutt

Mike Haugen

Rosemary Offrey

**Grant Gyurkovits** 

**Dennis Mueller** 

Diane Carter

Lianne Kruger

George Delorme

ATTENDING

**Chief Administrative Officer** 

General Manager, Corporate Services

General Manager, Community Services
General Manager, Infrastructure & Planning

Communications Officer Recording Secretary

Councillor

#2: AGENDA

ABSENT

MOTION: 15.10.451. Moved by: COUNCILLOR DALE SMITH That the October 13, 2015 agenda be adopted with addition:

8.8 Dollar Lake Aeration

**CARRIED** 

#3.1 REGULAR COUNCIL MEETING MINUTES MOTION: 15.10.452. Moved by: COUNCILLOR DAVE HAY

That the Minutes of the Regular Council Meeting held on Tuesday, September

22, 2015 be adopted as presented.

**CARRIED** 

#3.2 BUSINESS ARISING FROM MINUTES

### 3.2 BUSINESS ARISING FROM MINUTES:

Councillor Dale Smith asked Infrastructure and Planning to define "Frozen Ground" regarding increased weight on the Forestry Trunk Road.

General Manager Grant Gyurkovits responded frozen ground is a minimum of

one meter of frozen ground.

Reeve Dale Gervais mentioned that Greenview does not yet have a probe to measure the frozen ground and asked if Greenview will go by Alberta Transportation.

Mr. Gyurkovits responded that Greenview will follow the County of Grande Prairie and/or Alberta Transportation.

#8 NEW BUSINESS

### **8.0 NEW BUSINESS**

### 8.1 VALLEYVIEW REGIONAL MULTIPLEX TENDER AWARD

V.V. REGIONAL MULTIPLEX TENDER AWARD

MOTION: 15.10.453. Moved by: COUNCILLOR LES URNESS

That Council award the construction contract for the Valleyview Regional Multiplex project to Scott Builders upon successful negotiations with Administration whereby the total project cost does not exceed the \$36,040,178.00 budgeted amount.

CARRIED

### 8.2 NADC BURSARY – GARY CYMBALUK

NADC BURSARY – GARY CYMBALUK

MOTION: 15.10.454. Moved by: COUNCILLOR DAVE HAY

That Council sponsor Gary Cymbaluk \$12,000.00 in matching funds to the Northern Alberta Development Council (NADC) bursary for his third year in the program of Dentistry with the condition that the applicant commits to reside and perform dentistry work in Greenview for a three year term, with funds to come from the Greenview Bursary Fund.

**CARRIED** 

#### #5 DELEGATIONS

### **5.0 DELEGATIONS**

### **5.1 QE II HOSPITAL FOUNDATION**

Leanne Beaupre, Cindy Park and Dawn Miller presented to Council information regarding the QE II Hospital Foundation.

QE II HOSPITAL FOUNDATION

MOTION: 15.10.455. Moved by: DEPUTY REEVE TOM BURTON That Council receive for information the presentation by the QE II Hospital Foundation.

**CARRIED** 

Reeve Gervais recessed the meeting at 10:13 a.m. Reeve Gervais reconvened the meeting at 10:21 a.m.

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#4 PUBLIC HEARING

4.0 PUBLIC HEARING

4.1 BYLAW 15-751 RE-DESIGNATE FROM CROWN LAND DISTRICT TO

INDUSTRIAL DISTRICT

Chair Gervais opened the Public Hearing regarding Bylaw #15-751 at 10:22 a.m.

IN ATTENDANCE Manager, Planning & Development

Sally Rosson **Development Officer** Leona Dixon **Applicant** Darren Feist

APPLICANT(S) & **PROPERTY** 

OWNER(S)

Applicant(s)

Property Owner(s)

INTRODUCTIONS The Chair requested each Council Member and Staff member to introduce

themselves and asked Council Members if there were any reasons that they

should be disqualified from the hearing.

Each Members' reply was "No."

**PURUPOSE OF THE** HEARING

The purpose of the hearing is to hear submissions for and opposed to proposed

Bylaw 15-751, being the bylaw of the MD of Greenview, is required for the redesignation of 6.00 hectares ± (14.82 acres) within E ½-5-64-5-W6 from Crown

Land (CL) District to Industrial (I) District.

OUESTIONS FROM

COUNCIL TO APPLICANT

The Chair called for any questions to the Applicant from Council.

None was heard.

THOSE IN FAVOUR The Chair requested that anyone in favour of the application come forward.

None came forward.

**THOSE AGAINST** The Chair requested that anyone not in favour of the application come forward.

None came forward.

REFERRAL AGENCY & ADJACENT LANDOWNERS COMMENTS

The Planning & Development Coordinator provided a summary of the

responses from the referral agencies.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.

None were heard.

QUESTIONS FROM APPLICANT OR PRESENTER

The Chair called for any questions from the Applicant or those that had spoken

in favour or against the application with regards to the comments from

Planning & Development, the referral agencies, or adjacent landowners.

None were heard.

FAIR & IMPARTIAL HEARING

The Chair asked the Applicant if they have had a fair and impartial hearing.

They replied, "Yes."

BYLAW 15-750 PUBLIC HEARING ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #15-751 at 10:33 a.m.

# 4.2 BYLAW 15-752 RE-DESIGNATE FROM INDUSTRIAL DISTRICT TO RURAL COMMERCIAL DISTRICT

Chair Gervais opened the Public Hearing regarding Bylaw #15-752 at 10:34 a.m.

IN ATTENDANCE Manager, Planning & Development

**Development Officer** 

Sally Rosson Leona Dixon

APPLICANT & PROPERTY OWNERS

**Applicant** 

**Property Owner** 

INTRODUCTIONS The Chair requested each Council Member and Staff member to introduce

themselves and asked Council Members if there were any reasons that they should be disqualified from the hearing. Each Members' reply was "No."

**PURPOSE OF THE** 

HEARING

The purpose of the hearing is to hear submissions for and opposed to proposed Bylaw 15-752, being the bylaw of the MD of Greenview for the purpose of redesignation of a proposed 10.59 hectare  $\pm$  (26.16 acre) area within SW-11-72-2-W6 from Industrial (I) District to Rural Commercial (RC) District.

QUESTIONS FROM COUNCIL TO APPLICANT The Chair called for any questions to the Applicant from Council.

None were heard.

The Chair requested that anyone in favour of the application come forward.

None came forward.

The Chair requested that anyone not in favour of the application come forward.

None came forward.

REFERRAL AGENCY & ADJACENT LANDOWNERS COMMENTS The Planning & Development Coordinator provided a summary of the

responses from the referral agencies.

QUESTIONS FROM COUNCIL

The Chair called for any questions from Council.

None were heard.

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QUESTIONS FROM APPLICANT OR PRESENTER

The Chair called for any questions from the Applicant or those that had spoken in favour or against the application with regards to the comments from Planning & Development, the referral agencies, or adjacent landowners. None were heard.

FAIR & IMPARTIAL HEARING

Applicant was not in attendance.

BYLAW 15-750 PUBLIC HEARING ADJOURNED

Chair Gervais adjourned the Public Hearing regarding Bylaw #15-752 at 10:36

a.m.

#11 IN CAMERA

11.0 IN CAMERA

IN CAMERA

MOTION: 15.10.456. Moved by: DEPUTY REEVE TOM BURTON

That the meeting go to In-Camera, at 10:37 a.m., pursuant to Section 197 of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information and Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regards to the In Camera.

CARRIED

### 11.1 ADVICE FROM OFFICIALS

(FOIPP; Section 24)

### 11.2 LOCAL PUBLIC BODY CONFIDENCES

(FOIPP; Section 23)

**OUT OF CAMERA** 

MOTION: 15.10.457. Moved by: COUNCILLOR DALE SMITH

That, in compliance with Section 197(2) of the Municipal Government Act, this

meeting come Out of Camera at 11:59 p.m.

**CARRIED** 

Reeve Gervais recessed the meeting at 11:49 a.m. Reeve Gervais reconvened the meeting at 1:16 p.m.

#6 BYLAWS

6.0 BYLAWS

# 6.1 BYLAW 15-751 RE-DESIGNATE FROM CROWN LAND (CL) DISTRICT TO INDUSTRIAL (I) DISTRICT

BYLAW 15-751 SECOND READING

MOTION: 15.10.458. Moved by: DEPUTY REEVE TOM BURTON

That Council give Second Reading to Bylaw No. 15-751 to re-designate 6.00 hectares  $\pm$  (14.82 acres) within E ½-5-64-5-W6 from Crown Land (CL) District to

Industrial (I) District, as per attached Schedule 'E'.

CARRIED

BYLAW 15-751 THIRD READING

MOTION: 15.09.459. Moved by: COUNCILLOR DALE SMITH

That Council give Third Reading to Bylaw 15-751 to re-designate 6.00 hectares  $\pm$  (14.82 acres) within E  $\frac{1}{2}$ -5-64-5-W6 from Crown Land (CL) District to Industrial

(I) District, as per attached Schedule 'E'.

**CARRIED** 

# 6.2 BYLAW 15-752 RE-DESIGNATE FROM INDUSTRIAL (I) DISTRICT TO RURAL COMMERCIAL (RC) DISTRICT

BYLAW 15-752 SECOND READING MOTION: 15.10.460. Moved by: DEPUTY REEVE TOM BURTON

That Council give Second Reading to Bylaw No. 15-752, to re-designate the proposed 10.59 hectare ± (26.16 acre) area within SW-11-72-2-W6 from

Industrial (I) District to Rural Commercial (RC) District.

CARRIED

BYLAW 15-752 THIRD READING

MOTION: 15.10.461. Moved by: COUNCILLOR BILL SMITH

That Council give Third Reading to Bylaw No. 15-752, to re-designate the proposed 10.59 hectare ± (26.16 acre) area within SW-11-72-2-W6 from

Industrial (I) District to Rural Commercial (RC) District.

CARRIED

MLA Wayne Drysdale updated Council on what has been happening.

MOTION: 15.10.462. Moved by: DEPUTY REEVE TOM BURTON That Council accept for information the update by MLA Wayne Drysdale.

**CARRIED** 

#7 OLD BUSINESS

7.0 OLD BUSINESS

There is no Old Business to report.

# 8.3 VALLEYVIEW ENHANCEMENT SOCIETY – 2015 CHRISTMAS GALA SPONSORSHIP

V.V. ENHANCEMENT SOCIETY – 2015 CHRISTMAS GALA SPONSORSHIP

MOTION: 15.10.463. Moved by: COUNCILLOR ROXIE RUTT

That Council approve sponsorship in the amount of \$1,000.00 to the Valleyview Enhancement Society for the November 21, 2015 Christmas Gala, at the

Memorial Hall in Valleyview, with funds to come from the Community Service

Miscellaneous Grant.

**CARRIED** 

### **8.4 2015 GOLF TOURNAMENT REPORT**

2015 GREENVIEW MEMORIAL GOLF TOURNAMENT REPORT

MOTION: 15.10.464. Moved by: COUNCILLOR ROXIE RUTT

That Council accept the report regarding the 2015 Greenview Memorial Golf

Tournament for information.

**CARRIED** 

### **8.5 GEOTHERMAL STUDY**

GEOTHERMAL STUDY

MOTION: 15.10.465. Moved by: COUNCILLOR DALE SMITH

That Council provide \$20,000.00 from the 2015 Economic Development Budget to assist with the proposed study regarding geothermal energy production.

**CARRIFD** 

### 8.6 FOX CREEK DEVELOPMENT SITE STUDY

PARIOPLAN – FOX CREEK DEVELOPMENT STUDY MOTION: 15.10.466. Moved by: DEPUTY REEVE TOM BURTON That Council select ParioPlan to undertake the Fox Creek Potential

Development Site Study for a cost of \$89,908.54.

**CARRIED** 

MOTION: 15.10.467. Moved by: REEVE DALE GERVAIS

That Council direct administration to schedule a Strategic Planning Session for

January 2016.

**CARRIED** 

### 8.7 CAO / MANAGER REPORT

M.D. of Greenviev Page 8

CAO REPORT

MOTION: 15.10.468. Moved by: COUNCILLOR ROXIE RUTT

That Council accept for information the CAO / Managers' Reports as presented.

**CARRIED** 

### 8.8 DOLLAR LAKES AERATION

**LAKE AERATION** 

MOTION: 15.10.469. Moved by: COUNCILLOR DALE SMITH

That Council direct administration to investigate continuing the aeration on

East Dollar Lake and Swan Lake.

**CARRIED** 

#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 LES URNESS**

Attended the Multi Plex Meeting
Attended the Amber Ball

### **COUNCILLOR DAVE HAY**

Attended the Amber Ball

### **DEPUTY REEVE TOM BURTON**

Attended the Committee of the Whole Attended the Amber Ball Attended the Nitehawk Meeting

### **COUNCILLOR DALE SMITH**

Attended the Agricultural Services Board Meeting Attended the Amber Ball Attended the Valleyview Recreation Meeting Attended the Peace Country Beef Congress

### **COUNCILLOR ROXIE RUTT**

Attended the Ridge Arena Meeting
Attended the Committee of the Whole Meeting
Attended the Heart Conference
Attended the FCSS Meeting
Attended the Peace Library System Meeting

October 13, 2015

Attended an Elected Officials Education Program (EOEP)
Attended the Alberta Urban Municipalities Association (AUMA) Conference
Attended the Amber Ball
Attended the Canada Cup Opening
Attended the Grande Prairie Library Special Meeting
Attended the Grand Spirit Foundation Meeting

### **COUNCILLOR BILL SMITH**

Attended the Agricultural Services Board Meeting

### **COUNCILLOR GEORGE DELORME**

Not in attendance.

### 9.1 REEVE'S REPORT:

### **REEVE DALE GERVAIS:**

Attended the Alberta Urban Municipalities Association (AUMA) Conference Attended the Amber Ball Attended the Recycling Conference Attended the Multi Plex Meeting Met with CNRL Delegate

#10 CORRESPONDENCE

### **10.0 CORRESPONDENCE**

Correspondence was presented to Council.

#12 ADJOURNMENT

### 12.0 ADJOURNMENT

MOTION: 15.10.470. Moved by: COUNCILLOR ROXIE RUTT That this meeting adjourn at 3:24 p.m.

**CARRIED** 

CHIEF ADMINISTRATIVE OFFICER	REEVE	



### REQUEST FOR DECISION

SUBJECT: Bylaw 15-753

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

**MEETING DATE:** October 27, 2015 CAO: DM MANAGER: SAR

INT GM: DP DEPARTMENT: Infrastructure&Planning/Planning&Development PRESENTER:

INT A15-010 - N ½-32-63-20-W5 & SW-05-64-20-W5 LEGAL/ POLICY REVIEW: FILE NO./LEGAL:

STRATEGIC PLAN: FINANCIAL REVIEW:

#### RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act, Division 12, Bylaws, Regulations, Planning Bylaws 692 (1) - (9). In accordance with Section 692 of the Municipal Government Act (MGA), prior to giving Second Reading to a Bylaw, Council must hold a Public Hearing. Section 606 of MGA outlines the requirements for advertising, stating the Notice of the Bylaw must be published at least once a week for two consecutive weeks in at least one newspaper other publication circulating in the area to which the proposed bylaw relates and at least five days prior to the meeting, or mailed or delivered to every residence in the area to which the proposed Bylaw is to be held.

Council Bylaw / Policy (cite) - Municipal Development Plan Bylaw No. 03-397 December, 2003 (cite), Section 1, 1.2 Goals of the Plan, Section 6 – Commerce and Industry:

- 6.2.1 The types of industry which may be supported in the Municipal District include those that:
  - (a) cater to the needs of agriculture, forestry, or natural resource extraction;
  - (b) have comparatively large land requirements;
  - (c) are not suited to an urban area;
  - (d) do not conflict with adjacent land uses in terms of appearance, emissions, noise, or traffic generation, unless suitable buffers are provided;
  - (e) are located on sites that are suitable for the proposed development in terms of soil stability, groundwater level, and drainage; and
  - (f) have minimal servicing requirements.
- 6.2.2 *Industrial development proposals:* 
  - (a) should wherever possible locate in an industrial park;
  - (b) shall not be permitted to locate on better agricultural land, unless the proposal has unique site requirements or no suitable alternative location; and
  - (c) shall not locate in an environmentally sensitive area.
- All industrial development proposals will be evaluated according to the following: 6.2.3
  - (a) potential impact on water supplies and water courses;
  - (b) proximity to residential, recreational, and public uses, and environmentally sensitive areas;

- (c) impacts on the local road network; and
- (d) conformity with relevant statutory plans and the Land Use Bylaw.

#### RECOMMENDED ACTION:

MOTION: That Council give Second Reading to Bylaw No. 15-753 to re-designate 14.66 hectares ± (36.23 acres) within N ½-32-63-20-W5 & SW-05-64-20-W5 from Crown Land (CL) District to Industrial (I) District, as per attached Schedule 'E'.

MOTION: That Council give Third Reading to Bylaw No. 15-753 to re-designate 14.66 hectares ± (36.23 acres) within N ½-32-63-20-W5 & SW-05-64-20-W5 from Crown Land (CL) District to Industrial (I) District, as per attached Schedule 'E'.

### BACKGROUND / PROPOSAL:

The application was received from Secure Energy Services, who is the leaseholder of MLL150092 on N  $\frac{1}{2}$ -32-63-20-W5 & SW-05-64-20-W5, located in the Fox Creek area of Ward 2. Secure Energy Services proposes to rezone 14.66 hectares  $\pm$  (36.23 acres) within N  $\frac{1}{2}$ -32-63-20-W5 & SW-05-64-20-W5 from Crown Land (CL) District to Industrial (I) District, as per attached Schedule 'E', for the development of a Waste Management Facility.

In regards to typography and vegetation, the site is predominantly flat and partially forested, as well as, partially cleared. The site is easily accessible from Highway 43 via a CNRL Access Road.

The initial referrals were circulated as per Schedule 'D', with comments received from Alberta Transportation, ATCO Electric and ATCO Pipeline, and no concerns were raised. Alberta Transportation has requested a Roadside Development Permit Application.

### OPTIONS - BENEFITS / DISADVANTAGES:

### Options -

- 1. That Council considered the information from the Public Hearing and grant Second and Third Reading to Bylaw No. 15-753.
- 2. Council can TABLE Bylaw No. 15-753 for further discussion or information.
- 3. That Council consider the information from the Public Hearing and defeat Second Reading to Bylaw No. 15-753.

### Benefits -

Industrial development provides diversification, economic development, and employment opportunities and supports the continued growth and development of smaller urban centres.

### Disadvantages -

Increased opportunity for conflicts with surrounding Land Uses.

\_\_\_\_\_

### COSTS / SOURCE OF FUNDING:

The application has been endorsed by the applicant as well as the appropriate fees have been received as required.

### ATTACHMENT(S):

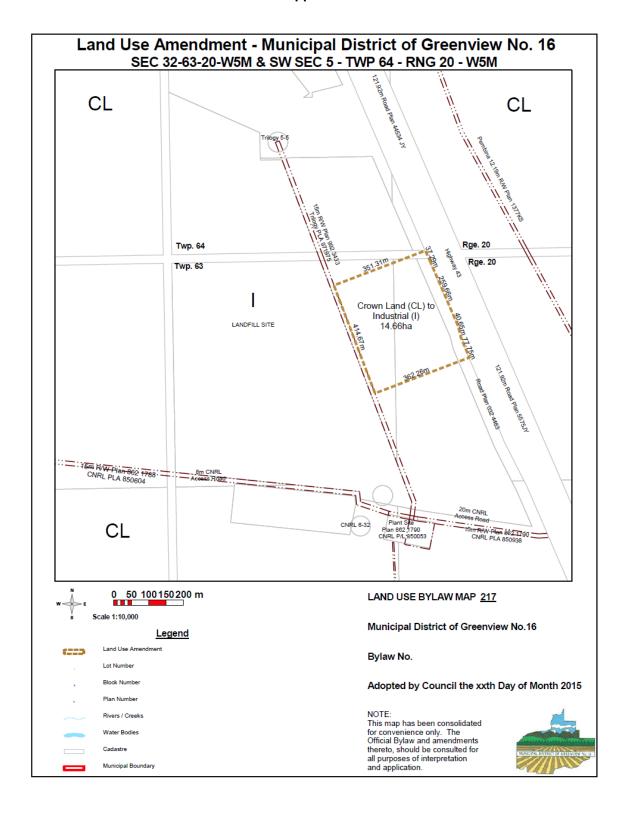
- Schedule 'A' Application and Sketch
- Schedule 'B' Location Map
- Schedule 'C' Farmland Report and Map
- Schedule 'D' Referral Responses
- Schedule 'E' Bylaw No. 15-753



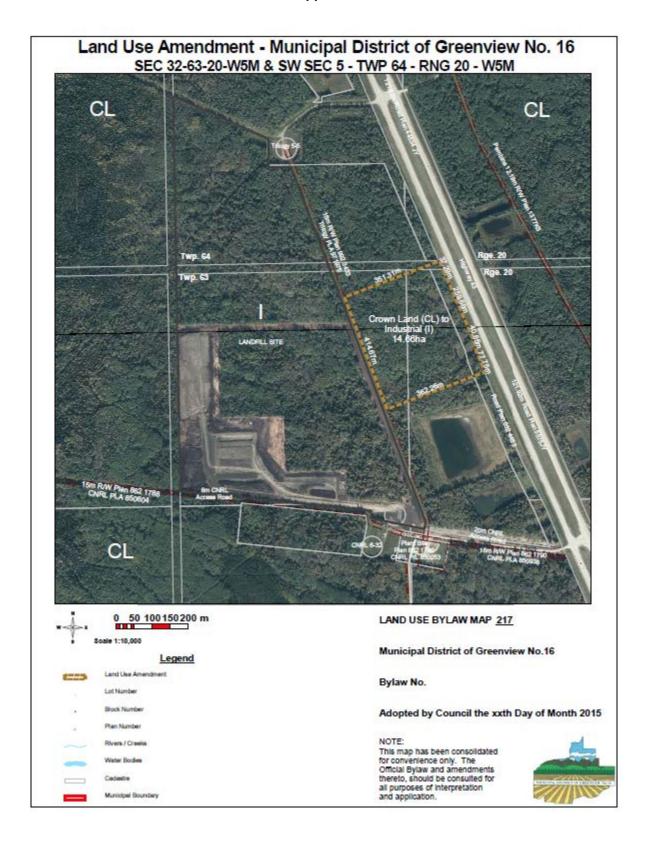
### Schedule 'A' - Application and Sketch

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			9			-		plete if Different fro	om Applicant	
NAME OF APPLICANT(S) Secure Energy Services  ADDRESS 3600, 205 - 5th Avenue S.W.				NAME OF REGISTERED LANDOWNER(S) Crown Lease to Secure - MLL150092  ADDRESS						
		ary, Alberta								
POSTAL COD T2P 2V7	POSTAL CODE TELEPHONE (Res.)			(Bus.) 687.390.2591		POSTAL CODE	TELEPHONE (I	Res.) (Bus.)		
Legal descript										
QTR./L.S. N32	SEC 32	TWP. 063	20 RG.	W5	OR	REGISTRATIO	ON PLAN NO.	BLOCK	LOT	
Land Use Class	sification for	Amendmer	nt Proposed	l:						
FROM: Agriculti	ural/Forestry				ТО	: Industrial				
Physical Charac Describe Topog Water Services: Existing Source	raphy: <sub>Predor</sub>	minately Flat		Vegetation		st - cleared/regrowl		Soil: Forested (Luvis with future applica		
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pproach(s) Info					1	oposca Disposai.	ump collection	System & 3rd Party	removal.	
Existing: Secure		oad			Pro	oposed:				
June 5th, 2		required Appl	lication Fee o	of \$ 800.00.		cure Energy Services			_	
Date:			NOTE	Registered			ros roquirod i	f different from A		
	Protection of I	Privacy Act. Th	al District of G e information se of our Dev	reenview ma collected is r elopment pro	y colle equire gram.	ect on this form is in ed for the purpose o	compliance wit of carrying out a estions about t	f different from A th Section 33 of the in operating program he collection please	Freedom of m or activity of	

Schedule 'A' - Application and Sketch

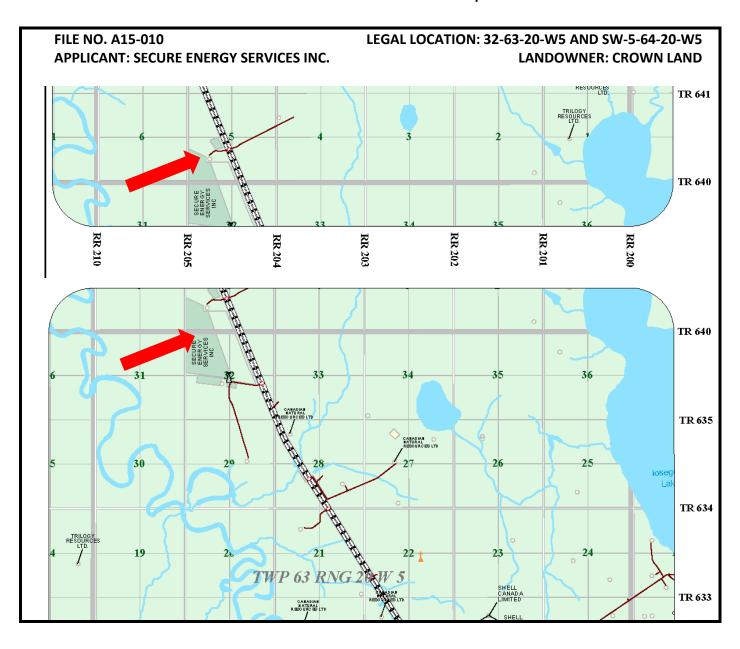


Schedule 'A' - Application and Sketch

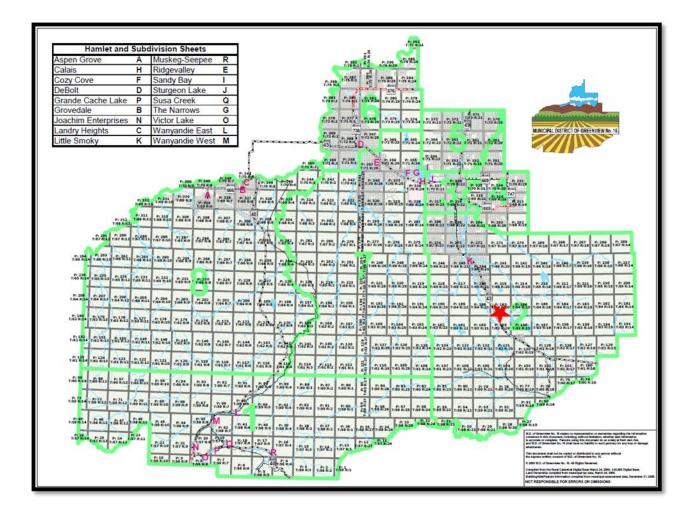




Schedule 'B' - Owner Location Map



### Schedule 'B' - Owner Location Map





### Schedule 'C' - Farmland Report and Map

### PROPOSED LAND USE AMENDMENT

**FILE NO. A15-010 LEGAL LOCATION: 32-63-20-W5 AND SW-5-64-20-W5 APPLICANT: SECURE ENERGY SERVICES INC. LANDOWNER: CROWN LAND** 

### FARMLAND REPORT NOT APPLICABLE FOR THIS LOCATION





### Schedule D' - Referral Responses

Alberta Transportation

Room 1401, 10320 - 99 St GRANDE PRAIRIE AB T8V 6J4 Phone: (780) 538-5310 Fax: (780) 538-5384

Our File: 63-20-W5M

June 17, 2015

Municipal District of Greenview No. 16 Box 1079 4806 – 36<sup>th</sup> Avenue Valleyview, AB T0H 3N0

Re: Proposed land use amendment

Crown Land to Industrial
Part of the N½ 32-63-20-W5M HIGHWAY 43

Secure Energy Services Inc.

Your File: A15-010

Thank you for referring the above proposal to our office for review and comment.

The department does not typically support isolated industrial development along provincial highways, preferring instead to have development occur within established industrial parks or other urban industrial/commercial areas. However considering the nature of the proposal in this case, the department is willing to allow the proposed Land Use Amendment.

Highway 43 is classified as "Future Freeway" therefore the proposed facility boundary should be setback a minimum of 30 metres from the highway right-of-way (for future service road) and an additional 10 metre setback for any development. Our department will require a Roadside Development application to be submitted and may require the previously submitted Traffic Impact Assessment (TIA) to be updated. Alberta Transportation will further assess the impact to the provincial highway network when a development application is received.

Yours truly,

Gerry Benoit

Planning and Development Technologist

### Schedule 'D' - Referral Responses

From: <u>GrandePrairie FieldCentre</u>

To: Jenny Cornelsen

**Subject:** RE: A15-010 Notice to Referral Agencies

**Date:** June 19, 2015 8:24:58 AM

Good day,

We have nothing to add to this file.

**Caroline Porter** 

Senior Field Support, Grande Prairie Field Centre

**Alberta Energy Regulator** 

e Caroline.Porter@aer.ca tel 780-538-5669 fax 780-538-5582

9815 115 Street Grande Prairie, Alberta T8V 7R3

inquiries 1-855-297-8311 24-hour emergency 1-800-222-6514 www.aer.ca

From: LandInquiries@atcoelectric.com

To: <u>Jenny Cornelsen</u>

Subject: AEL2015-0794 A15-010 Notice to Referral Agencies

Date: June 16, 2015 11:05:36 AM

Hi Jenny,

ATCO Electric has no comments or concerns with this application.

Thank you.

### Rita Klasson

Land Administrator|Land Administration

ATCO Electric | Distribution | Forest & Lands Management

18th Floor CWB | 10303 Jasper Avenue, Edmonton, AB T5J 5C3

Phone: (780) 508-4688 Mailing Address:

ATCO Electric Ltd. 10035 - 105 Street, Edmonton, AB T5J 2V6

Attn: Rita Klasson - 18CWB



July 29, 2015

Outside File #: A15-010 ATCO Gas File #2920:15-6320

Municipal District of Greenview No. 16 4806 36 Avenue, Box 1079 Valleyview, AB. t0h 3N0

RE: Proposed Subdivision SE 32-63-20-W5M Secure Energy Services

The comments contained in this response deal only in relation to ATCO Gas as a utility provider and/or an occupant of municipal rights of way. These comments do not apply if ATCO Gas and Pipelines Ltd. own any lands affected by this proposal.

The Engineering Design Department of ATCO Gas has reviewed the above named plan and this project is not in ATCO Gas' franchise area and we do not have any pipelines in the area.

If you have any questions or concerns, please contact me at 780-509-2261...

Yours truly,

ATCO Gas, A Division of ATCO Gas and Pipelines Ltd.

Jon Martin, E.I.T

District Engineering (North)

### Schedule 'D' - Referral Responses

From: <u>Isabel.Solis@atcopipelines.com</u>

To: <u>Jenny Cornelsen</u>

**Subject:** 15-2019 Response - A15-010 Notice to Referral Agencies

**Date:** June 29, 2015 8:11:27 AM **Attachments:** DOC061515-06152015133324.pdf

### ATCO PIPELINES has no objection.

Thank you ☺

**Isabel Solis** | Operations Engineering Administrative Coordinator

ATCO Pipelines | 7210-42 Street NW | Edmonton, AB T6B 3H1

T: 780.420.3896 | F: 780.420.7411

### ATCO Pipelines has a new website! Check it out here: www.atcopipelines.com

MISSION: ATCO Pipelines provides reliable and efficient delivery of natural gas and is committed to operational excellence and superior customer service while ensuring the safety of our employees and the public.



### **BYLAW No. 15-753**

OF THE MUNICIPAL DISTRICT OF GREENVIEW NO. 16

# A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw No. 03-396, being the Land Use Bylaw for the Municipal District of Greenview No. 16

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That Map No. 217 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

### All that Portion of the

North Half of Section Thirty-Two (32)
Within Township Sixty-Three (63)
Range Twenty (20) and
Southwest (SW) Quarter of Section Five (5)
Within Township Sixty-Four (64)
Range Twenty (20) West of the Fifth Meridian (W5M)

As identified on Schedule "A" attached.

This Bylaw shall come into force and effect upon the day of final passing.
Read a first time this <u>22<sup>nd</sup></u> day of <u>September</u> , A.D., <u>2015</u> .
Read a second time this day of, A.D.,
Read a third time and passed this day of, A.D.,
REEVE
CHIEF ADMINISTRATIVE OFFICER

### **SCHEDULE "A"**

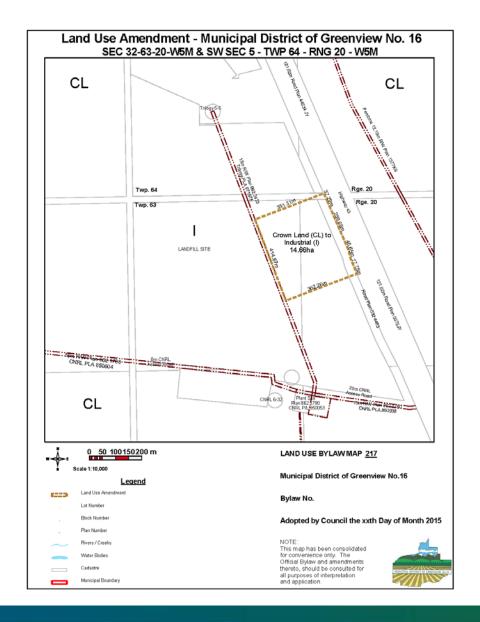
To Bylaw No. 15-753

### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

### All that Portion of the

North Half of Section Thirty-Two (32)
Within Township Sixty-Three (63)
Range Twenty (20) and
Southwest (SW) Quarter of Section Five (5)
Within Township Sixty-Four (64)
Range Twenty (20) West of the Fifth Meridian (W5M)

Is reclassified from Crown Land (CL) District to Industrial (I) District as identified below:



Bylaw



### **REQUEST FOR DECISION**

SUBJECT: **Bylaw 15-755 – SW-27-72-1-W6** 

SUBMISSION Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

TO:

MEETING DATE: October 27, 2015 CAO: DM MANAGER: SAR

DEPARTMENT: Infrastructure&Planning/Planning&Development GM: INT PRESENTER: LD

FILE NO./LEGAL: A15-011 - SW 27-72-1-W6 LEGAL/ POLICY REVIEW: INT

STRATEGIC

PLAN:

### **RELEVANT LEGISLATION:**

**Provincial** (cite) – Municipal Government Act, Division 12, Bylaws, Regulations, Planning Bylaws 692 (1) - (9). In accordance with Section 692 of the Municipal Government Act (MGA), prior to giving Second Reading to a Bylaw, Council must hold a Public Hearing. Section 606 of MGA outlines the requirements for advertising, stating the Notice of the Bylaw must be published at least once a week for two consecutive weeks in at least one newspaper other publication circulating in the area to which the proposed bylaw relates and at least five days prior to the meeting, or mailed or delivered to every residence in the area to which the proposed Bylaw is to be held.

**Council Bylaw / Policy** (cite) – *Municipal Development Plan Bylaw No. 03-397 December, 2003 (cite),* Section 1, 1.2 Goals of the Plan, Section 3 Agriculture, and Section 4 Country Residential.

Section 3.3.1: `The development of non-agricultural uses on better agricultural lands will not be permitted, except where the Municipal District determines that the proposed use has no suitable alternative location, or the proposed location will utilize a limited amount of agricultural land and will not interfere with or negatively affect existing nearby agricultural uses or adjacent residential uses.`

Section 3.3.2: `The Municipal District may support the subdivision of better agricultural land where the proposed subdivision is for:

- (a) A farmstead separation or first parcel out;
- (b) A fragmented parcel.`

Section 3.3.3: `Where possible, subdivisions identified in 3.3.2 will be encouraged to locate on portions of a quarter section that are physically severed or are of lower agricultural capability.`

Section 4.1: Country Residential Development are important components of the municipality's residential land use pattern with Plan Objectives being:

- (a) To ensure that country residential developments are properly serviced and situated in appropriate locations.
- (b) To meet the need and demand for properly serviced country residential lots throughout the Municipal District.

FINANCIAL REVIEW:

(c) To ensure that country residential development does not negatively impact on surrounding land uses or the Municipal District's infrastructure.

#### RECOMMENDED ACTION:

MOTION: That Council give First Reading to Bylaw No. 15-755 to re-designate 8.08 hectare (19.97 acre) area within SW-27-72-1-W6 from Agriculture (A) District to Country Residential One (CR-1) District, as per attached Schedule 'E'.

MOTION: That Council schedule a Public Hearing for Bylaw No. 15-755 to be held on November 24, 2015, at 10:00 a.m. for the re-designation of 8.08 hectare (19.97 acre) area within SW-27-72-1-W6 from Agriculture (A) District to Country Residential One (CR-1) District, as per attached Schedule 'E'.

### BACKGROUND / PROPOSAL:

The application was received from the landowner Alva East Ltd. (Gerald Gunby), to re-designate the proposed 8.08 hectare (19.97 acre) area within SW 27-72-01-W6, located north of DeBolt, in Ward 6, from Agriculture (A) District to Country Residential One (CR-1) District. The proposal is vacant and re-designation would allow future development of a residential lot for the applicant's grandson.

In accordance with the Land Use Bylaw – Country Residential (CR-1) District, the maximum lot area is 4.0 hectares (10 acres). The proposal includes approximately 3.2 hectares (7.9 acres) of better agricultural land. To address both these issues, the applicant feels the drainage running through the northwest corner of the cultivated area of the proposal is a natural boundary fragmenting the lot from the balance of the quarter. Although the proposed lot area would be considered oversized, inclusion of the cultivated lands in the proposal enables the applicant to utilize the existing approach for access.

ATCO Electric responded that they will be approaching the landowner for the purpose of acquiring an 8-meter power line right of way along the west boundary of the quarter. The Manager of Environmental Services advises that he has no concerns with this application. No other comments were received.

### **OPTIONS - BENEFITS / DISADVANTAGES:**

### Options -

- 1. Council can pass a motion to give First Reading to Bylaw No. 15-755 and for Council to pass a motion to schedule a Public Hearing for November 24, 2015, allowing enough time for the application to be circulated as per legislation.
- 2. Council can table Bylaw No. 15-755 for further discussion or information.
- 3. Council can refuse to give First Reading to Bylaw No. 15-755.

#### Benefits -

To allow additional residential opportunities to ratepayers within the municipality.

### Disadvantages -

Increased opportunity for conflicts with surrounding Land Uses.

### COSTS / SOURCE OF FUNDING:

The application has been endorsed by the applicant and the appropriate fees have been received.

### ATTACHMENT(S):

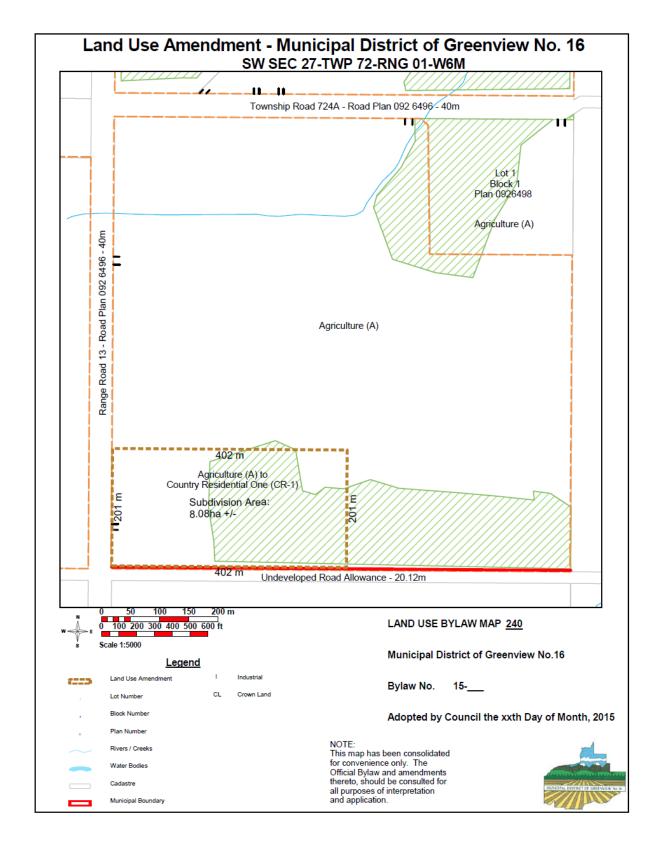
- Schedule 'A' Application and Sketch
- Schedule 'B' Location Map
- Schedule 'C' Farmland Report and Map
- Schedule 'D' Referral Responses
- Schedule 'G' Bylaw No. 15-755



### Schedule 'A' - Application and Sketch

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NAME OF APPLICANT(S) ALVA EAST LT			NAM	ME OF REGISTERED		omplete if Diff R(S)	erent Jroi	m Applicant	
ADDRESS SOX 305			ADD	DRESS					
DEBOLT, AB									
POSTAL CODE TELEPHO		(Bus.)		POSTAL CODE	TELEPHON	IE (Res.)		(Bus.)	
TOH 180 780.	876-2530								
Legal description of the lan	nd affected by the pr	oposed ame	endme	ent					
QTR./L.S. SEC	TWP. RG.	7	OR	REGISTRATIO	N PLAN NO.	. BL	ОСК	LOT	
FROM:	Amenament Propose	a:	то	: 20 1		MUNICIPA OF GREEN			
PROM: AG				CR-1	+	RECE			
Reasons Supporting Proposed Amendment:						AUG.12,2015			
FUTURE	SUBDIVISION	J			_		92013		
						VALLE	V/IEW		
Physical Characteristics:  Describe Topography:	7.45	Vegetation							
Water Services:	LAT	vegetation		LUCTIVATES!	TREGO	3011.	rkey	WOODED	
	NE		Pro	posed Water Sou	irce:	WE	L		
Sewage Services:	_		1-	In:					
	NE		Pro	pposed Disposal:		PUH	Pour	7	
approach(s) Information: Existing:	ES, PAVED		Pro	pposed:					
				LVA EAST	1570-				
I   We have enclosed the re	equired Application Fee			Serald		Jun 8	Zy.	_	
Date:		_ Registered	d Lando	owner(s): SA	ИE			_	
		E: Registered	Land	owner(s) Signatu	res require	d if different	from Ap	oplicant.	
	NOTE								

Schedule 'A' - Application and Sketch

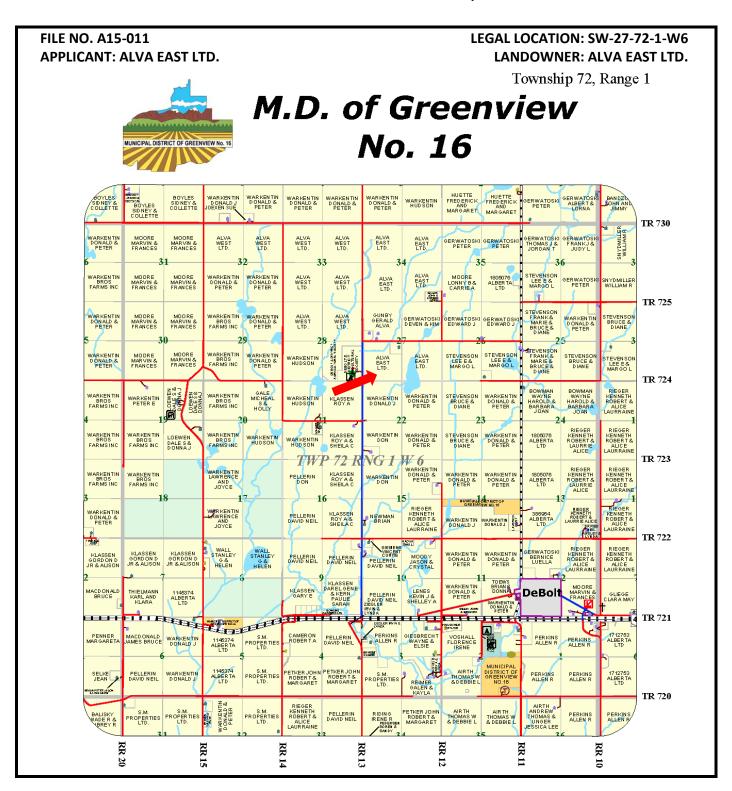


Schedule 'A' - Application and Sketch

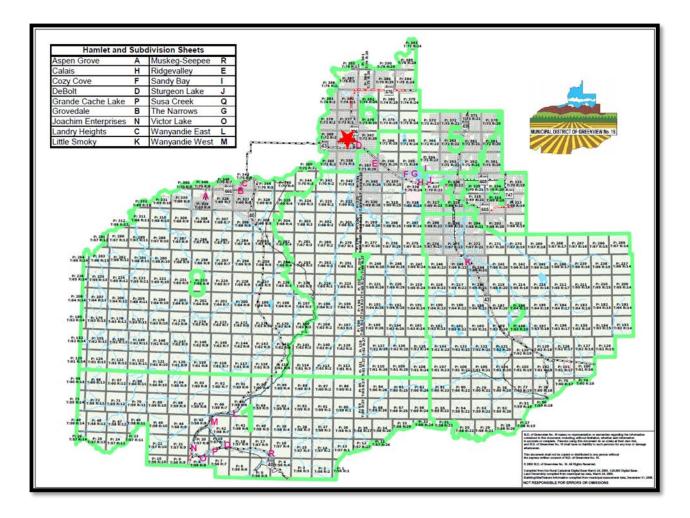




Schedule 'B' - Owner Location Map

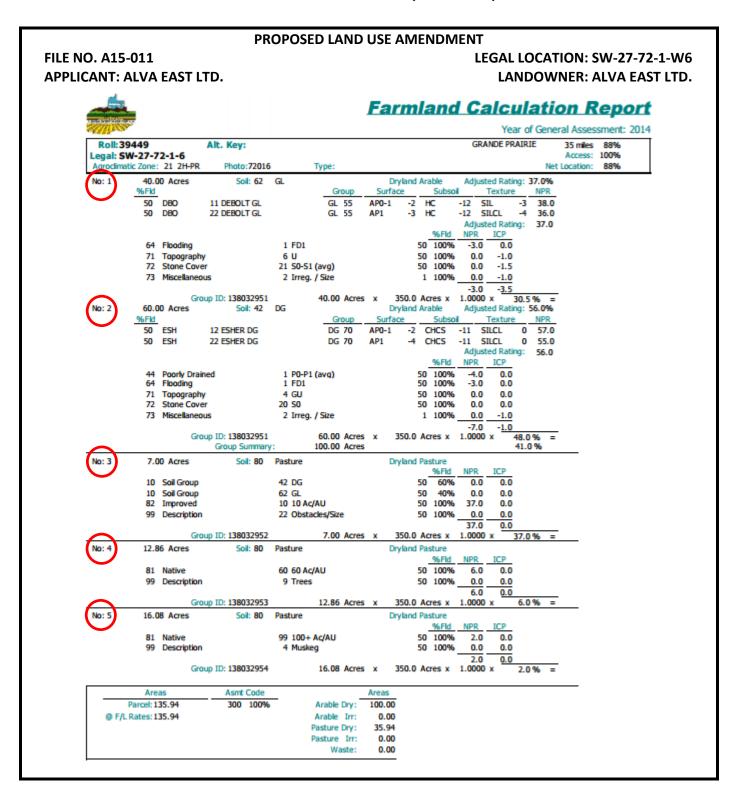


### Schedule 'B' - Owner Location Map





### Schedule 'C' - Farmland Report and Map



Schedule 'C' - Farmland Report and Map





## MUNICIPAL DISTRICT OF GREENVIEW NO. 16

#### Schedule D' - Referral Responses

From: LandInquiries@atcoelectric.com

To: <u>Jenny Cornelsen</u>

Subject: AEL2015-1147 A15-011 Notice to Referral Agencies

Date: September 23, 2015 10:44:25 AM
Attachments: AEL2015-1147 Markup.pdf

Good Morning Jenny,

ATCO Electric Ltd. has received notification of proposed subdivision and wishes to advise that existing power line facilities will be impacted by this change.

ATCO Electric Ltd will be approaching the landowner for the purpose of acquiring a Power Line Right of Way on all facilities directly affected by this subdivision.

ATCO Electric Ltd will register the Power Line Right of Way on title, in the form of a caveat. Preparation, acquisition and registration of the caveat will be the sole responsibility of ATCO Electric Ltd. The landowner shall not be responsible for any costs related to the aforementioned process.

For your reference, please find attached sketch plan identifying power line Right of Way requirements.

#### Rita Klasson

Land Administrator|Land Administration

ATCO Electric | Distribution | Land Management

18th Floor CWB |10303 Jasper Avenue, Edmonton, AB T5J 5C3

Phone: (780) 508-4688 Mailing Address:

ATCO Electric Ltd. 10035 - 105 Street, Edmonton, AB T5J 2V6

Attn: Rita Klasson - 18CWB

#### Schedule 'D' - Referral Responses

Gary Couch From:

Jenny Cornelsen; Rebecca Traquair; jack.mcnauqhton@qov.ab.ca; James Proudfoot; marsha.trites-russel@qov.ab.ca; Tony Winia; Rita Klasson; Bill Harder; Quentin Bochar; PWSDPlan@pwsd76.ab.ca; ravi.mohammed@telus.com To:

Subject: RE: A15-011 Notice to Referral Agencies

Date: September 8, 2015 3:12:52 PM

Good Afternoon,

I have no concerns with this

Thanks

Gary Couch

Manager, Environmental Services



# **BYLAW No. 15-755**

OF THE MUNICIPAL DISTRICT OF GREENVIEW No. 16

# A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw No. 03-396, being the Land Use Bylaw for the Municipal District of Greenview No. 16

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That Map No. 240 in the Land Use Bylaw, being Bylaw No. 03-396, be added to reclassify the following area:

#### All that Portion of the

Southwest (SW) Quarter of Section Twenty-Seven (27)
Within Township Seventy-Two (72)
Range One (1) West of the Sixth Meridian (W6M)

As identified on Schedule "A" attached.

Read a first time this day of <u>October</u> , A.D., <u>2015</u> .
Read a second time this day of, A.D., <u>2015</u> .
Read a third time and passed this day of, A.D., 2015.
REEVE
CHIEF ADMINISTRATIVE OFFICER

#### **SCHEDULE "A"**

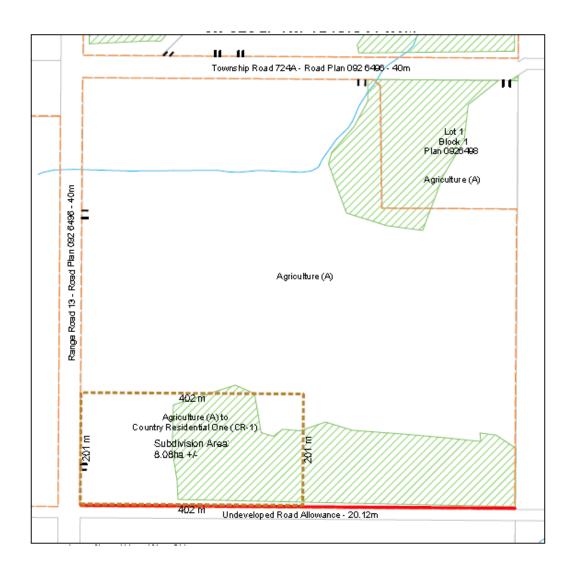
To Bylaw No. 15-755

#### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

#### All that Portion of the

Southwest (SW) Quarter of Section Twenty-Seven (27)
Within Township Seventy-Two (72)
Range One (1) West of the Sixth Meridian (W6M)

Is reclassified from Agriculture (A) District to Country Residential One (CR1) District as identified below:





# **REQUEST FOR DECISION**

Bylaw 15-756 on Lot 9 Block 3 Plan 1273HW

SUBMISSION TO: Regular Council Meeting REVIEWED AND APPROVED FOR SUBMISSION

MEETING DATE: October 27, 2015 CAO: MH MANAGER: SAR

DEPARTMENT: Infrastructure & Planning / Planning & GM: |NT PRESENTER: LD

Development

FILE NO./LEGAL: A15-012 Lot 9 Block 3 Plan 1273HW LEGAL/ POLICY REVIEW: INT

STRATEGIC FINANCIAL REVIEW:

PLAN:

#### **RELEVANT LEGISLATION:**

**Provincial** (cite) – Municipal Government Act, Division 12, Bylaws, Regulations, Planning Bylaws 692 (1) - (9). In accordance with Section 692 of the Municipal Government Act (MGA), prior to giving Second Reading to a Bylaw, Council must hold a Public Hearing. Section 606 of MGA outlines the requirements for advertising, stating the Notice of the Bylaw must be published at least once a week for two consecutive weeks in at least one newspaper other publication circulating in the area to which the proposed bylaw relates and at least five days prior to the meeting, or mailed or delivered to every residence in the area to which the proposed Bylaw is to be held.

**Council Bylaw / Policy** (cite) – *Municipal Development Plan Bylaw No. 03-397 December, 2003 (cite),* Section 1, 1.2 *Goals of the Plan, Section 5 - Settlement:* 

- "5.2.2 Hamlet development may occur as infilling of vacant sites, rehabilitation of deteriorating buildings, relocation and redevelopment of inappropriate uses, or a hamlet expansion. Each of the above hamlet growth options will be considered on its own merits.
- 5.2.4 Within hamlets the following types of development shall be encouraged by the Municipal District:
  - (a) residential uses, including single family dwellings and manufactured homes;
- 5.2.5 In order to ensure that future hamlet development is compatible with existing uses, the Municipal District shall ensure that adequate distance separations or buffers are provided between residential and non-residential uses.
- 5.2.7 Residential lot sizes in hamlets should be urban in nature and should be serviced with municipal water and sewer services where available."

#### **RECOMMENDED ACTION:**

MOTION: That Council give First Reading to Bylaw No. 15-756 to re-designate Lot 9 Block 3 Plan 1273HW from Hamlet Commercial (HC) District to Hamlet Residential (HR) District, as per attached Schedule 'E'.

MOTION: That Council schedule a Public Hearing for Bylaw No. 15-756 to be held on November 24, 2015, at 10:00 a.m. for the re-designation of Lot 9 Block 3 Plan 1273HW from Hamlet Commercial (HC) District to Hamlet Residential (HR) District, as per attached Schedule 'E'.

#### BACKGROUND / PROPOSAL:

The application was received from Chester Wathen, the owner of Lot 9, Block 3, Plan 1273HW located in the Hamlet of DeBolt, Ward 6. Mr. Wathen proposes to rezone the 7500 square foot  $\pm$  (696.77 square metre) lot from Hamlet Commercial (HC) District to Hamlet Residential (HR) District as per attached Schedule 'A', to allow for future residential development.

The site is a vacant grassed lot with water and sewer services available at the front boundary. A paved access is available to the lot crossing the new sidewalk.

The initial referrals were circulated as per Schedule 'D', with comments received from Alberta Transportation and ATCO Electric, indicating there were no concerns. MD Manager, Environmental Services, Gary Couch, advises that the developer must open a utility account with the MD and pay a connection fee for the services. The service installation is subject to inspection prior to backfilling, and installation must be done to the MD's standards using acceptable materials.

#### **OPTIONS - BENEFITS / DISADVANTAGES:**

#### Options -

- Council can pass a motion to give First Reading to Bylaw No. 15-756 and further pass a motion to schedule a
  Public Hearing for November 24, 2015, allowing enough time for the application to be circulated as per
  legislation.
- 2. Council can table Bylaw No. 15-756 for further discussion or information.
- 3. Council can refuse to give First Reading to Bylaw No. 15-756.

#### Benefits -

To allow additional residential opportunities for residents within the municipality.

#### Disadvantages -

Increased opportunity for conflicts with surrounding Land Uses.

#### COSTS / SOURCE OF FUNDING:

The application has been endorsed by the applicant and the appropriate fees have been received as required.

#### ATTACHMENT(S):

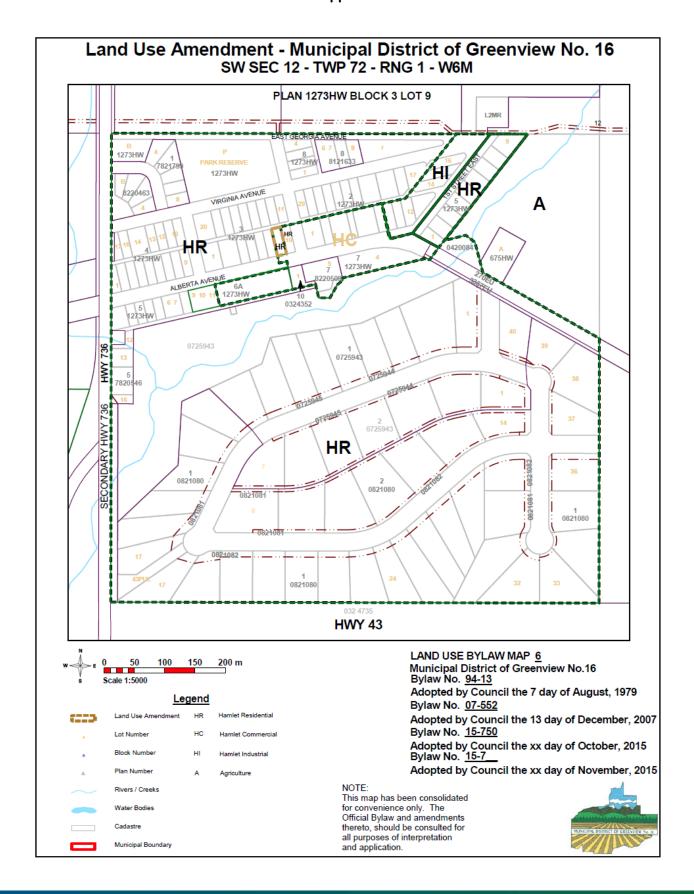
- Schedule 'A' Application and Sketch
- Schedule 'B' Owner Location Map
- Schedule 'C' Farmland Report and Map
- Schedule 'D' Referral Responses
- Schedule 'E' Bylaw No. 15-756



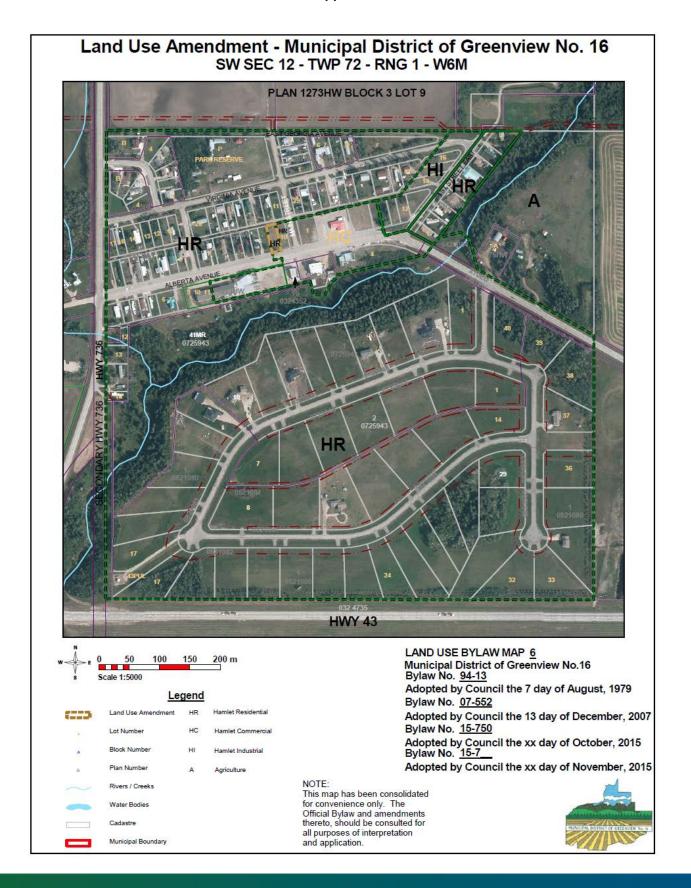
# MUNICIPAL DISTRICT OF GREENVIEW No. 16

#### Schedule 'A' - Application and Sketch

4806 – 36 Avenu T 780.524.7600 F	<b>cipal Distr</b> ue, Box 10 780.524.4	TAPPLICATION ict of Greenview 79, Valleyview AB T 307 Toll Free 1.866 enview.ab.ca	TOH 3NO	FOR ADMINISTRATIVE  LUD MAD NIO  BYLAW N  APPLICATION NO.  A15 - 0 12  RECEIPT NO. 21217  ROLL NO. 40304  RFLA RATING	
NAME OF APPLICANT(S) HESTER WATHEN		NAME OF REGISTER	MUNTONE ED LANDPOWNERS	域e 例題作社のFom Applican NVIEW No. 16	
ADDRESS I		ADDRESS	RECEIVED		
			AUG	2 5 2015	
POSTAL CODE TELEPHONE (Res.) (	Bus.)	POSTAL CODE	TELEPHONE (R	ALTERNA	
TCH 1BU 780-518-3119	bus.,	FOSTAL CODE		LEYVIEW	
Legal description of the land affected by the pro	posed am				
QTR./L.S. SEC TWP. RG.	M.	OR REGISTRA	TION PLANINO.	BLOCK LOT	
Land Use Classification for Amendment Proposed					
Physical Characteristics:  Describe Topography: FLAT	11				
Water Services: Existing Source:	Vegetation	Proposed Water		ILET SERVICING	
Water Services: Existing Source:	vegetation	GKH35	Source: HA	ILET SERVICING	
Water Services: Existing Source:  Sewage Services: Existing Disposal:  Approach(s) Information:	Vegetation	Proposed Dispose	Source: HAG	ILET SERVICING	
Water Services: Existing Source:  Sewage Services: Existing Disposal:	vegetation	Proposed Water	Source: HA	ILET SERVICING	
Water Services: Existing Source:  Sewage Services: Existing Disposal:  Approach(s) Information: Existing:	of \$ 800.00.	Proposed Disposed Proposed:	Source: HAG	ILET SERVICING	
Water Services: Existing Source:  Sewage Services: Existing Disposal:  Approach(s) Information: Existing:  VES  1/We have enclosed the required Application Fee	of \$ 800.00.	Proposed Disposed Proposed:	Source: HAG	ILET SERVICING	



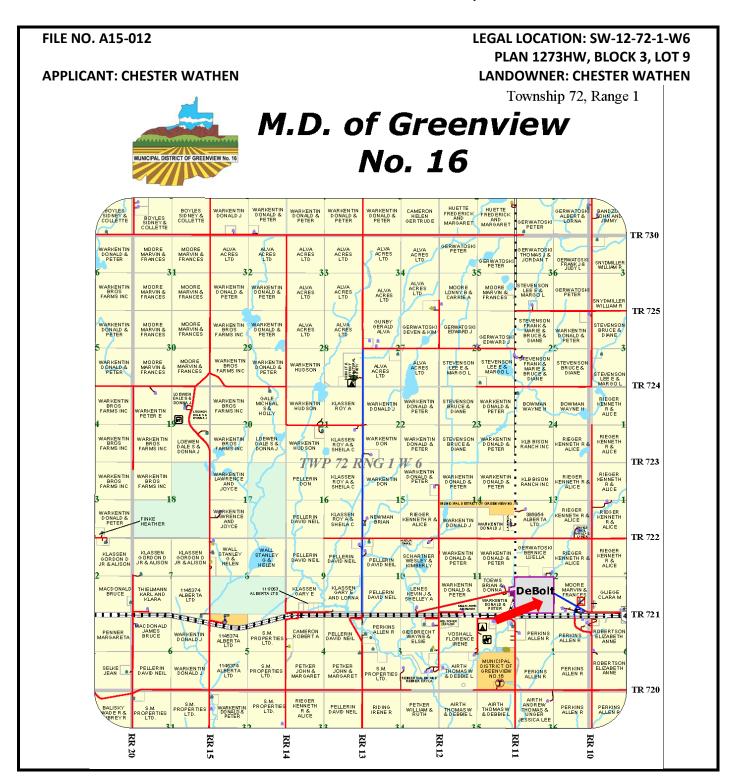
#### Schedule 'A' - Application and Sketch



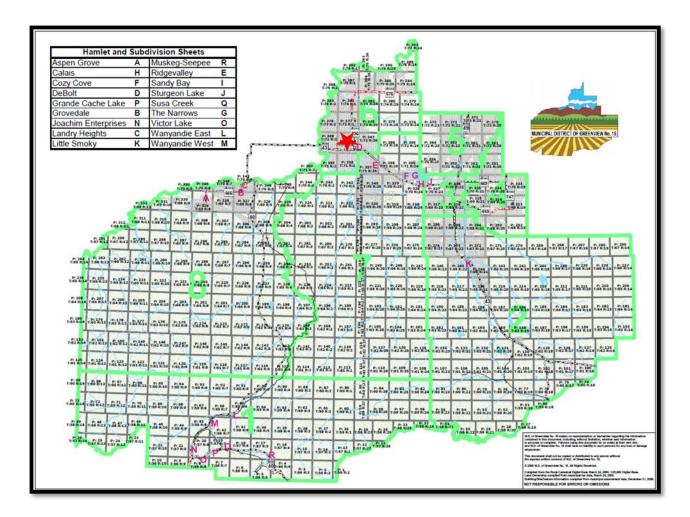


## MUNICIPAL DISTRICT OF GREENVIEW NO. 16

Schedule 'B' - Owner Location Map



#### Schedule 'B' - Owner Location Map





# MUNICIPAL DISTRICT OF GREENVIEW No. 16

#### Schedule 'C' - Farmland Report and Map

FILE NO. A15-012 LEGAL LOCATION: SW-12-72-1-W6

PLAN 1273HW, BLOCK 3, LOT 9

APPLICANT: CHESTER WATHEN LANDOWNER: CHESTER WATHEN

#### FARMLAND REPORT NOT APPLICABLE FOR THIS PARCEL





## MUNICIPAL DISTRICT OF GREENVIEW No. 16

#### Schedule D' - Referral Responses



Room 1401, 10320 - 99 St Grande Prairie, AB T8V 6J4 Phone: (780) 538-5310

Our Ref: 72-1-6

Fax: (780) 538-5384

September 28, 2015

Municipal District of Greenview No. 16 Box 1079, 4806 – 36 Ave Valleyview, Alberta T0H 3N0

Proposed Land Use Amendment Hamlet Commercial to Hamlet Residential Lot 9, Block 3, Plan 1273HW within the SW 12-72-1-W6M Highway 43, Hamlet of Debolt Wathen

File: A15-012

Thank you for referring the proposed land use amendment to Alberta Transportation for review and comment.

Alberta Transportation has no particular concerns with the proposed Land Use Amendment Hamlet Commercial to Hamlet Residential (HC toHR).

Yours truly,

Gerry Benoit

Development and Planning Technologist

#### Schedule 'D' - Referral Responses

From: LandInquiries@atcoelectric.com

To: <u>Jenny Cornelsen</u>

Subject: AEL2015-1148 - A15-012 Wathen Notice to Referral Agencies

Date: September 23, 2015 10:47:14 AM

Good Morning Jenny,

ATCO Electric has no comments or concerns with this application.

Thank you.

#### Rita Klasson

Land Administrator|Land Administration

ATCO Electric | Distribution | Land Management

18th Floor CWB |10303 Jasper Avenue, Edmonton, AB T5J 5C3

Phone: (780) 508-4688 Mailing Address:

ATCO Electric Ltd. 10035 - 105 Street, Edmonton, AB T5J 2V6

Attn: Rita Klasson - 18CWB

From: Gary Couch
To: Jenny Cornelsen

Subject: RE: A15-012 Wathen Notice to Referral Agencies

Date: September 8, 2015 3:20:05 PM

This application is subject to a connection fee for services, service installation subject to inspection prior to backfilling, and must build to our standards using acceptable materials. Developer responsible to bring roads and MD property back to original (ie. Pavement, ...). Must apply for an account as well

Gary Couch

Manager, Environmental Services

Schedule 'D' – Referral Responses

Schedule 'D' – Referral Responses



# BYLAW NO. 15-756 of the Municipal District of Greenview No. 16

# A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to amend Bylaw No. 03-396, being the Land Use Bylaw for the Municipal District of Greenview No. 16

**PURSUANT TO** Section 692 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000, as Amended, the Council of the Municipal District of Greenview No. 16, duly assembled, enacts as follows:

1. That Map No. 6 in the Land Use Bylaw, being Bylaw No. 03-396, be changed to reclassify the following area:

All that Portion of Lot 9 Block 3 Plan 1273HW within the South West of Section Twelve (12)
Within Township Seventy-Two (72)
Range One (1) West of the Sixth Meridian (W6M)

As identified on Schedule "A" attached.

			effect upon t		

Read a first time this day of <u>October</u> , A.D., <u>2015</u> .	
Read a second time this day of, A.D.,	
Read a third time and passed this day of, A.D., _	
RE	EVE

**CHIEF ADMINISTRATIVE OFFICER** 

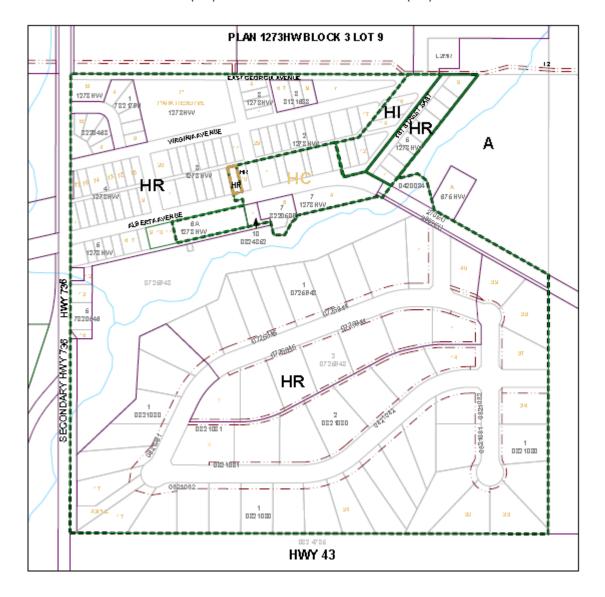
#### **SCHEDULE "A"**

To Bylaw No. 15-756

#### MUNICIPAL DISTRICT OF GREENVIEW NO. 16

All that Portion of Lot 9 Block 3 Plan 1273HW within the South West of Section Twelve (12)
Within Township Seventy-Two (72)
Range One (1) West of the Sixth Meridian (W6M)

Is reclassified from Hamlet Commercial (HC) District to Hamlet Residential (HR) District as identified below:





# **REQUEST FOR DECISION**

SUBJECT: Closure of RRD 902 1076 (Big Mountain Group Camp Road)

**REGULAR COUNCIL MEETING** REVIEWED AND APPROVED FOR SUBMISSION **SUBMISSION TO:** 

MEETING DATE: October 27, 2015 CAO: DM MANAGER: INT

**INFRASTRUCTURE & PLANNING** DEPARTMENT: GM: GG PRESENTER: INT

FILE NO./LEGAL: File Number, Legal or N/A. LEGAL/ POLICY REVIEW: GG

STRATEGIC PLAN: FINANCIAL REVIEW:

#### **RELEVANT LEGISLATION:**

**Provincial** (cite) – Closure of Unnecessary Road, Section 24 of the Municipal Government Act, Despite section 22, the council of a municipal district may by resolution, with the approval of the Minister of Transportation, close the whole or any part of a road described in a surveyed road plan that the council determines is no longer required for use by the travelling public owing to the existence of an alternate route.

Cancellation of Road Plan- Section 38 of the Highways Development and Protection Act, 38(1) In addition to the Minister's powers under section 20, the Minister may by order direct the cancellation of the whole or any part of a road plan in respect of a highway the title to which is vested in the Crown in right of Alberta.

(2) If an urban or a rural municipality has the direction, control and management of a highway or a portion of a highway that is the subject of an order under subsection (1), the highway or portion of the highway is no longer subject to the direction, control and management of the municipality.

**Council Bylaw / Policy** (cite) – None.

#### **RECOMMENDED ACTION:**

MOTION: That Council request the closure of RRD 902 1076 pursuant to Section 38 of the Highways Development and Protection Act.

#### BACKGROUND / PROPOSAL:

In December 1994 Council made application to the province for a Greenview road closure as, to allow private industry users to assume responsibility for the said road.

In 1997 Wascana Energy (now Canadian Natural Resources Ltd) expressed an interest in acquiring a License of Occupation (LOC) of the Big Mountain Tower Road. Greenview proceeded to initiate road closure of Plan 9021076, by sending a Council Motion 97.13.133 recommending the closure to the Alberta Agriculture, Food and Rural Development Department in accordance with Section (24) of the MGA. In response, a letter was received from Alberta Agriculture, Food, and Rural Development on March 5th, 1997 stating there was no concerns with the proposed closure.

On May 6, 1997 Greenview sent a letter to Alberta Transportation & Utilities to advise all approvals for the road closure were in place and to proceed with the closure.

In April 2013 Greenview received a letter from Alberta Environment and Sustainable Resource Development stating that a recent search indicated that RRD 902 1076 had not been cancelled as anticipated. Greenview staff also found that LOC 961501 was also registered to Canadian Natural Resources Ltd within same roadway.

Greenview was requested to prepare and submit a new closure package to Alberta Transportation and Utilities. The package was prepared using the existing motion and submitted however it was rejected and Greenview was advised by Alberta Transportation and Utilities to submit a new motion.

Currently Greenview is not maintaining the Roadway however the road is still registered to Greenview. This is purely a housekeeping measure that needed to be resolved.

OPTIONS - BENEFITS / DISADVANTAGES:

**Options** – Council could choose not to pass the recommended motion.

**Benefits** – Closure of RRD 902 1076 would relieve Greenview of any liability.

**Disadvantages** – No disadvantages in the foreseeable future.

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

Map of location



Public Lands

March 5, 1997

Municipal District of Greenview # 16 Box 1079 Valleyview, AB., T0H 3N0

Attention: Jim Uhl, Public Work Supervisor

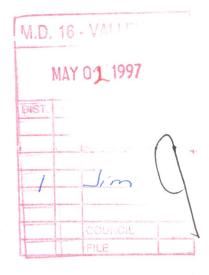
Dear Sir

Proposed Road Closure of Plan # 9021076

Room 200, 7000 - 113 Street J.G. O'Donoghue Building Edmonton, Alberta Canada T5H 5T6

Telephone: (403) 427-3563

Fax 403/422-4244 or 403/422-0454 File No.



I have received a copy of your April 24, 1997 letter to Darrell Camplin of Alberta Transportation & Utilities.

Please be advised we have no concerns with the proposed closure. When forwarding the Letter of Abandonment to Land Titles please copy this office so we can update our records.

For your reference I have enclosed a fact sheet regarding roadways on public land. When considering the closure or abandonment of a registered road or road allowance that has potential to affect access to public land or adjoins public land, this office should receive prior notice.

If you have any questions on the above subject please feel free to phone me at the above number.

Yours truly

D. M. Craven, Administrator Roadway & Reservation Programs

Industrial Land Services

cc: LFS - NWB 1C - Atten: Brent Bochon

cc: AT&U - Grande Prairie - Darrell Camplin



# MUNICIPAL DISTRICT OF GREENVIEW No. 16 Administration Office

Box 1079, 4707 - 50 Street, Valleyview, Alberta TOH 3NO · Phone: (403) 524-3193 Fax: (403) 524-4307

NE16-68-5-W6 RdPl 9021076

May 6, 1997

Mr. Darrell Camplin Operations Manager Alberta Transportation & Utilities #2301, 10320 - 99 Street Provincial Building Grande Prairie, Alberta T8V 6J4

Dear Darrell:

Please note that all approvals for the abandonment of plan 9021076 now are in place.

Please issue a Letter of Abandonment to Land Titles to allow an LOC to be issued.

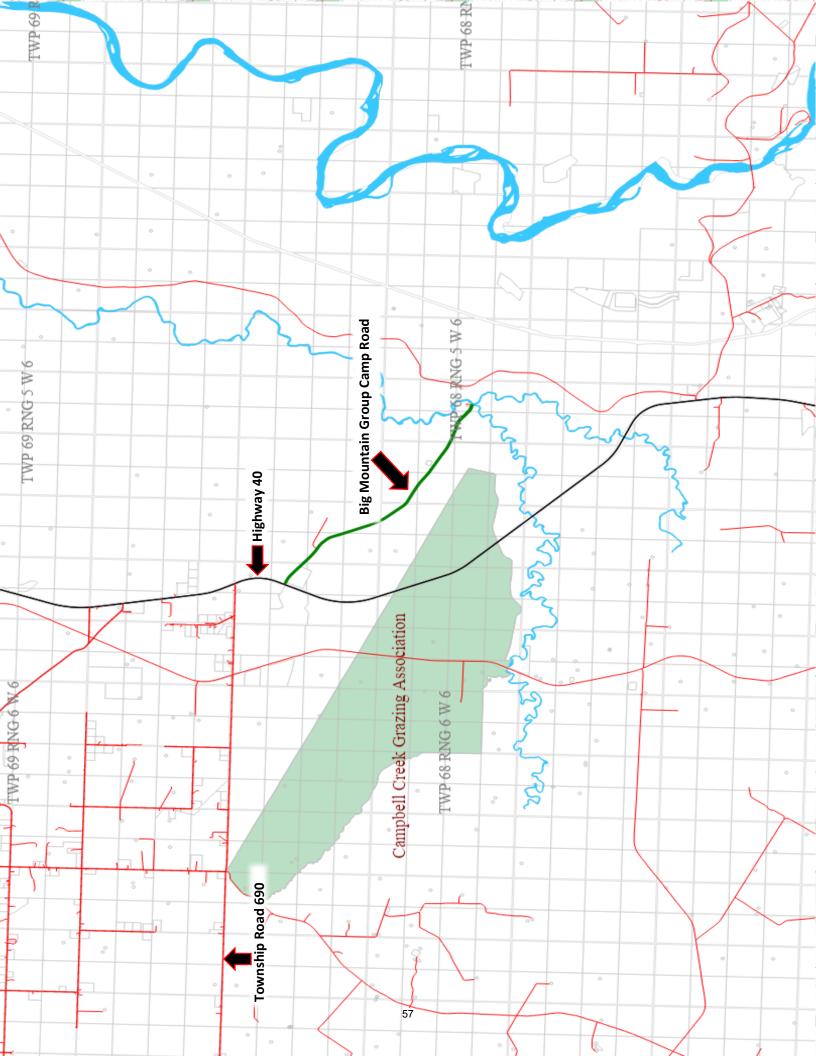
Please have Land Titles forward copies of the Abandonment document to the M.D., Darlene Craven at Alberta Agriculture, Food and Rural Development, and Brent Bochon at Land & Forest Service.

Thank you.

Yours truly

Superintendent, Public Works

/dlw







# **REQUEST FOR DECISION**

SUBJECT: **losegun Lake Road Information** 

SUBMISSION TO: REGULAR COUNCIL MEETING

MEETING DATE: October 27, 2015

DEPARTMENT: INFRASTRUCTURE & PLANNING

FILE NO./LEGAL: File Number, Legal or N/A.

STRATEGIC PLAN:

REVIEWED AND APPROVED FOR SUBMISSION

CAO: DM MANAGER: INT

GM: GG PRESENTER: GG

LEGAL/ POLICY REVIEW: INT

FINANCIAL REVIEW:

**RELEVANT LEGISLATION:** 

**Provincial** (cite) – *None.* 

Council Bylaw / Policy (cite) - None.

RECOMMENDED ACTION:

MOTION: That Council accepts the report on the losegun Lake Road, as information.

#### **BACKGROUND / PROPOSAL:**

The roadway in question is held under two Crown Land Dispositions in Greenview's name however, all of RDS970015 and a portion of RDS900017 is within the Town of Fox Creek's corporate limits with the first 400 m off Highway 43 being paved.

Currently, the Town of Fox Creek maintains the first 900 meters of road off Highway 43 to the Trilogy shop, maintenance includes snow clearing and grading. Trilogy takes over the maintenance from their shop north east of the Town, this includes dust control, snow clearing and grading.

The gravel portion of roadway is part of Greenview's re-gravelling program, and is gravelled when required. Greenview holds an unregistered survey plan for RDS970015 completed in 2014.

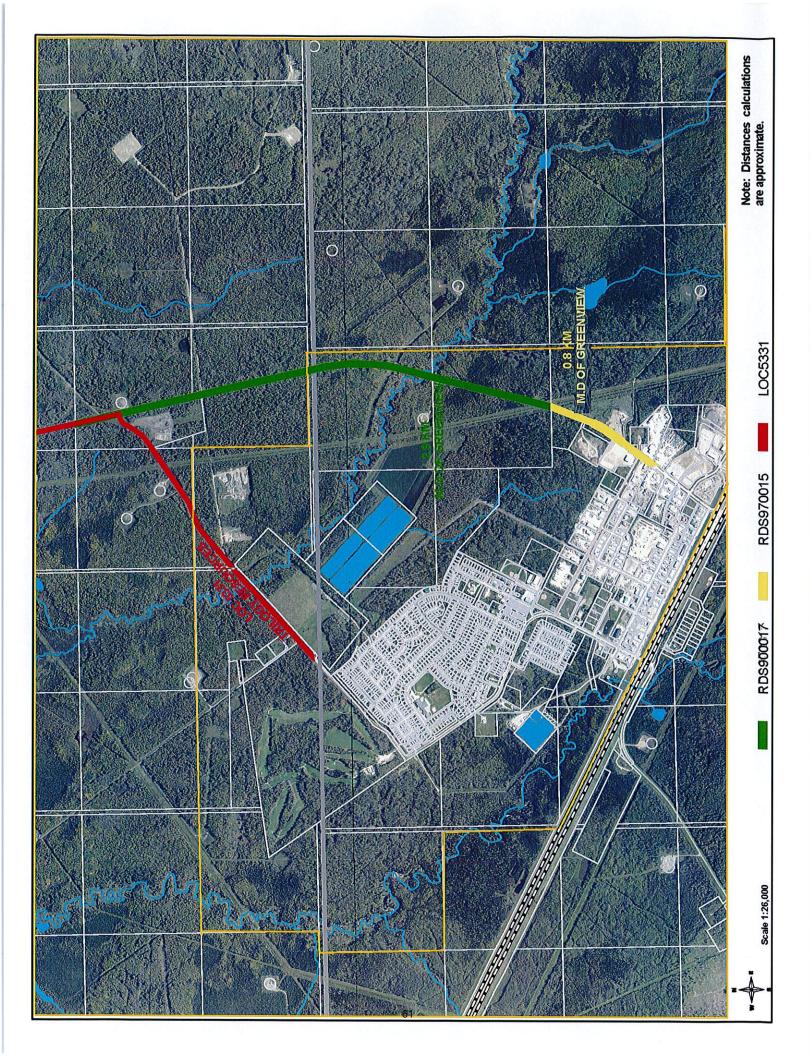
Attached is mapping showing the overall area and outlining the portion shown in yellow of the losegun Lake Road within the Town of Fox Creek, which is held by Greenview under Crown Disposition RDS 970015, and is approximately 800 meters in length. Crown Disposition RDS90017 shown in green is also held by Greenview for 2.9 km's north to Trilogy's LOC 5331, which is shown in red.

#### OPTIONS - BENEFITS / DISADVANTAGES:

**Options** – Council could direct staff to further investigate options regarding the stated road with the Town of Fox Creek.

Benefits – N/A Disadvantages – N/A
COSTS / SOURCE OF FUNDING:
None.
ATTACHMENT(S):

• Map of location.





# REQUEST FOR DECISION

SUBJECT: Nitehawk Recreation Area – Gravel Request

**REGULAR COUNCIL MEETING SUBMISSION TO:** REVIEWED AND APPROVED FOR SUBMISSION

**MEETING DATE:** October 27, 2015 ACAO: DM MANAGER: INT

DEPARTMENT: **COMMUNITY SERVICES** GM: INT PRESENTER: DM

> LEGAL/ POLICY INT

**REVIEW:** 

STRATEGIC PLAN: FINANCIAL REVIEW:

RELEVANT LEGISLATION:

FILE NO./LEGAL:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

N/A

**RECOMMENDED ACTION:** 

MOTION: That Council accept for information Nitehawk Recreation Area gravel request.

#### BACKGROUND / PROPOSAL:

A request has been received from the Nitehawk Recreation Area inquiring if Greenview could supply and spread 10 Super-B loads of gravel. The gravel would be used on the internal road network to ensure public safety at the recreation area. The quantity requested would be approximately 400 tonnes which would be available from the Grovedale Gravel Stockpile location, however this stockpile has been earmarked for Greenview roads. The total cost for the gravel and transportation would equate to \$21.00 per tonne, with a total value of \$8,400.00 required from Greenview. Private industry has previously donated gravel to Nitehawk, however their request has been denied for 2015.

Nitehawk Recreation Area has previously submitted a four year business plan that Greenview Council approved. In 2015, \$100,000.00 was committed for operations power supply and \$355,000.00 was dedicated toward capital projects. Administration's understanding of the business plan was that all costs would be identified within the four year plan, thus eliminating any additional funding requests from Nitehawk. It is with this understanding that Administration is recommending to Council that the additional gravel request to Nitehawk be denied.

#### **OPTIONS - BENEFITS / DISADVANTAGES:**

Options – Council has the option to approve the recommended action as presented for information or approve all or a portion of the request for gravel.

**Benefits** – It is beneficial to accept the recommended action of accepting Nitehawk Recreation's gravel request for information because gravel provision was not an inclusion in the presented Nitehawk Business Plan and in providing gravel a precedent setting would be established for Nitehawk to submit additional requests over and above the committed funds.

**Disadvantages** – The disadvantage of denying Nitehawk's request for gravel is that Nitehawk would have to seek another source for their gravel requirement.

COSTS / SOURCE OF FUNDING:

N/A

#### ATTACHMENT(S):

- Email Message from Nitehawk Gravel Request
- Nitehawk Business Plan Funding Formula

#### Teresa Marin

From: Dennis Mueller

Sent: Monday, October 19, 2015 1:04 PM

To: Teresa Marin

Subject: FW: MD Greenview Council request for Gravel - Nitehawk

#### Dennis Mueller General Manager, Community Services



Municipal District of Greenview No.16 Box 1079, 4806-36 Avenue

Valleyview, Alberta TOH 3NO

Tel: 780.524.7600 or 1.888.524.7601 | Fax: 780.524.4307

Direct: 780.524.7343 | Cell: 780.558.9325 Email: dennis.mueller@mdgreenview.ab.ca Visit our Website at: www.mdgreenview.ab.ca

#### " A Great Place to Live, Work & Play"



Please consider the environment before printing this e-mail

From: Duane Stevenson [mailto:duane@gonitehawk.com]

Sent: Tuesday, October 06, 2015 4:10 PM

To: Dennis Mueller

Cc: Tom Burton; Bill Smith; 'Brian Freemark'; 'Operations'; 'Johnathan Clarkson'

Subject: MD Greenview Council request for Gravel - Nitehawk

#### Dennis,

Thank You for taking the time to meet with Brian Freemark and I re: MD Grant proceeds. We have since met with the County of Grande Prairie and have some ideas to simplify the process. I will be sending you our invoices and summary backup documents with most recent Financial Statements.

Each fall we try to add some gravel to our roads with a focus on the main one to the bottom of the hill. This is a safety precaution for emergency vehicles to get to and from the bottom of the hill when we have injuries. We have been working with Wapiti Gravel for free product for a fee years and they have asked us to give them a break for a bit. We require about 10 super-B loads to be spread as soon as possible this fall.

Tom Burton our MD Greenview council rep suggested that we approach the MD for some support. Presently we have a maintenance arrangement for the entrance road to our Chalet and the Group Site.

Thank you Duane Stevenson Nitehawk 780-814-3486

#### 3.6 PROPOSED FUNDING FORMULA

It has been the current practice to include all 3 municipalities in any funding requests. This Business plan contemplates the same philosophy. However it goes one step further in requesting that the funding formula be as follows:

- 50% of the request to be provided by the MD of Greenview
- 25% of the request to be provided by the City of Grande Prairie
- 25% of the request to be provided by the County of Grande Prairie

#### Municipal request

### Annual funding to offset energy costs (\$200,000)

MD of Greenview

\$100,000

City of Grande Prairie

\$50,000

County of Grande Prairie

\$50,000

### Equipment Replacement and Hill Improvement reserve funding

(based on the value of property, plant and equipment from the 2014 financial statement \$2,179,498 plus equipment replacement)

Municipality	2015	2016	2017	2018
Greenview	\$355,000	\$232,882	\$268,382	\$168,382
City	\$177,500	\$116,441	\$134,191	\$ 84,191
County	\$177,500	\$116,441	\$134,191	\$ 84,191
Totals:				
	2015	2016	2017	2018
MD of Greenview	\$455,000	\$332,882	\$368,382	\$268,382
City of Grande Prairie	\$227,000	\$166,441	\$184,191	\$134,191
County of Grande Prairie	\$227,000	\$166,441	\$184,191	\$134,191



# **REQUEST FOR DECISION**

SUBJECT: **Tax Forfeiture Properties** 

**SUBMISSION TO: Regular Council Meeting** REVIEWED AND APPROVED FOR SUBMISSION

**MEETING DATE:** DM MANAGER: INT

**DEPARTMENT:** PRESENTER: Corporate Services/Finance GM: MJ FILE NO./LEGAL: File Number, Legal or N/A. LEGAL/ POLICY REVIEW: INT

STRATEGIC PLAN:

FINANCIAL REVIEW:

#### **RELEVENT LEGISLATION:**

Provincial – Municipal Government Act, Section 428.2 Transfer to municipality after 15 years and Section 425 Right to dispose of the parcel

#### RECOMMENDED ACTION:

MOTION: That Council direct Administration to take freehold title of the following five (5) properties that have had tax forfeiture caveats registered on them by Greenview for 15 years. These properties are identified as follows: RL-2-70-24-W5 - Tax Roll 40492, SW-27-70-20W5 - Tax Roll 40499, SW-18-70-6-W6 - Tax Roll 40504, SW-12-72-1-W6 - Plan 1273HW Block 5 Lot 12 - Tax Roll 40530, and NE-19-70-23-W5 - Plan 725TR Block 2 Lot 8 - Tax Roll 147109.

MOTION: That Council directs Administration to keep the properties identified as SW-12-72-1-W6 - Tax Roll 40530 and SW-18-70-6-W6 - Tax Roll 40504, for potential recreation development purposes.

MOTION: That Council directs Administration to sell the three (3) remaining lots at fair market value, these lots are identified as RL-2-70-24-W5 - Tax Roll 40492, SW-27-70-20W5 - Tax Roll 40499, and NE-19-70-23-W5 -Plan 725TR Block 2 Lot 8 - Tax Roll 147109.

#### BACKGROUND / PROPOSAL:

The M.D. currently has 5 properties that have had tax forfeiture registered on title for 15 years. As per MGA Section 428.2, the M.D. is now in a position to take freehold title of these properties, with the option of either keeping the property or putting it up for sale.

Once the M.D. takes Title of these properties there are no restrictions on either the selling price or who can purchase them. The Auctioneer, Councilors, CAO, designated officers, employees of the municipality and general public are all included in persons who may purchase the land.

The land files of these properties have been checked and nothing was found that suggests there is any problem with these properties. There are no Caveats registered on the titles that would suggest there are any environmental issues.

The properties are as follows:

RL-2-70-24-W5, Tax Roll 40492 – Sturgeon Lake Settlement

SW-27-70-20W5, Tax Roll 40499 - Little Smoky River close to Old High Prairie Road

SW-18-70-6-W6, Tax Roll 40504 – Back in 2002 an Offer to Purchase was received on this property, however declined by the M.D. due to particulars regarding the land. This property is close to O'Brien Park & the Big Smoky River

SW-12-72-1-W6, Plan 1273HW Block 5 Lot 12, Tax Roll 40530 - DeBolt

NE-19-70-23-W5, Plan 725TR Block 2 Lot 8, Tax Roll 147109 – East Sturgeon Lake

There are also 3 recent properties that were put into the M.D.'s name as "Tax Forfeiture". These properties can now be sold by the M.D., however these properties must be sold for a price that is as reasonably close to "Fair Market Value" as well, the M.D. must provide notification to the previous owner if there are any remaining funds from the sale after any remedial costs relating to the parcel, tax arrears, legal costs, expenses owing to the Crown that may have been charged against the land under section 553 and a 5% administration fee have been deducted from the proceeds.

These properties may **not** be purchased by the Auctioneer, Councilors, CAO, designated officers or any employees of the municipality. The municipality may direct a designated officer or employee of the municipality to bid for or buy one of the parcels if the municipality wishes to become the owner of the property.

The properties are as follows:

NE-31-69-6-W6, Plan 8821490 Block 1 Lot 2 – Aspen Grove Area

NE-22-69-8-W6, Plan 9825734 Block 4 Lot 15 – Aspen Grove

NE-34-66-11-W6, Plan 8821490 Block 10 – Nose Creek (the previous owner of this property passed away suddenly a few years ago without a Will, information has recently been received by Administration that she did have a husband and children who had moved to Ontario prior to her passing away. No one has come forward to claim this land. One family member, sister of the deceased, has been in contact with Administration and would like to take over this land if possible.

OPTIONS - BENEFITS / DISADVANTAGES:

**Options** – Council may choose to put the properties up for sale or to retain them for municipal use.

Benefits – Once properties sold, the land will once again generate Tax Revenue

<b>Disadvantages</b> – Properties remain exempt from Taxes and are not utilized to their full potential.	
COSTS / SOURCE OF FUNDING:	_

#### ATTACHMENT(S)

- Assessment Summaries for each property
- Aerial photos of each parcel



## Summary Report

Year of General Assessment: 2014

Roll: 40492

Legal: STURGEO 2

STURGEON LAKE SETT W RL 2

Description:

Address: Asbl.Party: M Municipal

BOX 1079

Owner: TAX FORFEITURE

MD OF GREENVIEW #16, VALLEYVIEW, AB, T0H 3N0

Zoning: Direct Control

Actual Use: Primary: R10000

Market Loc: 122 CALAIS NON LAKEFRONT

Econ. Zone: Economic Zone 15

Assbl. Land Area: 0.27 Acres

Subdivision: Calais

Market Value Land

Site Area Services Location Adj. Asnit Code LandID Base Code Reg Assessment 138001238 1 RESIDENTIAL 0% 100% 450 100% 100.0 4,130 0.27 Acres Assessment Totals Improvement Other Tax Status Code Description Land Assessment Е 450 TAX RECOV RES EXEMPT 4,130 0 0 4,130 4,130 0 0 Grand Totals: 4,130

**Inspections** 

Visual Exterior Visual Exterior Historical Data

09/19/2003 DAUDELIN, Bob 08/12/1998 DAUDELIN, Bob

NO CHANGE VACANT

03/24/1998 BERGER, Greg

Sales

Date

Price

Adj. Price Sale Code

Type

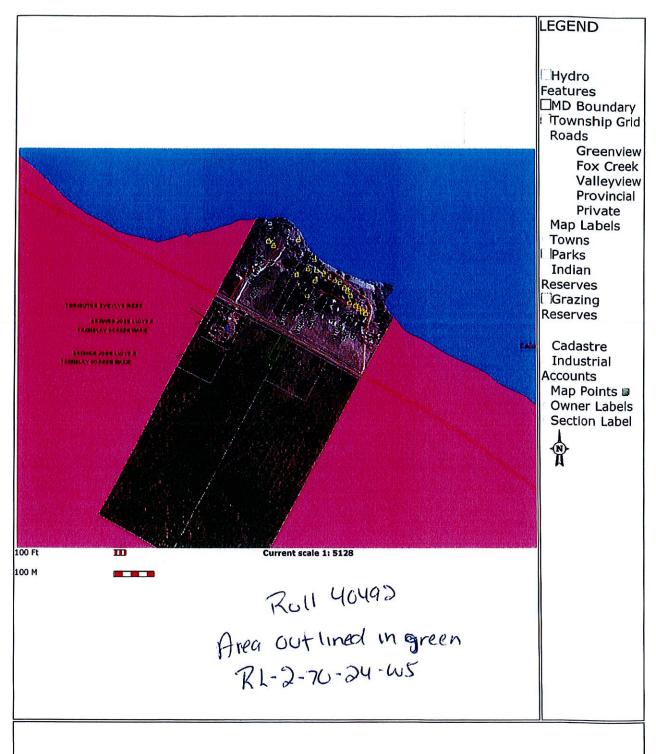
Ratio

CofT

02/10/1997 \$7,500 \$7,500 57 \*Vendor: AHC Vacant

55%

972040089





# MD of Greenview Webmap Site

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Year of General Assessment: 2014

Roll: 40499

Legal: SW-27-72-20-5

Description:

Zoning: Agricultural Actual Use: Primary: R10000

Address:

Asbl.Party: M Municipal

Market Loc: 180 VALLEYVIEW RURAL PHASE 4

Owner: TAX FORFEITURE

Econ. Zone: Economic Zone 11

Assbl. Land Area: 2.50 Acres

BOX 1079

MD OF GREENVIEW #16, VALLEYVIEW, AB, T0H 3N0

Market	Malua	Land
магкег	value	Lana

2 SITE CHAR	ACTER	4 RESTRICT ACCESS	1	5 Factor 15	-15.0%	0	-15.0%	0	0
Categories		Details	F	actors	Inf %	Inf \$	Serv.Cost	t s	Serv.Cost \$
138001245	1 RESIDENTIAL		2.50 Acres	0%	100%	450	100% 1	0.00	15,470
LandID	Base Code		Site Area	Services	Location Adj.	Asmt	Code	Reg	Assessment

Assessmen	t Totals					
Tax Status	Code Description		Land	Improvement	Other	Assessment
E	450 TAX RECOV RES EXEMPT		15,470	0	0	15,470
		Grand Totals:	15,470	0	0	15,470

Inspections

Visual Exterior No Inspection No Inspection

06/25/2014 MEADOWS, Kris

2014 Global Inspection - No change

03/30/2009 BIRTLES, Troy 09/03/2004 DAUDELIN, Bob

No Change. not accessable

<u>Sales</u>

Date Price Adj. Price Sale Code

Туре

Ratio

CofT

08/18/1994

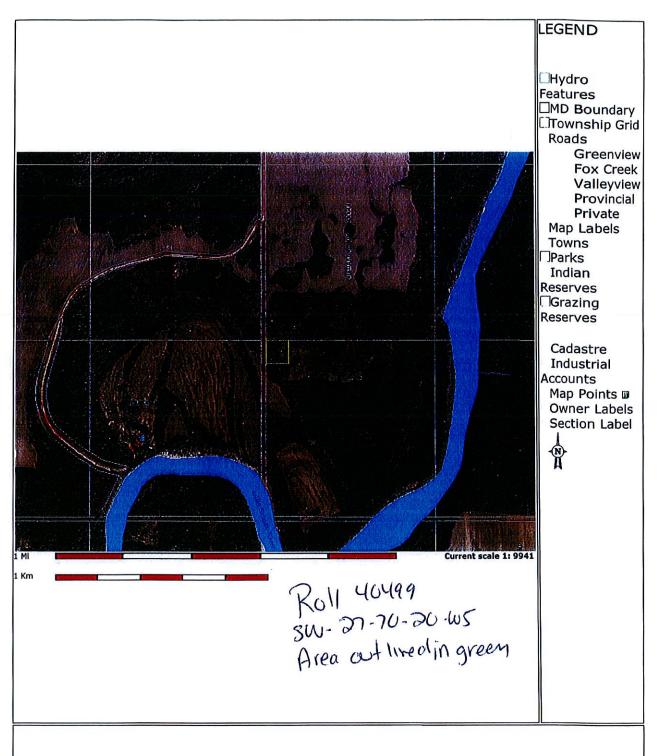
\$1

\$0 90 \*Not A Good Sale

Vacant

0%

942258580+1





# MD of Greenview Webmap Site

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Year of General Assessment: 2014

Roll: 40504

Legal: SW-18-70-6-6

Description: Address:

Zoning: Agricultural Actual Use: Primary: R10000

Asbl. Party: M Municipal

Market Loc: 340 LANDRY RURAL PHASE 4

Owner: TAX FORFEITURE

Econ. Zone: Economic Zone 8

Assbl. Land Area: 44,20 Acres

BOX 1079

MD OF GREENVIEW #16, VALLEYVIEW, AB, TOH 3N0

Market Value	Lar	ıd
--------------	-----	----

LandID	Base Code		Site Area	Services	Location Adj.	Asmt	Code R	eg Assessment
138001247	1 RESIDENTIAL		44.20 Acres	0%	100%	450	100% 100	.0 54,560
Categories		Details	F	actors	Inf %	Inf \$	Serv.Cost	Serv.Cost \$
2 SITE CHAR	RACTER	4 RESTRICT ACCESS	2	5 Factor 25	-25.0%	0	-25.0%	0
6 LOCATION	I	5 *VIEW	2	0 Factor 20	20.0%	0	20.0%	0
8 TOPOGRAI	PHY	2 DEPRESSIONAL	1	5 Factor 15	-15.0%	0	0.0%	
8 TOPOGRAI	PHY	4 RESTR BLD SITE	2	5 Factor 25	-25.0%	0	-25.0%	0

Assessment Totals											
Tax Status	Code Description		Land	Improvement	Other	Assessment					
E	450 TAX RECOV RES EXEMPT	· · · · · · · · · · · · · · · · · · ·	54,560	0	0	54,560					
		Grand Totals:	54,560	0	0	54,560					

<u>Inspections</u>
--------------------

No Inspection Visual Exterior Historical Data

06/29/2011 MEADOWS, Kris 05/19/2006 BIRTLES, Troy

01/14/2003 DAUDELIN, Bob

2011 Global Inspection - No change 2006 REINSPECTIONS, NO CHANGE updated as per info and photos

Sales

Price Date 08/18/1994 \$1 Adj. Price Sale Code

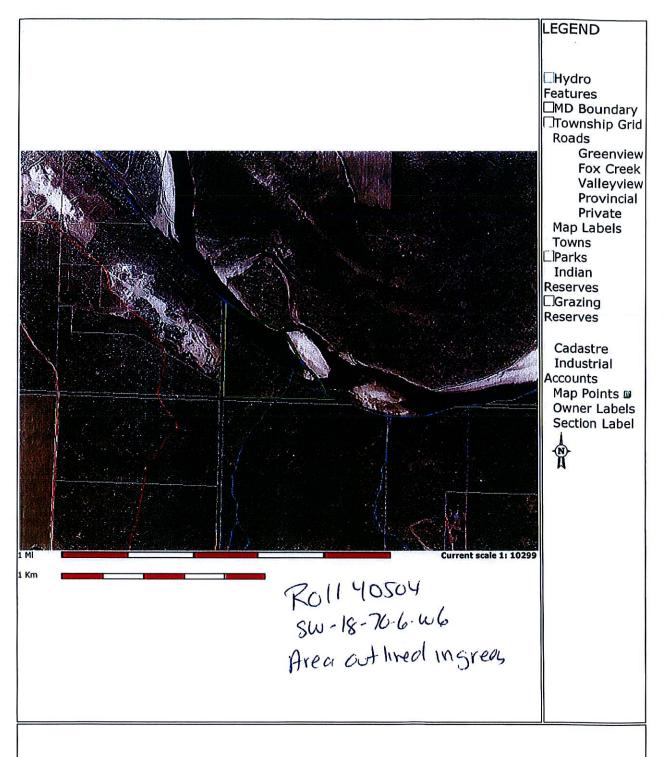
\$0 90 \*Not A Good Sale

Туре

Ratio

CofT

Vacant 0% 942258580+2





# MD of Greenview Webmap Site

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# MUNICIPAL DISTRICT OF GREENVIEW No. 16

October 29, 2002

Our File: LF

Roll 40504

#### RE: OFFER TO PURCHASE PART OF SW 18-70-06-W6

Reference is made to your offer to purchase the above property dated October 10, 2001, and our subsequent response dated November 6, 2001.

The M.D. of Greenview has finalized our testing on this property, and the inspection has revealed:

- steep terrain restricts development on the property.
- · there are only approximately five acres that could be developed.
- · environmental concerns are an issue due to close proximity to the river.
- the property lacks access and the M.D. has no immediate plans to provide access.

After giving this matter due consideration, it was the decision of Council to retain title to the property for our own future use.

I trust you will find this decision satisfactory.

Yours truly

GORDON FRANK, CLGM

Municipal Manager

vmw

cc Kevin Cymbaluk, Superintendent of Public Works

cc Mr. Wayne Drysdale, Area Councilor

10/16/2002

# M.D. of GREENVIEW NO. 16 BACKGROUND REPORT

### FOR COUNCIL MEETING OF OCTOBER 23RD, 2002

TOPIC:

Gravel Prospecting and Testing at SW-18-70-6-W6

PREPARED BY:

Kevin Cymbaluk Dennis Loewen Jeff Johnston

BACKGROUND:

Greenview presently has title to Part of SW-18-70-6-W6 due to a tax recovery that occurred many years ago.

A request has been received to purchase the property pursuant to sections 418-425 of the Municipal Government Act.

Due to the amount of aggregate in the area Council has directed that the land be tested prior to any sale.

A standard grid of test holes was completed in September 2002. Results are attached and there are a number of factors to consider in determining whether to keep the property:

- 1) Total aggregate volumes-approximately 100,000 tonnes has been identified. This is a relatively minor quantity in relation to development costs. We presently have adequate supplies of aggregate at the Grovedale Pit although this is a diminishing resource.
- 2) Environmental Concerns-a complaint was already filed with Alberta Environment while we were testing and due to the proximity of the river and undulating topography there would be special precautions imposed on any pit development over 5 hectares in size. These conditions would deal with erosion, habitat protection and buffer zones.
- 3) Access Costs-Testing access was gained via private lands on SE-13-70-7-W6. This arrangement

Wy. Kix Chango V.O. Bus

would likely not be a suitable long-term access. Alternate access from the south on the statutory road allowance would cost approximately \$100,000.

4) Conservation and Development Costs-Overburden varies from 2-7m in depth. There is also a sharp escarpment to contend with. Normal development costs are \$1 per tonne. This source would be significantly higher than that amount.

The market value of the property would likely be above average due to river frontage and potential recreational use.

**CONSIDERATION:** 

That council consider disposing of the above noted property based upon information presented.

**ATTACHMENTS:** 

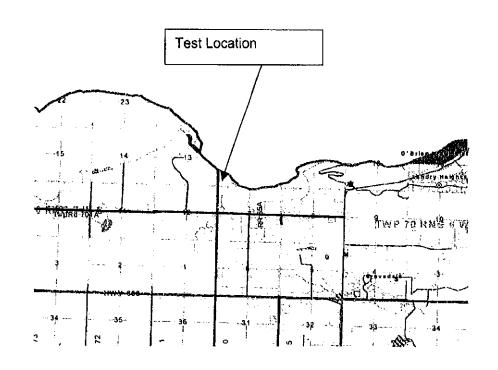
Request Letter

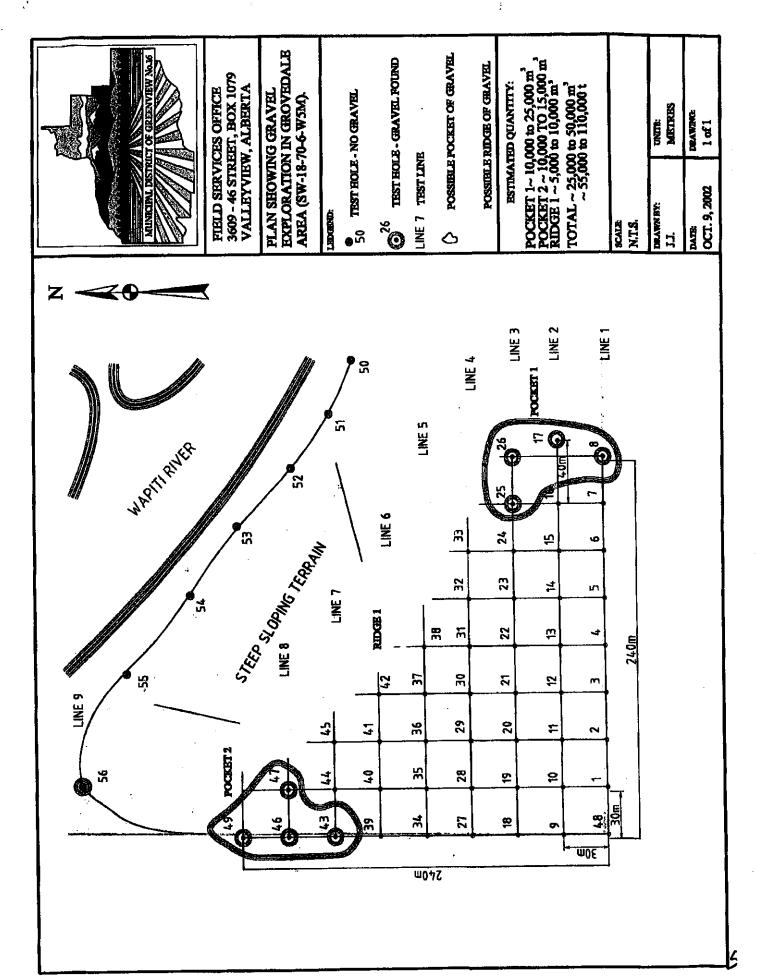
Prepared on:

October 16 . 200

Ву:

KeV Cymbaluk





and the creeke checken LINE #1 TEST HOLE \$ 1 3 METERS Chay 4M SAND # 2 7 METERS SAND 3 METISAS SAND MOTOR CLAY, 3 METICAS SAND .5 OVERBURDEN, 6 5 METERS SAND IM OVER BURDEN AND SILT, G METERS Chay . 5 M SILT AND TS, 6.5 METERS Chay #6 7 METERS Chay #7 #8 2 MISTERS Chay, 5 METERS PIT RUN COULD NOT NIT BOTTOM OF PIT RUN

6

TEST HOLE \* 39 5 M SOLTY Chay, 2 M SAND

\*40 7M SILTY Chay

# 41 5.5 M SILTY CLAY, 1.5 M Chans SAND

\* 42 4.5 M SILTY CARY, 2.5 M CLEAN SAND

TEST NOLE # 43 4 M SILTY CLAY, 3 M
PIT BUN, NO BOTTOMON PR

# 44 .5 M CLAY, 6.5 M CLEAN SAND

#45- 3 M SILTY Chay, 4 M Chew SAND

TEST NOLE 46 | METER OVERBURDEN

3M PIT RUN, &M Cherusano, 2.5 M PIT RUN, & SMALE

447 SMETERS PIT RUN, THEN SMALE

TEST NOLE # 48 SW CORNER

NEXT TO IRON PIN

3 METERS WET SAND, 4 METERS SILTY CLAY

TEST NOLE # 49 = 30 METERS NONTH OF THE 46 4.5 M PIT RUN, THEN SHALE



# MUNICIPAL DISTRICT OF GREENVIEW No. 16

November 6, 2001

Our File: 2210-2 & LF

#### RE: OFFER TO PURCHASE Pt. SW 18-70-06-W6

Thank you for your letter dated October 10, 2001 offering to purchase the above noted property.

As you are aware, the Council for the M.D. of Greenview is investigating the aggregate inventory of this property. We are also in the process of obtaining an appraisal to determine the fair market value for selling purposes.

As you can appreciate, it will take some time to determine these factors. When these details are known I will take your request back to Council for consideration.

Yours truly

GORDON FRANK, CLGM

Municipal Manager

vmw

Kevin Cymbaluk CC Superintendent of Public Works

#### M.D. OF GREENVIEW NO. 16 BACKGROUND INFORMATION SHEET FOR THE COUNCIL MEETING OF OCTOBER 24, 2001

**TOPIC** 

OFFER TO PURCHASE TAX FORFEITURE

PROPERTY - 06-06-070-18SW

PREPARED BY

Barbara Newman

**BACKGROUND** 

Mr. Keith Spry of Grovedale has made an offer to purchase 06-06-070-18SW. The M.D. took title

to this property in 1994.

CONSIDERATION REQUESTED

That Council consider whether they are willing to sell this property. There is no access road to this property at this time.

If Council is willing to sell do they want to act on this offer or do they want to advertise it for sale at a public auction for the general public to be able to have an opportunity to make a bid?

Council should be aware that there is probably a supply of gravel at this location.



October 10, 2001

To: Municipal District of Greenview Valleyview, AB

From:

Re: Offer to purchase portion as per the M.D. map showing SW 18-70-6-W6 that is available for tax sale.

I would like to make the following offer of \$4500.00 for the above property. Not being an assessor or real estate person this is my offer as I see the property.

Should this of fer not be acceptable to Council could you please counter offer.

May intention for this property would be for a residence and pasture for possibly two or three horses.

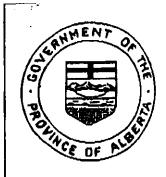
Your truly,

G# 10

WÅ	#35 BB		RSE FO			by	· od X	٦			RGE. PD	
Æ.					ROSE RD		<i>C</i>	RGE RO.		8 8 90 0 8 90		
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	1638T		ACTION 13	1888	TAN-SARK (		830	36.466	<b>269</b>			

Page 1 10/11/01 10:22:23		TX04500	LINC#: 21433032 Sale Price: 1	44.20 Acres 44.20 Acres 44.20 Acres	Date: Date: ping: card: F12=Previous F17=Assessment	Financial F21=Supp Asmt F7=On-Line Tax Calc.
int Key Output MDGREKNV	ce QPADEV0004	:12 Tax Master Inquiry	C of T #: 942258580+2 -18-SW Plan/Block/Lot:	Area Total: C.Ass.: F.Ass.: L.Imp.:	:[[]	F19=Property Master F20=Tax F6=Sumb. On-Line Tax Calc.
Pr: 5769SS1 V4R5M0 000526	Display Device User	10/11/01 10:22:12	Roll #: 40504 Owner: TAX FORFEITURE Legal Desc.: 6-06-070 Non-Stnd. Desc.:	Address: Zoning: Subdiv.: Mrtg. Co:	Annual Assessment Notice: Amended Assessment Notice: Assessment Revision Status: Section 305.1: Municipal Government Board: F1=Notes F3=Exit F8=Add In F13=Owner F14=Mortgage	F18cAsmt System

to 12



# North Alberta Land Registration District

TITLE (FAX) SEARCH LAND

SEARCH DATE: 11/10/2001

LINC

SHORT LEGAL

0021 433 032 6; 6; 70; 18; SW

TITLE NUMBER 942 258 580 +2

LEGAL DESCRIPTION

MERIDIAN 6 RANGE 6 TOWNSHIP 70 ALL THAT PORTION OF LEGAL SUBDIVISIONS 3, 4 AND 5 LYING TO THE SOUTH AND WEST OF THE RIGHT BANK OF THE WAPITI RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP DATED ON THE 25TH DAY OF MARCH A.D. 1939 CONTAINING 17.881 HECTARES (44.20 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF GREENVIEW NO. 16

REFERENCE NUMBER: 87A178

REGISTERED OWNER(S)

REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE

942 258 580 18/08/1994 ORDER

TAX FORFEITURE

**DWNERS** 

MUNICIPAL DISTRICT OF GREENVIEW NO. 16. OF BOX 1079 VALLEYVIEW ALBERTA TOH 3NO

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y)

PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000 \*END OF SEARCH \*

SR# - J947156 /QMAID16 / 3



Year of General Assessment: 2014

Roll: 40530

Legal: 1273HW 5 12 SW-12-72-1-6

Description:

Address:

Asbl.Party: M Municipal

Owner: TAX FORFEITURE

BOX 1079

Zoning: Hamlet Residential

Actual Use: Primary: R10000

Market Loc: 200 DEBOLT HAMLET

Econ. Zone: Economic Zone 12

Subdivision: DeBolt

Assbl. Land Area: 6,000 Sq. Feet

MD OF GREENVIEW #16, VALLEYVIEW, AB, TOH 3NO

Market Value Land

LandID	Base Code		Site Area	Services	Location Adj.	Asmt	Code 1	Reg Assessment
138001267	1 RESIDENTIAL		6,000 Sq. Feet	0%	100%	450	100% 10	0.0 5,370
Categories		Details		Factors	Inf %	Inf \$	Serv.Cost	Serv.Cost \$
8 TOPOGRAI	PHY	2 DEPRESSIONAL		50 Factor 50	-50.0%	0	0.0%	

Assessmen	Assessment Totals												
Tax Status	Code Description		Land	Improvement	Other	Assessment							
Е	450 TAX RECOV RES EXEMPT		5,370	0	0	5,370							
		Grand Totals:	5,370	0	0	5,370							

REIN,

**Narratives** 

300 COMMENT

VACANT/RAVINE

Inspections

Visual Exterior Visual Exterior

Historical Data

06/30/2010 MEADOWS, Kris

09/27/2000 DAUDELIN, Bob

03/21/1998 BERGER, Greg

Sales

Date 08/18/1994 Price \$1

Adj. Price Sale Code \$0 90 \*Not A Good Sale Туре

2010 Global Inspection - No change

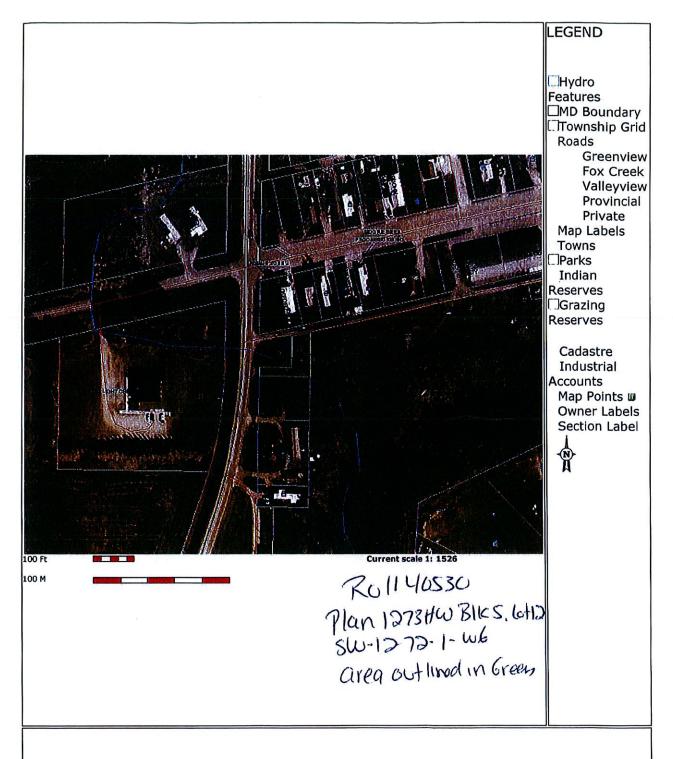
Ratio

CofT

Vacant

0%

942258580





# MD of Greenview Webmap Site

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Year of General Assessment: 2014

Subdivision: East Sturgeon Lake

Roll: 147109

Legal: 725TR 2 8 NE-19-70-23-5

Description:

Address: Asbl. Party: M Municipal

Owner: TAX FORFEITURE

BOX 1079 MD OF GREENVIEW #16, VALLEYVIEW, AB, TOH 3NO Zoning: Direct Control

Actual Use: Primary: R10000

Market Loc: 110 STURGEON LAKE SETTLEMENT

Econ. Zone: Economic Zone 15

Assbl. Land Area: 0.69 Acres

Market Value Land

LandID	Base Code	Site Area	Services	Location A	dj.	Asnit	Code	Reg	Assessment
138001521	1 RESIDENTIAL	0.69 Acres	0%	100%		450	100%	100.0	21,650
Assessme	nt Totals								
Tax Status	Code Description			Land	Improvement		Other		Assessment
E	450 TAX RECOV RES EXEMPT		21	,650	0		0	· · · · ·	21,650
İ		Grand Totals:	21,	650	0		0		21,650

**Narratives** 

300 COMMENT

**NIL SERVICES** 

Inspections

Visual Exterior Visual Exterior

07/23/2014 MEADOWS, Kris 12/14/2009 BIRTLES, Troy

2014 Global Inspection - No change

No change

Visual Exterior

05/29/2003 DAUDELIN, Bob

NO CHANGE

Sales

Date

Price

Adj. Price Sale Code

Type

Ratio

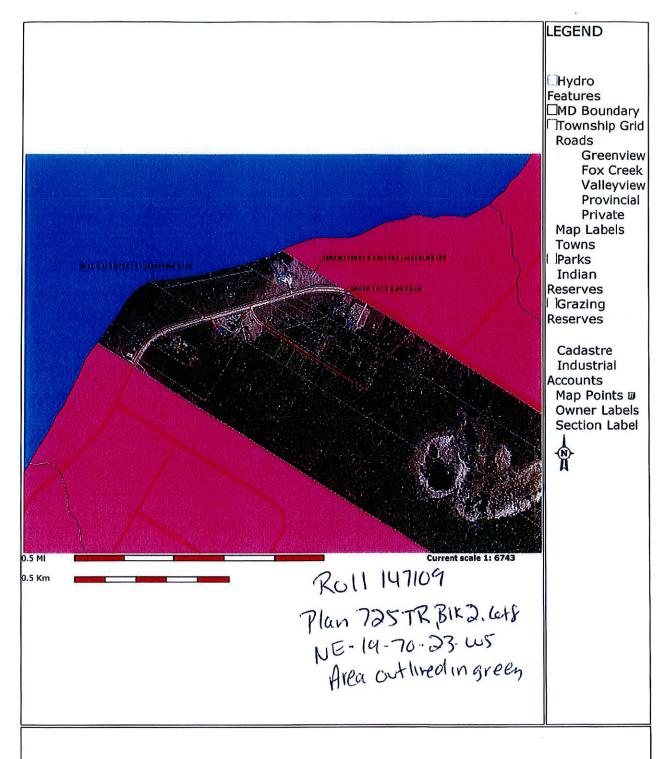
CofT

03/28/1995 \$0 90 \*Not A Good Sale \$1

Vacant

0%

952077754





## MD of Greenview Webmap Site

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Year of General Assessment: 2014

79,720

Roll: 206853

Legal: 8120453 1 2 NE-31-69-6-6

Description: Address:

Zoning: Agricultural Actual Use: Primary: R00000

Market Loc: 330 LANDRY RURAL PHASE 2

Assbl. Land Area: 3.26 Acres

Grand Totals:

Econ. Zone: Economic Zone 6 Assbl. Party: M Municipal Owner: TAX FORFEITURE

BOX 1079

MD OF GREENVIEW #16, VALLEYVIEW, AB, TOH 3NO



0

Market Value Land

LandID	Base Code	Site Area	Services	Location Ac	lj.	Asmt	Code	Reg	Assessment
138002069	1 RESIDENTIAL	3.26 Acres	25%	100%		450	100%	100.0	79,720
Assessmen	nt Totals								
Tax Status	Code Description			Land	Improvement		Other		Assessment
E	450 TAX RECOV RES EXEMPT		79	720	0		О		79,720

79,720

0

<u>Narratives</u>

300 COMMENT ACCESS/POWER

**Inspections** 

Visual Exterior 04/28/2011 MEADOWS, Kris 2011 Global Inspection - No change Visual Exterior 05/12/2006 BIRTLES, Troy 2006 REINSPECTIONS, ADJUSTED SERVICES

Visual Exterior 08/13/2001 DAUDELIN, Bob NO CHANGE

Revisions

PR 02/27/2013 YEAR END PROCESS, Assessment Change

Sales

Date Price Adj. Price Sale Code Type Ratio CofT 10/09/2012 \$65,000 \$72,300 22 Tax Sale 110% 122331945 Vacant 05/30/2007 \$20,000 \$21,340 58 \*Estate Vacant 374% 072312819 12/07/2006 85 \*Transmission Vacant 0% 062566587

Grovedaleis a few miles



Year of General Assessment: 2014

Roll: 292657

Legal: 8821490 10 NE-34-66-11-6

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

Description:

Address:

Zoning: Country Residential Two

Actual Use: Primary: P00000

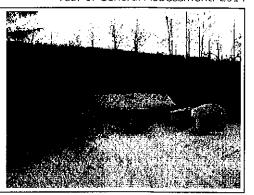
Market Loc: 50 GREEN ZONE

Econ. Zone: Remote Areas Assbl. Party: M Municipal

Owner: TAX FORFEITURE

BOX 1079

MD OF GREENVIEW #16, VALLEYVIEW, AB, TOH 3NO



<u>M</u>	arı	<u>ket</u>	<u>Val</u>	ue i	and

LandID	Base Code	Site Area	Services	Location Adj.	Asmt	Code	Reg	Assessment
138002488	1 RESIDENTIAL	2.72 Acres	25%	100%	450	100%	100.0	5,920
Improven	nents		Area	Eff.				
ImprID	MT- Qu- St Description		(Ft2)	) Year	Asmt	Code	Reg	Assessment
138002395	003-03-01 SFD - After 1940		779	1987	450	100%	100.0	56,470

Assbl. Land Area: 2.72 Acres

Subdivision: Nose Creek Settlement

Assessmen	nt Totals					
Tax Status	Code Description		Land	Improvement	Other	Assessment
E	450 TAX RECOV RES EXEMPT		5,920	56,470	0	62,390
]		Grand Totals:	5,920	56,470	0	62,390

**Narratives** 

300 COMMENT

POWER ONLY

Inspections

Visual Exterior

12/18/2006 BIRTLES, Troy

Reinspection

Visual Exterior Info From Owner 06/27/2001 DAUDELIN, Bob 12/18/1997 VAN DAM, Ron

NO CHANGE SPOKE W/DOUG

Revisions

MGA305(1)

09/16/2014 BIRTLES, Troy

Changed to Muni Owned exempt

Sales

Date

Price Adj. Price Sale Code Type

Ratio

CofT

09/28/2013

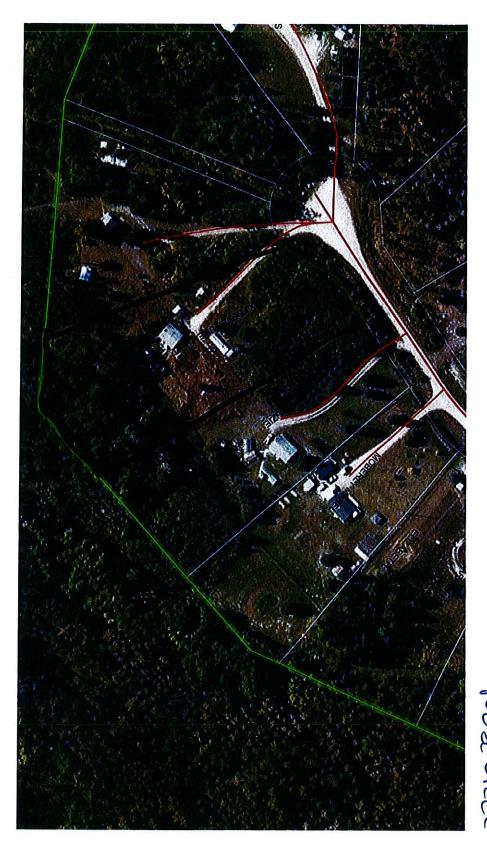
\$60,000

\$63,200 22 Tax Sale

Improved

99%

132309304



7611 292657 Plan 8821480 Black 10 NE-84-66-11-606 NE-84-66-11-606



Year of General Assessment: 2014

Roll: 311141

Legal: 9825734 4 15 NE-22-69-8-6

Description: ASPEN GROVE

Address:

Subdivision: Aspen Grove

Zoning: Rural Settlement Actual Use: Primary: R00000 Market Loc: 318 ASPEN GROVE

Assbl. Land Area: 10.97 Acres

Econ. Zone: Economic Zone 12 Assbl.Party: M Municipal Owner: TAX FORFEITURE BOX 1079

MD OF GREENVIEW #16, VALLEYVIEW, AB, T0H 3N0



Market Value Land

LandID	Base Code	Site Area	Services	Location Ad	lj.	Asmt	Code	Reg	Assessment
138003222	1 RESIDENTIAL	10.97 Acres	10%	100%		450	100%	100.0	57,760
Assessme	ent Totals								
Tax Status	Code Description			Land	Improvement		Other		Assessment
E	450 TAX RECOV RES EXEMPT		57	7,760	0		0		57,760
		Grand Totals:	57,	760	0		0	)	57,760

**Narratives** 

300 COMMENT

**ACCESS ONLY** 

Inspections

Visual Exterior 04/27/2011 MEADOWS, Kris 2011 Global Inspection - No change 2006 reinspections, no change

Visual Exterior 05/04/2006 BIRTLES, Troy 08/17/2001 DAUDELIN, Bob Visual Exterior

NO CHANGE

Revisions

PR 02/27/2013 YEAR END PROCESS, Assessment Change

Sales

Price	Adj. Price	Sale Code	Туре	Ratio	CofT
\$65,000	\$72,300	22 Tax Sale	Vacant	80%	122331947
\$7,136	\$7,140	73 *Vendor: Municipality	Vacant	809%	012102693
\$1	\$0	97 *Subdivision Plan	Vacant	0%	982353369+13
	\$65,000	\$65,000 \$72,300 \$7,136 \$7,140	\$65,000 \$72,300 22 Tax Sale \$7,136 \$7,140 73 *Vendor: Municipality	\$65,000 \$72,300 22 Tax Sale Vacant \$7,136 \$7,140 73 *Vendor: Municipality Vacant	\$65,000 \$72,300 22 Tax Sale Vacant 80% \$7,136 \$7,140 73 *Vendor: Municipality Vacant 809%

Roll 311141 Plan 9825734 Block 4 lot 15 NE-22-69-8-WC Aspen Grove