



February
2022

Annexation Application

Presented to: The Land & Property Rights Tribunal

(formally the Municipal Governance Board Oct 2021)

TOWN OF FOX CREEK from MD OF GREENVIEW

Chief Administrator's Office
Town of Fox Creek
105 Kaybob
Box 149
Fox Creek, Alberta T0H 1P0

CAO: Kristen Milne
kristen@foxcreek.ca

780-622-3896

Development Department
Town of Fox Creek
105 Kaybob
Box 149
Fox Creek, Alberta T0H 1P0

Development Officer: Cindy Nielson
development@foxcreek.ca

780-622-3896

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Annexation Summary

Notification that jurisdiction, for the land described in this proposal, be transferred from the Municipal District of Greenview to the Town of Fox Creek.

In 2014, The Town of Fox Creek engaged Eagle River Planning Services to conduct a Municipal Growth Projection Study. Two land areas were identified for optimal municipal expansion, in accordance with guidelines established by the MGA. The intent to annex is aligned with our municipal development plan, supported by intermunicipal development plans and supportive of local economic development.

Supported by growth projections, land availability, and the accommodation of a variety of land uses and growth options, this proposal is compatible with the town's commercial and industrial future. The annexation parcels provide a logical extension of growth patterns, transportation arteries and infrastructure servicing for the affected parcels.

In collaboration with the province's Operations Division, the proposed annexation, 547.83+14.93 acres, adjacent (east) Iosegun Lake Road, north and east of the current town municipal boundaries, was purchased (2019). Fox Creek received title in 2021.

Prior to purchase, Fox Creek received authorization to develop and lease the proposed parcel to facilitate immediate use, satisfy demand and secure lands for future growth. There are currently seven enterprises leasing land and contributing to the local economy in the affected area.

Annexation Impacts:

In our case, industry leases two small parcels. There are no owners in the proposed annexation area. For most stakeholders, only the municipal authority changes. We identified and appropriately notified stakeholders. ([Appendix D](#))

Upon approval:

- Lands in the annexation area will receive services from Fox Creek instead of the M.D of Greenview.
- Land use and development, and permit approvals will transfer to the Fox Creek.
- Landowners will pay municipal property taxes to the Town of Fox Creek instead of the M.D.
- Associated Industry revenue and agreements will transfer to the town.

Annexation is not an expropriation of mineral rights. Mineral rights are not impacted by a change in municipal authority as land use development can occur in a rural or urban municipality, and the approval to mine, or to access any minerals and subsurface resources remains with the Province of Alberta.

Guiding Principles and Process Goals

PRINCIPLES

- Intermunicipal and provincial collaboration
- Information exchange to facilitate responsible transfer of stewardship
- Regional perspective
- Planning with implementation in mind
- Reasonability of development strategies
- Support the implementation
- Co-ordinate municipal policy and advocacy efforts across government

STRATEGIC INTERESTS

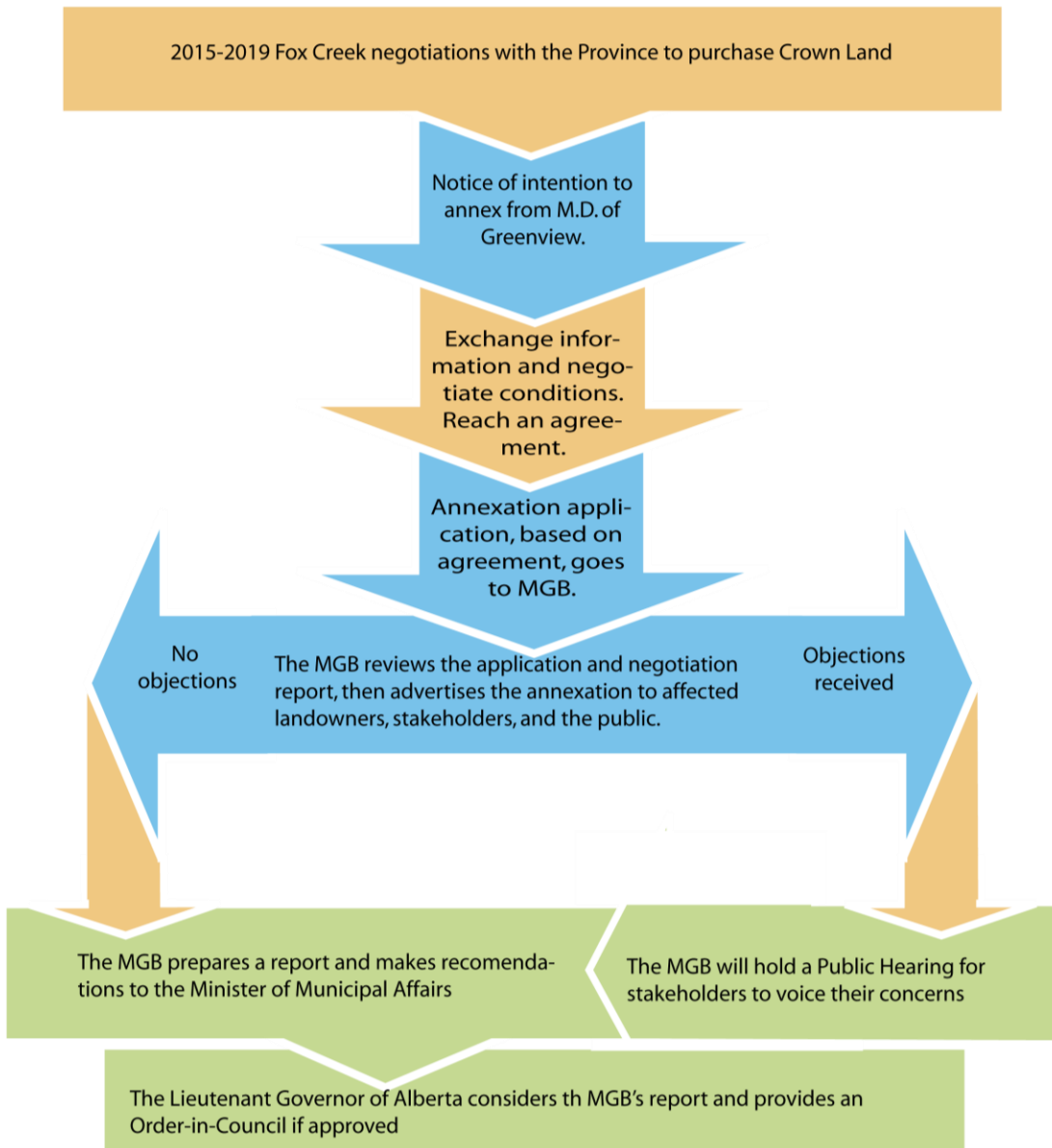
- Equal opportunity for growth and development for both municipalities
- Contribute to the development of a competitive environment for new to attract and local businesses
- Mutual benefit from economic development
- Efficiency in service delivery and funding
- Development equity without hindering town's future expansion

The review and negotiation process includes the mutual disclosure of services and issues that affect both parties during the proposed annexation process.

Fox Creek and the MD of Greenview have agreed to identify service levels, gaps between current services being delivered in both municipalities and collaborate to provide the best approaches/strategies to ensure that minimum impacts and maximum benefits are experienced by stakeholders in the proposed annexation areas. ([Appendix A](#))

Alberta's Annexation Process

Proposed Timeline



2015-2019
Purchase finalized 2021
(Appendix C)
May 2021

June-August 2021
MD of Greenview
acceptance- Aug 2021
(Appendix A)

Notification sent to
stakeholders
January, 2022
Deadline for response
February 9
(Appendix D)

February 12, 2021
NO CONTEST

Final application to the
Land & Property Rights
Tribunal (formally the
Municipal Governance
Board Oc1, 2021)

Desired outcome
Fall 2022

Adapted from sources: <https://open.alberta.ca/publications/annexation-overview>

<https://www.airdrie.ca/getDocument.cfm?ID=1485>

Fox Creek Land Purchase Details

Purchased Public Land No. PLS 130108

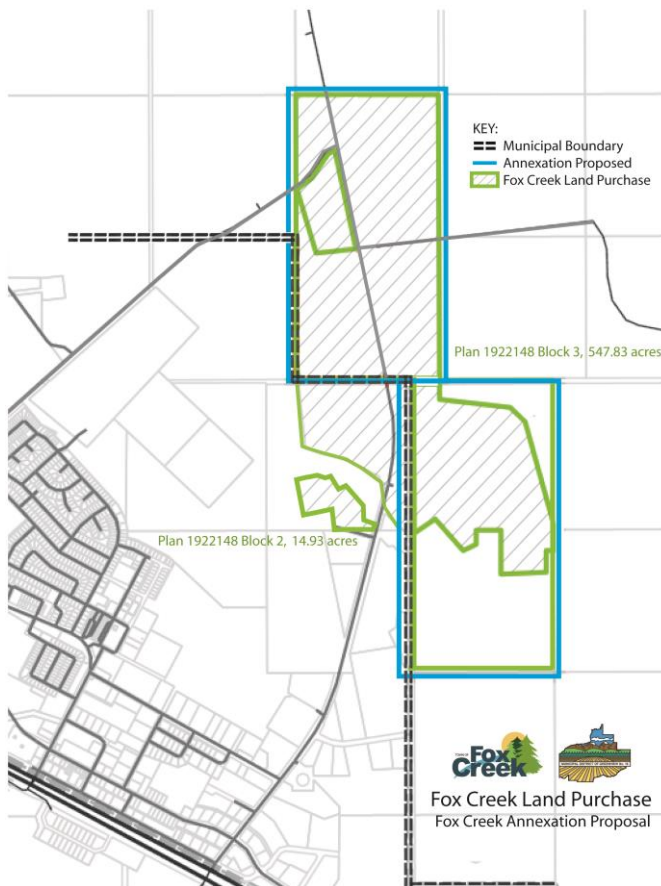
PLAN 1922148
BLOCK 3
Area: 221.7 Hectares (547.83 Acres)

PLAN 1922148
BLOCK 2
Area: 6.04 Hectares (14.93 acres)

Further information:

Operations Division
Edmonton, Alberta

Daniel Jackson
780-415-4665
daniel.m.jackson@gov.ab.ca



These parcels were conditionally transferred to the Town of Fox Creek in 2019. Seven industrial sites were subsequently developed and successfully leased.

These agreements enabled leasers use of land and services to expand their business.

Seven companies have entered conditional lease agreements with the expectation that the land would become free and clear for purchase.

The town has provided water services adjacent to the lots and has collected lease revenue, all other services including private sewage (until the town extends sewer service to the area) will be installed by the purchasers.

Fox Creek has paid approximately \$133,000 in property taxes annually to the M.D of Greenview

*Purchase - 2630.00 per acre.
562.76 acres
\$1,480,000.00

Two Affected Industry leases (Three parcels)



- Affected parcels.
- Fox Creek Parcels.

Annexation Land Description

Township 63, Range 19, West of the 5th Meridian, East half of Section 3
Containing 129.499 hectares (320 acres)

Parts of Township 62, Range 19, West of the 5th Meridian, West half of Section 34
Containing 58.8 hectares (145.298 acres)

A. Assessments Description and Estimated Value

Property Description

Tax - 2020

<p>1 Industrial Improvements – Structure / Equipment*</p> <p>Roll 316011</p> <p>Provincial Linc Number 0</p> <p>Rural Legal 15-3-63-19-5</p> <p>Zoning Description Crown Land (CL)</p>	<p>Total Assessment: \$112,460.00</p> <p>Annual Taxes \$822.83</p>
<p>2 Iosegun Lake Lodge – Town of Fox Creek</p> <p>Roll 317423</p> <p>Provincial Linc Number 0</p> <p>Rural Legal SE-3-63-19-5</p> <p>Zoning Description Crown Land (CL)</p>	<p>Total Assessment: \$12,529,800.00</p> <p>Annual Taxes \$133,096.54</p>
<p>3 Town of Fox Creek</p> <p>Roll 318293</p> <p>Provincial Linc Number 38379450</p> <p>Rural Legal E-33-62-19-5</p> <p>Parcel Area 472.83 Acres</p> <p>Zoning Description Crown Land (CL)</p>	<p>Total Assessment \$336,550.00</p> <p>Annual Taxes: E 480 Prov Govt - Exempt</p>
<p>4 Industrial Improvements – Structure / Equipment *</p> <p>Roll 317998</p> <p>Provincial Linc Number 0</p> <p>Rural Legal 14-34-62-19-5</p> <p>Zoning Description Crown Land (CL)</p>	<p>Total Assessment: \$42,320.00</p> <p>Annual Taxes: \$452.76</p>

Assessments Description *continued*

TAX YEAR - 2020

5 Industrial – Unspecified*

Roll	311414
Provincial Linc Number	0
Rural Legal	06-34-62-19-5
Parcel Area	0
Zoning Description	Crown Land (CL)

Total Assessment: \$11,680.00

Annual Taxes: \$124.96

6 Town of Fox Creek

Roll	319093
Provincial Linc Number	38379434
Rural Legal	NE-33--62-19-5
Parcel Area	486.55 acres
Zoning Description	Crown Land (CL)


Total Assessment: \$324,860.00

Annual Taxes: E 480 Prov Govt - Exempt

- Indicates affected leases who are included in the Stakeholder Consultation Process. Each received notification. ([Public Consultation – Land lease](#))

Total Assessment: 13,357,670.00

Total Taxes: 134,497.09

Source:  MuniSight <https://app.munisight.com/GreenviewRegional/Content/Site/MainPage.aspx?siteId=1>
Assessments are collated and distributed by Accurate Assessment Group LTD.

Utilities, Oil and Gas Considerations

The following pages identify the regulated, Designated Industrial Properties (DIP), and legislated agreements identified, at the time of purchase.

The AER provides 80% of the information by which industrial and linear assessments are based. The relevant data is acquired through combined GIS sources, physical inspection, processed development permits and industry reporting. The actual values and revenue generated will fluctuate from year to year. Linear rates are set by the province and are currently under review.

Data was compiled and distributed by Accurate Assessment Group LTD. and is subject to change.

The utilities, oil and gas assets, considerations, and commitments, in the proposed annexation area included, but are not limited to:

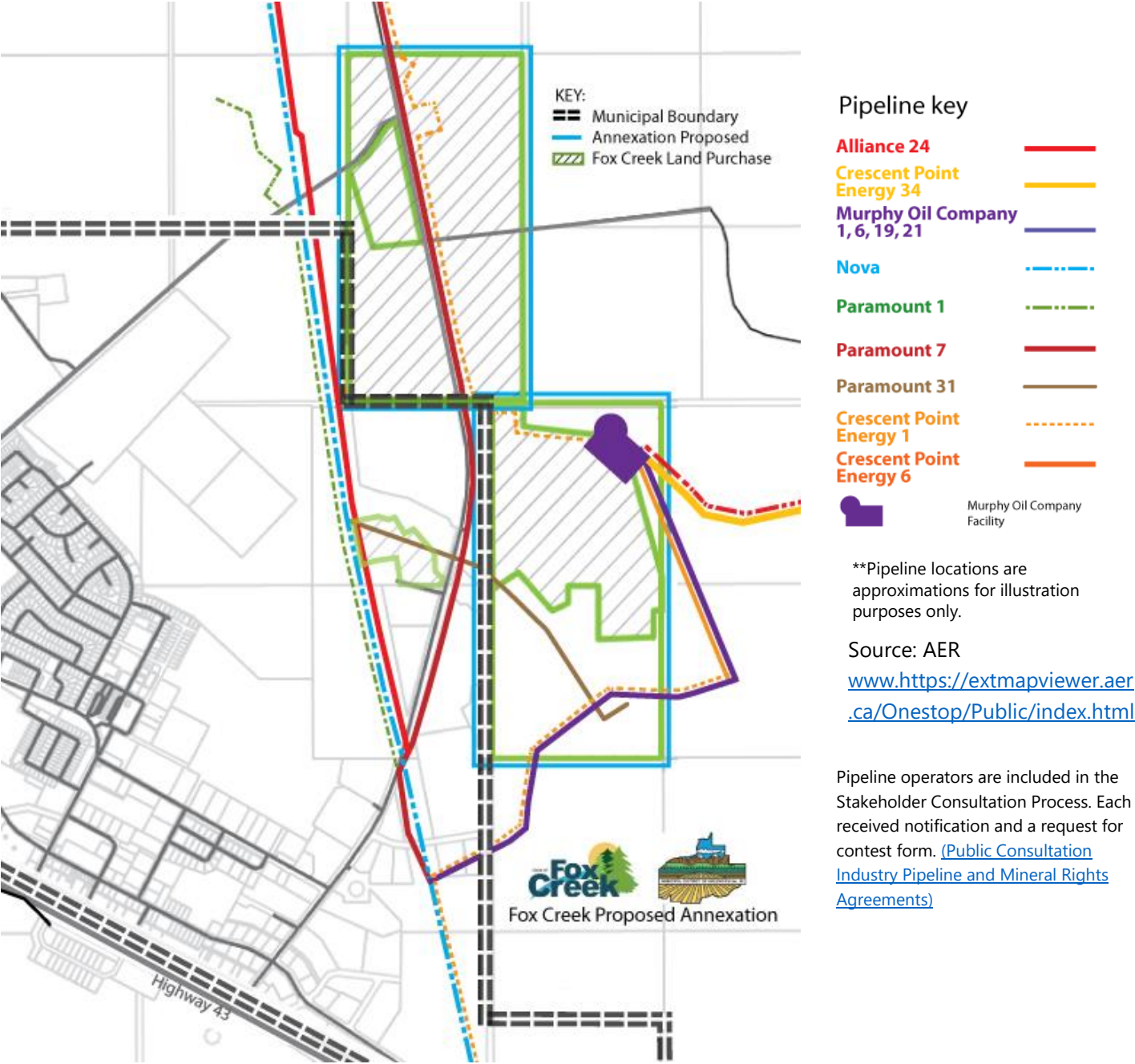
A. Eight Sub-Surface Mineral Agreements

1. 1138 – Natural Gas Agreement – Paramount Resources Ltd.
2. 123304B – Petroleum and Natural Gas Agreement – Paramount Resources Ltd.
3. 5494010121 - Petroleum and Natural Gas Agreement – Paramount Resources Ltd.
4. 5401100011 - Petroleum and Natural Gas Agreement – Paramount Resources Ltd.
5. 0510090858 - Petroleum and Natural Gas Agreement – Sphere Energy Corp.
6. 0513050050 - Petroleum and Natural Gas Agreement – Stomp Energy Ltd. (transferred to Murphy and Athabasca)
7. 5410110293 - Petroleum and Natural Gas Agreement – Athabasca Oil Corp.
8. 9314050254 – Metallic and Industrial Mineral Agreement – Headwater Mineral Exploration & Development Ltd.

These companies are included in the Stakeholder Consultation process. Each received notification and a contest form. ([Public Consultation – Stakeholder – Industry](#))

Source: Government of Alberta – Operations Department.
Document: Letter Enclosing Offer (September 5, 2019)

B. Pipeline Map – Linear Assets



Licenses, Permits and Service Considerations

Fox Creek requests information regarding any existing agreements between industry or other stakeholders and the MD relevant to the land requiring transfer, re-negotiation, or partnership. Including but not limited to:

Known pending and existing building permits and inspections

Known pending and existing development permits

Adjacent land development projections

Property maintenance agreements

Water service or agreements. Storm and wastewater agreements. Solid waste and recycling collection

Natural gas agreements

Transmission lines

Back taxes

Business licenses

Emergency, fire, and rescue services

2021 Land values

Road maintenance

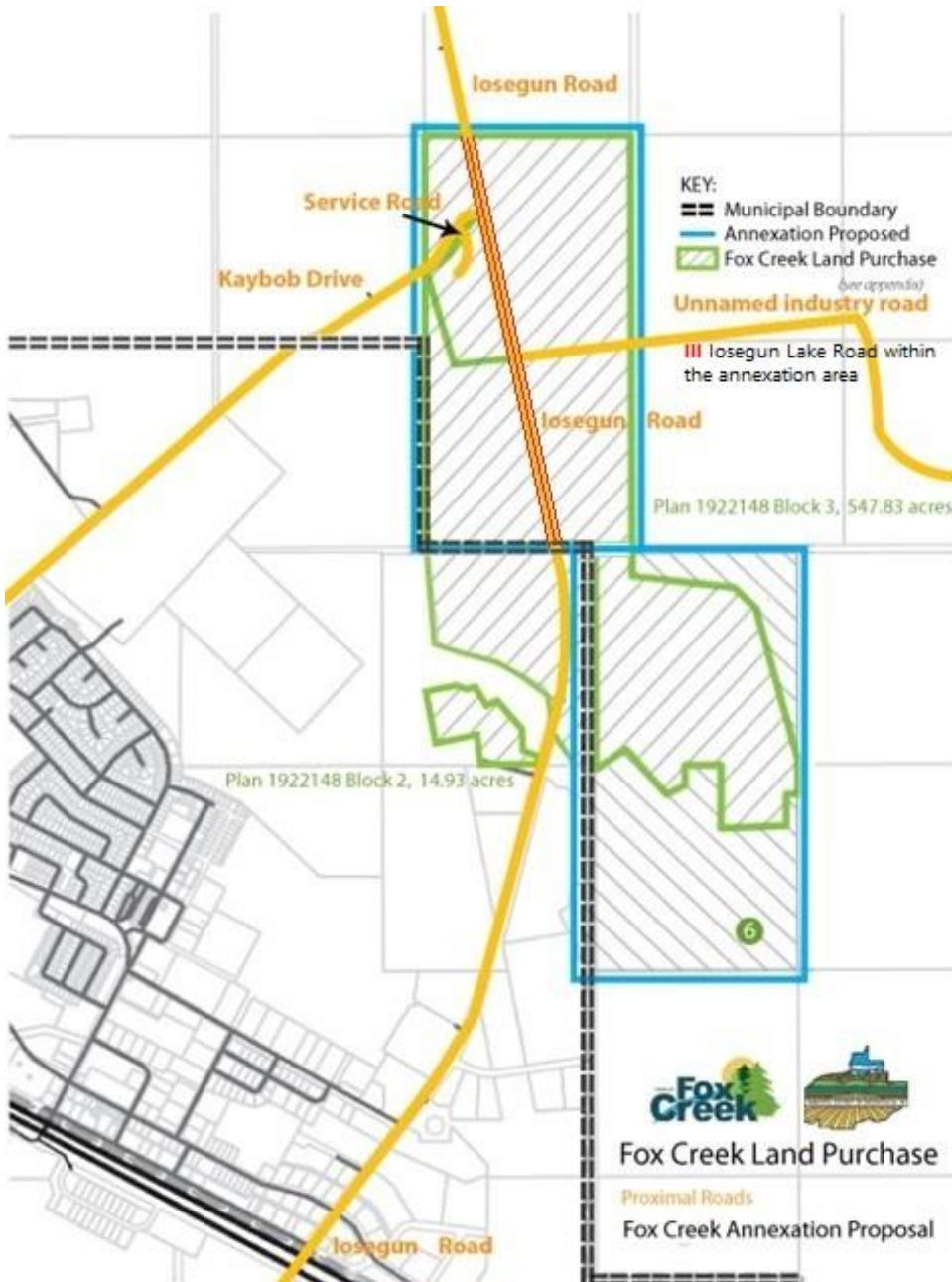
Updated property assessments

Road construction projects

Recreation services

Known companies and agencies are included in the Stakeholder Consultation Process. Each received notification and a contest form.
[\(Public Consultation – Stakeholder- Recreation, Health, Education, Forestry, General\)](#)

Proximal Roads



The portion of the Iosegun Lake Road identified as III located in E-33-62-19-5 is within the annexation area.

The roads in the proposed annexation area, except for industry roads, are maintained by the Town of Fox Creek.

Public Consultation

Section 6.1 of the Municipal Government Board's (MGB) Annexation Procedure requires that written notice to the MGB under section 116(1)(b) of the Municipal Government Act (MGB) must be accompanied by a list of the authorities that the Town of Fox Creek believes may be affected by the proposed annexation.



The Town of Fox Creek posted Public notice as required, on the website and on social media. (January 31, 2022) <https://foxcreek.ca/public-notice-proposed-annexation-in-progress/>.

The document distributed is also available for download. <https://foxcreek.ca/wp-content/uploads/2022/01/BR-Annexation-Pubic-Notice-feb1-2022.pdf>

[Appendix D](#) lists the stakeholders potentially affected and notified.

Each information package contained an Annexation Summary, Annexation Process Infographic, Map illustration and a personalized affected asset list.

THE PROPOSED ANNEXATION IS UNCONTESTED.

APPENDIX
Municipal District of Greenview Consent

A

Notification of Intent sent to Greenview and Acceptance notification



MUNICIPAL DISTRICT OF GREENVIEW

August 23, 2021

Kristen Milne – CAO
Town of Fox Creek
Box 149
Fox Creek, AB, T0H 1P0

Attention: CAO Milne

RE: Fox Creek Annexation Proposal Acceptance

This letter is to inform you that Greenview has accepted the proposed annexation of the lands described as Plan 1922148, Block 2 and Plan 192248 Block 3, as requested by the Town of Fox Creek.

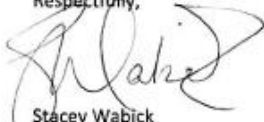
The motion, which was carried at the May 25, 2021, Regular Council Meeting is shown below for reference.

MOTION: 21.05.279 Moved by: COUNCILLOR SHAWN ACTON

That Council endorse the proposed annexation of the lands described as Plan 1922148, Block 2 and Plan 192248 Block 3, as requested by the Town of Fox Creek and direct Administration to provide written confirmation of said endorsement to the Town of Fox Creek.

CARRIED

Respectfully,



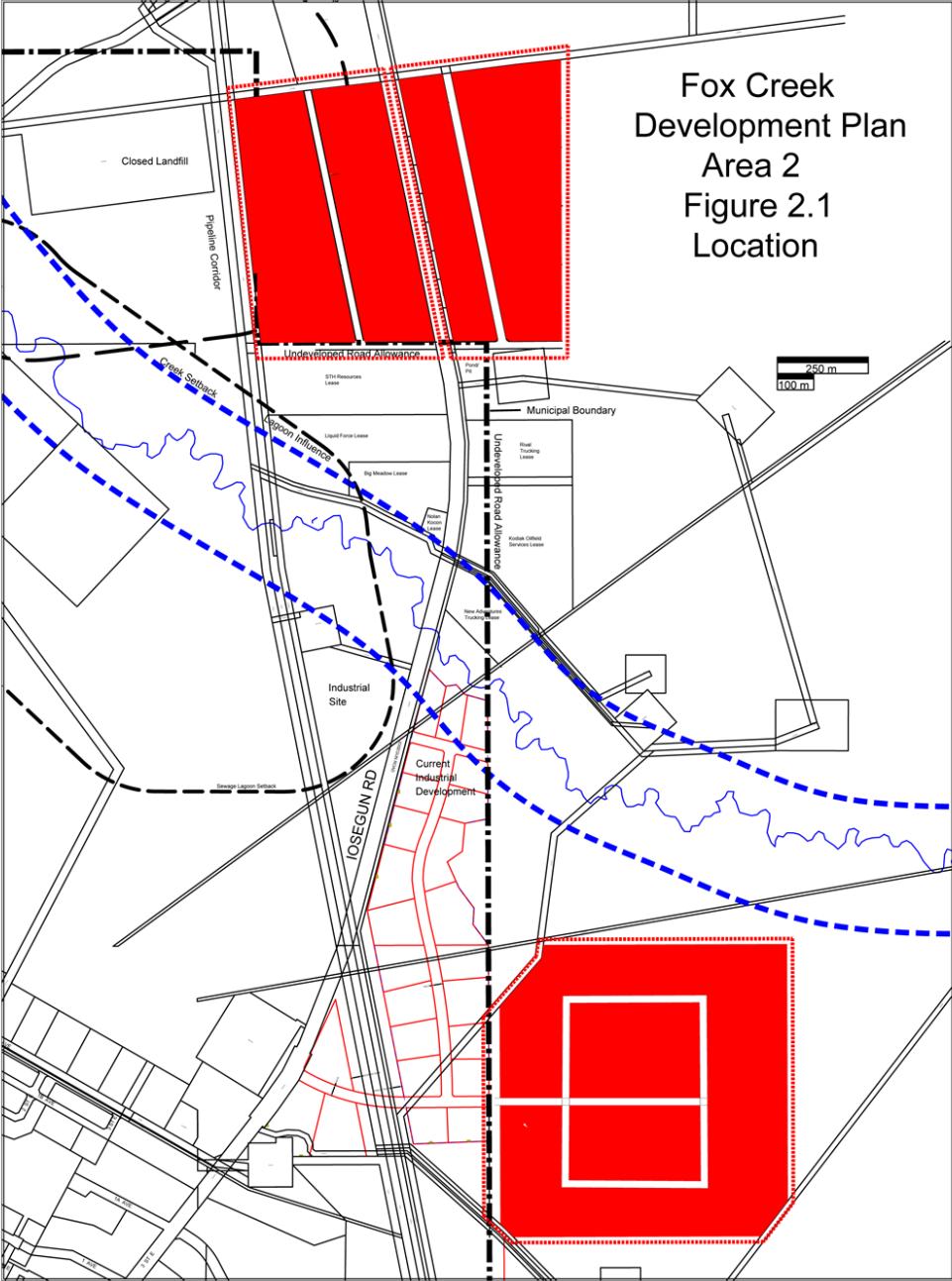
Stacey Wabick
CAO

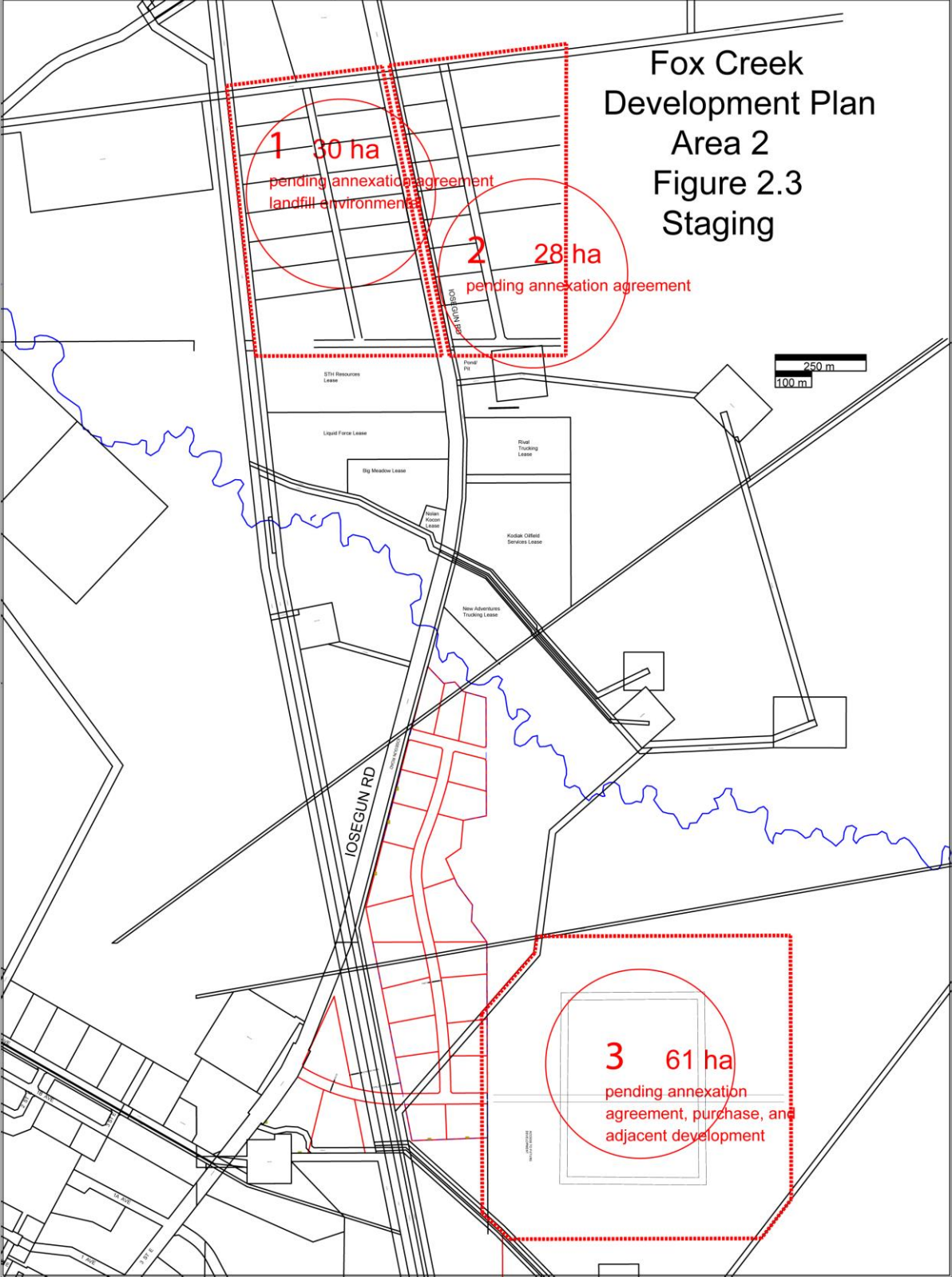
Annexation Rationale

APPENDIX
Consultation Process
Suggested Annexation and Purchase Lands

B

Consultation Process Eagle Suggested Annexation and Purchase Lands





Fox Creek Development Plan Overall – Fox Creek Area Development Plan, June 30, 2014

The Town of Fox Creek is a community 260 km northwest of Edmonton. Its economy is based on natural resources, with growth rates susceptible to fluctuations in the global economy and is exposed to the challenges of rapid growth. Located on the north side of Highway 43, with two creeks and moderate ravines providing visual relief from the heavily forested region, it presents an attractive and accessible location for people seeking a life in an environment with natural amenities at hand and economic potential awaiting.

Continued Town growth will require strong residential, industrial, community, and commercial development to accommodate current and anticipated industrial activity and energy diversification.

About 84 ha of land is currently dedicated to industrial use. Some of this is under used, and available. Low intensity uses, such as storage yards, are an important part of the industrial economy, not excluding, support and expansion opportunities for local business.

Over 37 ha of additional land is currently proposed for industrial growth, or 40% more than is currently in place. Build out of the approved new areas and intensification of existing areas could allow industrial growth of up to 60%. Predicting how much land is needed on a per capita base is difficult, as the intensity of on-site activity and regional industrial activity are major influences on population. Further, sites that may be combined for redevelopment or re-purposed may not meet the specific size requirements of new industrial customers. Industries requiring large sites may choose other communities if options are not available in Fox Creek. Therefore, additional industrial land is required, and flexibility to configure sites is important.

5.2 New Industrial

On the premise that industrial development in Town will be proportional to population, a total area of 200 ha of industrial is needed for the 5000-population level. The existing developed area and current project leave a demand for an additional 105 ha. Industrial growth has been directed to the Iosegun Road corridor. This area has challenges due to pipelines, terrain, ownership, and municipal administration, however it provides the largest general area for this use. Plan Area 2 projects 119 ha of industrial development can be provided here for a total of 214ha.

In addition to Plan Area 1, Industrial growth should continue north and east, to ensure separation from residential uses and provide direct highway access. Most of this area is in the MD and will require cooperation and negotiation. The M.D. of Greenview has accepted, approved, and committed to complete cooperation to ensuring a smooth transition and supports continued development of the area.

APPENDIX

Fox Creek Purchase and Title to proposed
Annexation land

C

Fox Creek Purchase Document

1. Signature copy of offer to purchase



Operations Division
Provincial Programs Branch
Provincial Approvals Section
5th floor, South Petroleum Plaza
9915 – 106 Street NW
Edmonton, Alberta T5K 2G8
Fax: 780-422-2545
www.asp.alberta.ca

PLS130108

September 5, 2019

Town of Fox Creek
102 Kaybob Drive, Box 149
Fox Creek, Alberta T0H 1P0

c/o Kristen Milne, CAO

RE: Application to Purchase Public Land No. PLS 130108
Public Land: Plan 1922148, Blocks 2 and 3, Lot 1 (approx. 562.76 acres)

Please find enclosed a copy of the offer to purchase for PLS130108 for your review and comment. If acceptable, please sign and return a copy of the agreement to our department along with the balance of the proposed Purchase Price of \$1,351,400.00, payable to the Government of Alberta. Please also provide your GST registrant number.

The enclosed offer to purchase is intended to create binding legal obligations. As such, we recommend you seek legal advice regarding this transaction.

If you require further information regarding this matter, please contact myself at the Operations Division, Edmonton, Alberta at 780-415-4665 or via email at daniel.m.jackson@gov.ab.ca

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Jackson".

Daniel Jackson, JD
Legal Analyst
Sales Unit, Approvals and Dispositions

/

Encl: offer to purchase

Fox Creek Title on Proposed Annexation Area - Property Block 2 Lot 1



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0038 379 442	1922148;2;1	212 071 308

LEGAL DESCRIPTION
 PLAN 1922148
 BLOCK 2
 LOT 1
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 6.04 HECTARES (14.93 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;19;62;33;E
 ATS REFERENCE: 5;19;62;34;W
 ATS REFERENCE: 5;19;63;3;E

MUNICIPALITY: TOWN OF FOX CREEK

REFERENCE NUMBER: 192 174 670

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 071 308	23/03/2021	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS
 THE TOWN OF FOX CREEK.
 OF 102 KAYBOB DRIVE, PO BOX 149
 FOX CREEK
 ALBERTA T0H 1P0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
922 377 054	03/12/1992	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED. 10035 105 STREET, EDMONTON ALBERTA AGENT - CAMILLE PAQUIN

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
212 071 308

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

"ENDORSED BY 192174440 ON 20190723"

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
FEBRUARY, 2022 AT 02:18 P.M.

ORDER NUMBER: 43602872

CUSTOMER FILE NUMBER: N Rd Lands s



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

PAGE 5
212 071 308 +1

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
FEBRUARY, 2022 AT 02:15 P.M.

ORDER NUMBER: 43602794

CUSTOMER FILE NUMBER: N. RD Lands



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Fox Creek Title on Proposed Annexation Area - Property Block 3 Lot 1



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0038 821 898	1922148;3;1	212 071 308 +1

LEGAL DESCRIPTION

PLAN 1922148
 BLOCK 3
 LOT 1
 CONTAINING 221.7 HECTARES (547.83 ACRES) MORE OR LESS
 EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
 A) PLAN 2120590 - ROAD 6.28 15.52
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;19;62;33;E
 ATS REFERENCE: 5;19;62;34;W
 ATS REFERENCE: 5;19;63;3;E
 ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF GREENVIEW NO. 16 / TOWN OF FOX CREEK

REFERENCE NUMBER: 212 048 109

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
212 071 308	23/03/2021	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS
 THE TOWN OF FOX CREEK.
 OF 102 KAYBOB DRIVE, PO BOX 149
 FOX CREEK
 ALBERTA T0H 1P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
922 377 054	03/12/1992	CAVEAT RE : EASEMENT CAVEATOR - ALBERTA POWER LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

212 071 308 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

10035 105 STREET, EDMONTON
ALBERTA
AGENT - CAMILLE PAQUIN
"ENDORSED BY 192174440 ON 20190723"
" AFFECTS PART OF THIS TITLE "

192 209 767 29/08/2019 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - CRESCENT POINT ENERGY CORP.
ATTN: SURFACE LAND DEPT
SUITE 2000, 585-8TH AVE SW
CALGARY
ALBERTA T2P1G1
(DATA UPDATED BY: TRANSFER OF CAVEAT
212097994)

192 237 059 01/10/2019 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - ATCO ELECTRIC LTD.
ATTENTION: LAND & PROPERTIES, 10035-105 STREET
EDMONTON
ALBERTA T5J2V6
AGENT - PAYGE LEGACY

212 010 074 13/01/2021 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - MURPHY OIL COMPANY LTD.
C/O BENNETT JONES LLP
855 - 2ND STREET SW
4500 BANKERS HALL EAST
CALGARY
ALBERTA T2P4K7
AGENT - INTEGRITY LAND. INC.

212 047 183 19/02/2021 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PARAMOUNT RESOURCES LTD.
SUITE 2800, 421 - 7TH AVE SW
CALGARY
ALBERTA T2P4K9
AGENT - INTEGRITY LAND INC.

212 047 184 19/02/2021 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PARAMOUNT RESOURCES LTD.
SUITE 2800, 421 - 7TH AVE SW
CALGARY
ALBERTA T2P4K9
AGENT - INTEGRITY LAND INC.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

212 071 308 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

212 047 191 19/02/2021 CAVEAT
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ALBERTA T2P4K9
AGENT - INTEGRITY LAND INC.

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ALBERTA T2P4K9
AGENT - INTEGRITY LAND INC.

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SUITE 2800, 421 - 7TH AVE SW
CALGARY
ALBERTA T2P4K9
AGENT - INTEGRITY LAND INC.

212 047 344 19/02/2021 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PARAMOUNT RESOURCES LTD.
SUITE 2800, 421 - 7TH AVE SW
CALGARY
ALBERTA T2P4K9
AGENT - INTEGRITY LAND INC.

212 047 352 19/02/2021 CAVEAT
RE : LEASE INTEREST UNDER 20 ACRES
CAVEATOR - PARAMOUNT RESOURCES LTD.
SUITE 2800, 421 - 7TH AVE SW
CALGARY
ALBERTA T2P4K9
AGENT - INTEGRITY LAND INC.

212 047 364 19/02/2021 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

212 071 308 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

			RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PARAMOUNT RESOURCES LTD. SUITE 2800, 421 - 7TH AVE SW CALGARY ALBERTA T2P4K9 AGENT - INTEGRITY LAND INC.
212 047 365	19/02/2021	CAVEAT	RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PARAMOUNT RESOURCES LTD. SUITE 2800, 421 - 7TH AVE SW CALGARY ALBERTA T2P4K9 AGENT - INTEGRITY LAND INC.
212 047 366	19/02/2021	CAVEAT	RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PARAMOUNT RESOURCES LTD. SUITE 2800, 421 - 7TH AVE SW CALGARY ALBERTA T2P4K9 AGENT - INTEGRITY LAND INC.
212 047 367	19/02/2021	CAVEAT	RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PARAMOUNT RESOURCES LTD. SUITE 2800, 421 - 7TH AVE SW CALGARY ALBERTA T2P4K9 AGENT - INTEGRITY LAND INC.
212 047 368	19/02/2021	CAVEAT	RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PARAMOUNT RESOURCES LTD. SUITE 2800, 421 - 7TH AVE SW CALGARY ALBERTA T2P4K9 AGENT - INTEGRITY LAND INC.
212 047 369	19/02/2021	CAVEAT	RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - PARAMOUNT RESOURCES LTD. SUITE 2800, 421 - 7TH AVE SW CALGARY ALBERTA T2P4K9 AGENT - INTEGRITY LAND INC.

TOTAL INSTRUMENTS: 018

(CONTINUED)

PAGE 5
212 071 308 +1

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF
FEBRUARY, 2022 AT 02:15 P.M.

ORDER NUMBER: 43602794

CUSTOMER FILE NUMBER: N. RD Lands



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

APPENDIX
Public Consultation
Stakeholder notifications

D

Landowners / Leased Properties

Murphy Oil Company
Lands Department / Corporate Development and Planning
4000, 520 - 3 Avenue SW
Calgary, Alberta T2P 3Y3

Tax Roll: 317998 Location: 14-34-62-19-5 Pipelines -57995, 54995, 58482, 58482

Murphy Oil Company
Properties - Kaybob Duvernay
Murphy Building, 9805 Katy Fwy #200 Suite G-200
Houston, Texas 77024
1-281-675-9000
dallas.turcotte@murphyoilcorp.com

Tax Roll: 317998 Location: 14-34-62-19-5 Pipeline-57995, 54995, 58482, 58482

Murphy Oil Company 317998
Murphy Oil Company Ltd. C/O Bennett Jones LLP
855 2 Street SW
Bankers Hall East
Calgary, Alberta T2P 4K7
403-294-8908

Tax Roll: 317998 Location: 14-34-62-19-5 Pipeline-57995, 54995, 58482, 58482

Paramount Resources

Legal/ Lands Department/ Corporate Development and Planning

Suite 2800 421 7 Avenue S.W.

Calgary, Alberta T2P 4K9

403-262-7994

Tax Roll: 311414

Location: 06-34-62-19-5

Tax Roll: 316011

Location: 15-03-63-19-5

Pipelines: 7369 (abandoned), 52198, 32299.

1138 - Natural Gas Agreement.

123304B – Petroleum and Natural Gas Agreement.

5494010121 - Petroleum and Natural Gas Agreement.

401100011 - Petroleum and Natural Gas Agreement.

Letter template

Address Label: Landowners / Industry leases

**Re: Fox Creek Annexation of the following lands from the M.D. of
Greenview**

Township 63, Range 19, West of the 5th Meridian, East half of Section 3
Containing 129.499 hectares (320 acres)

Parts of Township 62, Range 19, West of the 5th Meridian, West half of Section 34
Containing 58.8 hectares (145.298 acres)

Including, but not limited to, the following identified land assets:

Insert: Tax Roll, Pipeline License, Sub-surface Agreements, locations

Please review the enclosed information and illustration of the lands identified for annexation.

Should you object to annexation, please indicate your objection by signing the enclosed form and returning it, with your comments, to the Town of Fox Creek.

Unless we have heard from you by February 9, 2022, we will proceed as though you have no objections.

Should you have any questions regarding this notice, please contact the undersigned.

Sincerely,

Chief Administrative Officer
Kristen Milne
Email: kristen@foxcreek.ca
Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: development@foxcreek.ca
Phone: 780-622-3896

Landowner / Industry lease Annexation Notice

I, _____, _____, represent
Full name Position or Title

_____ stakeholder and/or ownership interests, in the lands located within the
Company or Agency

M.D. of Greenview No. 16 and **contest** the proposed annexation into the Town of Fox Creek.

Supporting documentation is attached.

Signature

Date

Please return the completed form to:

Town of Fox Creek
Development Department – Annexation
Objection
102 Kaybob Drive
Box 149
Fox Creek, Alberta T0H
Email: development@foxcreek.ca
Phone: 780-622-3896

For questions related to this form, or the
annexation process, please contact:

Chief Administrative Officer
Kristen Milne
Email: kristen@foxcreek.ca
Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: development@foxcreek.ca
Phone: 780-622-3896

Stakeholder – Industry - Pipeline – Mineral Rights Agreements

Alliance
British Columbia and Alberta Gathering Office
10944 92 Avenue
Grande Prairie Alberta T8V 6B5
780-402-3102

Pipeline- 80051

Alliance
Alberta Mainline Office
5012 Caxton Street
Whitecourt Alberta T7S 0A6
780-706-4180

Pipeline-80051

Alliance Corporate Head Office
200, Fifth Avenue Place
425 - 1st Street SW
Calgary Alberta T2P 3L8
403-231-3900

Pipeline-80051

Chevron Canada Resources
Whitecourt & Fox Creek
3460 33 Street
Whitecourt Alberta T7S 0A2
1-844-634-5010

Pipeline-55582

Chevron Canada Resources
Exploration & Production
500 - 5th Avenue S.W.
Calgary Alberta T2P 0L7
1-403-234-5000

Pipeline-55582

Crescent Point Energy
Legal/Lands Department / Corporate Development and Planning
Suite 2000, 585 8 Avenue SW
Calgary Alberta T2P 1G1
403-693-0020; 888-693-0020
gov@crescentpointenergy.com;
thirdparty@crescentpointenergy.com

Pipeline-56708, 55552, 54982

Nova Gas Transmission Ltd.
Legal/ Lands Department/ Corporate Development and Planning (Fox Creek, AB)
450 1 St SW
Calgary, Alberta T2P 5H1
403-920-2200
<https://www.tcenergy.com>

Pipeline-80121

Headwater Mineral Exploration & Development Ltd.
1200, 500-4th Ave SW
Calgary Alberta T2P 2V6
(587) 391-3680
info@headwaterexp.com

9314050254 – Metallic and Industrial Mineral Agreement

Sphere Energy Corp.
c/o Revolution Oil & Gas Corporation
Ron Lambie
Suite 710, 530 – 8 Avenue SW
Calgary Alberta T2P 3S8
rlambie@revolutionoilandgas.com

0510090858 - Petroleum and Natural Gas Agreement

Stomp Energy Ltd (transferred to Murphy and Athabasca)
1600, 333 7 Th Avenue S.W.
Calgary, Alberta T2P 2Z1

0513050050 - Petroleum and Natural Gas Agreement

Athabasca Oil Corp.
Suite 1200 215 - 9th Avenue SW
Calgary Alberta T2P 1K3
403-237-8227
info@atha.com

5410110293 - Petroleum and Natural Gas Agreement

Letter template

Address Label

Industry Stakeholders: Pipelines; Mineral Rights Agreements

**Re: Fox Creek Annexation of the following lands from the M.D. of
Greenview**

Township 63, Range 19, West of the 5th Meridian, East half of Section 3
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Parts of Township 62, Range 19, West of the 5th Meridian, West half of Section 34
Containing 58.8 hectares (145.298 acres)

**Including, but not limited to, the following identified assets, pipeline, or
facilities: Pipeline License numbers, Sub-surface Mineral Agreements,
Locations**

Please review the enclosed information and illustration of the lands identified for annexation.

Should you object to annexation, please indicate your objection by signing the enclosed form and returning it, with your comments, to the Town of Fox Creek.

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Kristen Milne
Email: kristen@foxcreek.ca
Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: development@foxcreek.ca
Phone: 780-622-3896

Industry Stakeholder Annexation Notice

I, _____, _____, represent
Full name Position or Title

_____ stakeholder's interest in the lands located within the
Company or Agency

M.D. of Greenview No. 16 and **contest** the proposed annexation into the Town of Fox Creek.

Supporting documentation is attached.

Signature

Date

Please return the completed form to:

Town of Fox Creek
Development Department – Annexation
Objection
102 Kaybob Drive
Box 149
Fox Creek, Alberta T0H
Email: development@foxcreek.ca
Phone: 780-622-3896

For questions related to this form, or the
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Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: development@foxcreek.ca
Phone: 780-622-3896

Stakeholder – Recreation, Health, Education, Rail, Utilities, General

Alberta Health Services Board
Attn: Board Chair, David Weyant QC
AHS Board Seventh Street Plaza
14th Floor, North Tower 10030 107 St NW
Edmonton, Alberta T5J 3E4
1-888-342-2471
ahs.board@ahs.ca

AltaGas Utilities Inc.
Lands Department
1700, 355 4 Avenue SW
Calgary, Alberta T2P 0J1
403-691-7575; 1-888-890-2715

ANC Timber
Postal Bag 9000 10
Km West Highway 43
Whitecourt, Alberta T7S 1P9
(780) 778-7944
lorib@albertanewsprint.com

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

ATCO Electric Ltd. Fox Creek
205 Kaybob Dr
Fox Creek, Alberta T0H 1P0

Atco Gas
Attn: Dave Klatchuk
10035 - 149 Street
Edmonton, Alberta T5V 0B7
HP.Circulations@atco.com

Canfor Green Energy
(Re: Fox Creek, AB Millar Western acquisition)
8701 - 108 Street
Grande Prairie, Alberta T8V 4C5

Canadian Pacific
Attn: Chairman of the Board
7550 Ogden Dale Road SE
C/o Office of the Corporate Secretary
Calgary, Alberta T2C 4X9

Energy Transfer Canada
8111 Westchester Drive
Dallas Texas 75225
214-981+0700; right of way inquiries: 833-633-3769

Federation of Alberta Gas Co-op
Attn: Lyle Kuzik
Federation Centre
201-115 Portage Close
Sherwood Park, Alberta T8H 2R5

Fortis Alberta Inc.
Attn: Dave Hunka Manager, Municipalities and Key Accounts North
320-17 Avenue SW

Calgary, Alberta T2S 2V1
780-622-2397
Fox Creek Fire Department
Shawn Watson
Box 149
Firechief@foxcreek.ca

Living Waters Catholic Regional Div. No.42
4205 Kepler Street
Box 1949
Whitecourt, Alberta T7S 1P6
Fax: 780-778-2727

Millar Western Forest Products Ltd.
Leah Disney, RPFT Land Use Coordinator, Whitecourt, and Fox Creek Wood Products
Box 429, Off Highway 43
Fox Creek, Alberta T0H 1P0
780-778-2221, ext2163

Nordic Track and Trail
c/o Michelle Willisroft
Fox Creek, Alberta T0H 1P0
aero05@telus.net

Northern Gateway School Division
Attn: Kevin Bird
4816 - 49 Avenue
Box 840
Whitecourt, Alberta T7S 1N8
780-778-2800; Fax: 780-778-6719

Northland Sno-Goers
Sheila Bellwood
C/O Box 149
Fox Creek, Alberta T0H 1P0
780-622-9489

Shell Canada Limited
Lands Department / Fox Creek
400 - 4th Avenue S.W.
Calgary Alberta T2P 0J4
(403) 691-3111; Toll Free: 1-877-656-3111

Shell Canada Limited
Lands Department / Fox Creek
P.O. Box 100 Station M
Calgary, Alberta T2P 2H5

Letter template

Address Label

Stakeholder General – all; Utilities; Health; Education; Forestry; General

**Re: Fox Creek Annexation of the following lands from the M.D. of
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Kristen Milne
Email: kristen@foxcreek.ca
Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: development@foxcreek.ca
Phone: 780-622-3896

Stakeholder Annexation Notice

I, _____, _____, represent

Full name

Position or Title

_____ stakeholder's interest, in the lands located within the
Company or Agency

M.D. of Greenview No. 16 and **contest** the proposed annexation into the Town of Fox Creek.

Supporting documentation is attached.

Signature

Date

Please return the completed form to:
Town of Fox Creek
Development Department – Annexation
Objection
102 Kaybob Drive
Box 149
Fox Creek, Alberta T0H 1P0
Email: development@foxcreek.ca
Phone: 780-622-3896

For questions related to this form, or the
annexation process, please contact:

Chief Administrative Officer
Kristen Milne
Email: kristen@foxcreek.ca
Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: deveopment@foxcreek.ca
Phone: 780-622-3896

Stakeholder Provincial Government

Alberta Municipal Affairs
Municipal Government Board
Attn Rick Duncan Case Manager, MGB Secretariat
2 Floor, 1229 - 91 Street SW
Edmonton Alberta T6X 1E9
780-422-8652
richard.duncan@gov.ab.ca
mgbmail@gov.ab.ca

Alberta Municipal Affairs
Attn: Michael Scheidl
18th Floor, Commerce Place
10155-102 Street
Edmonton Alberta T5J 4L4

Alberta Municipal Affairs
Deputy Minister Brandy Cox
Office of the Deputy Minister Municipal Affairs
Legislative Assembly of Alberta
9820 - 107 Street NW
Edmonton Alberta T5K 1E7

Associate Deputy Minister Stephanie Clark
Office of the Minister Natural Gas and Electricity
Legislative Assembly of Alberta
9820 - 107 Street NW
Edmonton Alberta T5K 1E7

Deputy Minister Rae-Ann Lajeunesse
Office of the Deputy Minister Transportation
2nd floor, Twin Atria Building
4999-98 Avenue
Edmonton Alberta T6B 2X3
780-427-3835

Deputy Minister Mary Persson
Office of the Deputy Minister Infrastructure
3 Floor, Infrastructure Building
6950-113 Street
Edmonton Alberta T6H 5V7

Letter template

Address Label

Provincial Government Ministries

**Re: Fox Creek Annexation of the following lands from the M.D. of
Greenview**

Township 63, Range 19, West of the 5th Meridian, East half of Section 3
Containing 129.499 hectares (320 acres)

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Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: development@foxcreek.ca
Phone: 780-622-3896

Stakeholder Provincial Ministries Annexation Notice

I, _____, _____, represent
Full name Position or Title

_____ of Alberta interests in the lands located within the M.D. of
Ministerial Department

Greenview No. 16 and **contest** the proposed annexation into the Town of Fox Creek.

Supporting documentation is attached.

Signature

Date

Please return the completed form to:
Town of Fox Creek
Development Department – Annexation
Objection
102 Kaybob Drive
Box 149
Fox Creek, Alberta T0H 1P0
Email: development@foxcreek.ca
Phone: 780-622-3896

For questions related to this form, or the
annexation process, please contact:

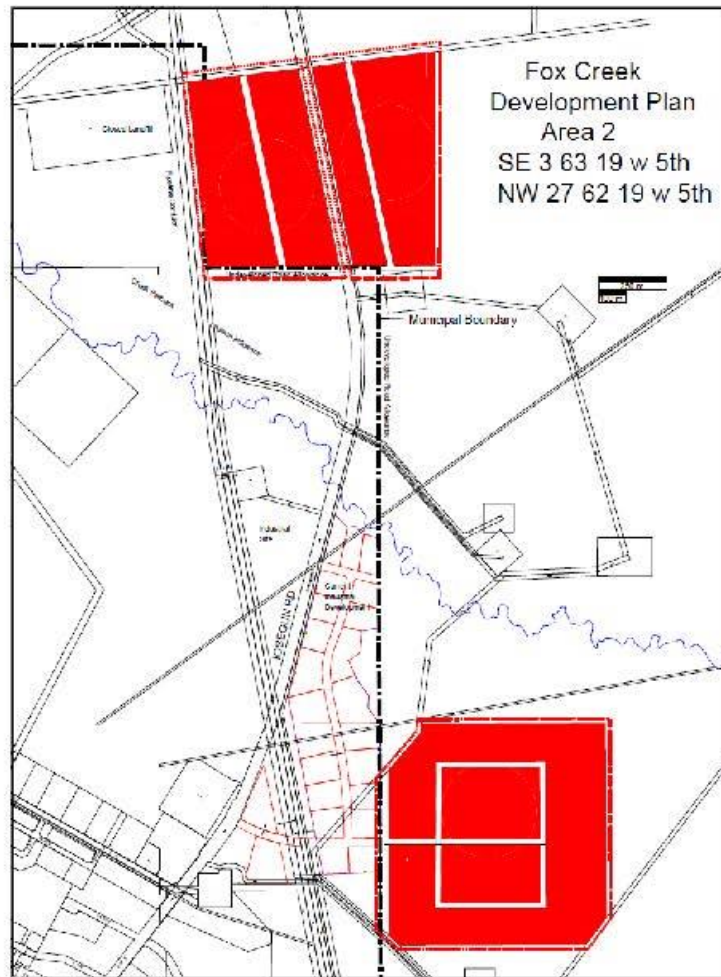
Chief Administrative Officer
Kristen Milne
Email: kristen@foxcreek.ca
Phone: 780-622-3896

Development Officer
Cindy Nielson
Email: deveopment@foxcreek.ca
Phone: 780-622-3896

Appendix E
Fox Creek Development Plan

E

Fox Creek Development Plan Area 2 Industrial Development



Prepared for the Town of Fox Creek
31/07/2014
Eagle River Planning Services
Peter Yackulic, RPP, MCIP

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1.0. INTRODUCTION

1.1 Overview

The Town of Fox Creek is experiencing high demand for industrial properties to serve current and anticipated petroleum development activity in the region. The Town is the service centre for a large area, and a logical location for maintenance facilities, equipment yards, and industrial service shops. The existing industrial development is a mixture of lot sizes and development levels. While some sites are completely serviced, with paved roads, others are simply unserviced yards accessed from private gravel roadways. Demand exists for a variety of site sizes.

1.2 Purpose

The purpose of this portion of Fox Creek Development Plan is to establish a framework for additional industrial land, with a sequence of development for its orderly subdivision and development. The plan has been prepared in conformity with the provisions of the Town of Fox Creek Municipal Development Plan.

The plan contains a summary of policy and site considerations needing to be addressed in a plan for industrial development in the area. Based on these considerations, the plan outlines a development concept with transportation and servicing schemes. Finally, the plans explain how the proposed development concepts will be implemented.

1.3 Plan Area 2

Plan Area 2 includes two quarter sections, the SE 3 63 19 w 5th and the NW 27 62 19 w5th. The Town of Fox Creek is in the process of purchasing the SE 3. These parcels are functionally quarter sections, with exceptions for road and pipeline right of ways. The land is predominantly within the Municipal District of Greenview. The NW 27 is identified in the Intermunicipal Development Plan for annexation by the Town, for future industrial use. The SE 3, though not identified for annexation or industrial use, is adjacent to Iosegun Lake Road and recent industrial development. The plan area is relatively unencumbered by the oilfield infrastructure or terrain constraints that are common in the Fox Creek area.

The SE 3 is on the north east corner of Fox Creek. SE 3 is bounded on the west by a major pipeline corridor, with a closed landfill immediately west of the corridor. The land south is currently being developed for large parcel industrial uses. To the east, undeveloped land with minimal oilfield disruption and moderate slopes may provide for eventual expansion of industrial use. To the north lies a commercial camp, on land leased from the Town, which provides residences for resource workers in the region. North east of this site, the land has some oilfield installations. The site is divided by Iosegun Lake Road, running north/south, which provides access between resource development and the Town, and recreational access to Iosegun Lake.

The general area of SE 3 is separated from the residential and commercial districts of Fox Creek by the sewage lagoons, a creek, the closed landfill, and existing industrial development. Expansion of industrial use in this area will not adversely affect other existing uses.

The NW 27 lies on the east side of the Town, about 300m east of Iosegun Road. Its west boundary abuts an industrial development currently underway. Oilfield facilities to the south, a creek to the north, and undeveloped land with terrain constraints to the east influence the eventual expansion of industrial activity on this site. An undeveloped road allowance on the west side will provide linkage to Highway #43 at the time of Highway Interchange development, while development to the west will connect the area to existing industrial land in the Town.

The plan area is intended for industrial uses, as extension of the existing industrial area. The area has not been previously developed or cleared. There is full forest cover, with minor clearing of corridors for trails. Most of the existing tree cover is mature. The planned development requires removal of existing vegetation and trees, with potential landscaping of storm water management facilities to use native material as much as possible. A minor wetland is located in the north east portion of the SE 3, which may require avoidance or preservation, depending on evaluation at the subdivision stage. There are not any creeks, fresh water marshes, or other areas on the site that will require high priority conservation measures.

1.4 Environmentally Significant Areas

A Phase 1 Environmental Assessment has not been completed for the site. Though pipelines border the sites, there are not any pipelines or well sites within the development areas. The Municipal Development Plan does not indicate any of the site to be environmentally significant.

The closed landfill, adjacent to SE 3, has environmental significance in that residential, institutional, and food service uses are prohibited within 350m of the landfill working area unless a waiver is provided. The presence of the landfill has the potential of raising concern of financial institutions lending money for purchase of land in the area. It is likely that a Phase II Environmental Impact Assessment will be required to provide sufficient evidence to purchasers that the closed landfill does not present a potential risk.

The sewage lagoons south west of SE 3 have a residential and institutional setback that lies outside of the plan area, and does not limit or restrict development in the plan area.

1.5 Topography and Natural Drainage

The plan areas generally slope down towards the creek that lies south of SE 3 and north of NW 27. There are not any steep slopes, ravines, or major depressions within the plan area. The creek itself, some 250m from the plan area, provides for drainage but presents a moderate obstacle for road and utility development outside of the plan area.

2.0 DEVELOPMENT CONCEPT

The following sections describe the development concept for Plan Area 2. The main aspects of the plan are described in the following sections. The attached figures should be reviewed with this section for clarity.

2.1 Industrial

All of the land in the plan area will be allocated to industrial use. Municipal Reserves will be provided as Cash In Lieu of land, to support recreational facility development in more appropriate locations.

2.1.1 Intent

- To provide a range and variety of site opportunities to meet current and future market conditions.
- Provide sufficient development intensity to allow for the efficient provision municipal services
- Locate development in a fashion that takes advantage of the natural environment to support stormwater management facilities and natural space.
- Establish development access to the local roadway systems to provide easy access and prevent traffic congestion on arterial roadways.
- Provide a range of lot sizes to offer development options within the community.

2.1.2 Land Use Concept

The plan area of 119 ha increases the land available in Fox Creek for industrial use by about 125%, to a total of 214ha. By comparison, industrial development in Whitecourt occupies 210 ha. The proposed areas allow for large parcels, to accommodate the equipment storage associated with oilfield service operations. Alternatively, the block dimensions allow for lot layouts associated with the sizes common in other industrial districts within Fox Creek. The plan area is contiguous with existing industrial development, which creates the potential to support the current industrial core as the plan area develops. Access to SE 3 is available, however access to NW 27 will not be available until adjacent industrial development is complete.

The plan area location will provide industry with convenient access to existing industrial development, resource areas, Highway #43, and residential support. The existing industrial and new commercial districts buffer the residential areas from noise, nuisance and hazards associated with industrial activity.

3.0 TRANSPORTATION AND SERVICING

3.1 Transportation

The plan provides a simple road network, making use of the existing road allowances with new connections to Iosegun Road. There will not be any accommodation for pedestrians.

3.1.1. Intent

- Preserve the integrity of the existing arterial road.
- Promote site access without interference to through traffic.
- Offer a safe and efficient transportation system which accommodates industrial vehicle traffic.
- Provide connections to future development of neighboring parcels.

3.1.2. Concept

The transportation network has been designed to accommodate internal flows in an efficient manner, with straight alignments and conventional intersections. The SE 3 area has local roads connecting with Iosegun Road, with property access only from the local roads. This will allow Iosegun Road to operate as a safe and uncongested arterial route. Local roads have been designed to feed off of the collector roadway system. The SE 3 local roads can be extended into adjacent parcel when those sites are developed. Two connections to Iosegun Road are provided for SE 3, to provide for flow through traffic, or to allow for temporary internal obstructions without eliminating access to the area.

NW 27 is connected to Iosegun Road with an collector roadway that will cross the south end of the industrial area now under development. This collector roadway crosses NW 27 to provide access to future development to the east (NE 27). It will link with the north/south road allowance on the west side of NW 27, which provides a direct route to the airport area and the future Highway #43 interchange. In addition to the collector link to Iosegun Road, a second road link to the road allowance will provide alternate access into the area.

All roadways will be paved, with a rural cross section (drainage ditches). Iosegun Road and the new collector road in NW 27 through the plan area will be 11.0m wide with turning bays at intersections, while local roads will be 9.0m wide.

Pedestrian activity will not be accommodated.

3.1.3 Traffic Impact

Industrial development currently underway and the proposed development will support the Town of Fox Creek's population to increase by over 3000 people. This permanent population will live south and west of the plan area, with major reliance on Iosegun Road and 2A Avenue (Plan Area 1) for employee access to the industrial area. In addition to employee access, the road network must support industrial access, and Iosegun Road must support through traffic for resource development and recreational access. As a two lane road, Iosegun Road can provide an adequate level of service for the proposed development, provided access is restricted to intersections with local roads, and proper turning bays/acceleration lanes are provided. If direct property access is to be provided from Iosegun Road, road widening to four lanes plus turning bay allowances will be required. Adequate right of ways should be protected for eventual (50 year term) widening of Iosegun Road to four lanes. Until required for road widening, landscaping of the additional right of way can provide screening of the back yards of the industrial sites.

The intersection of Iosegun Road and 2A Avenue will be a major intersection, requiring signalization in the future. This will benefit the development of Plan Area 1 as well as both portions of Plan Area 2.

3.2 Sanitary Servicing

The Town of Fox Creek requires sewer, water, and power services for all subdivisions. The plan area is removed from the main part of the Town, and not in close proximity to any existing sewer mains. The boundary of the SE 3 is less than 300m from the sewer lagoons, however it is separated from the lagoons by a creek and various pipelines. Gravity

service to the lagoons from SE 3 may be possible. A syphon, lift station, or other facility would be required to move sewage across the creek. Alternatively, a low pressure system could provide comparable utility with less municipal infrastructure. For SE 3, we believe a low pressure system is preferable to a gravity system due to the low intensity development in the plan area. Each property will pump wastewater to the force main, with sewage flow west to the lagoons. Design of the system should accommodate additional flows from all adjacent development areas, which do not currently have sewer service.

Sewer service to NW 27 will be dependant on the system installed for the industrial development now underway. If this area is served with a low pressure system, the NW 27 will have to follow suit. If the adjacent development is served by gravity, portions of NW 27 may be serviced by gravity as well, with the remainder served by a low pressure system. As the adjacent system is not in place, capacity information is not available. Confirmation of grades and capacity of the system will be required at the time of subdivision design.

3.3 Water Servicing

It is anticipated that water servicing will tie into the existing main in Iosegun Road. Mains will be located in all roadways to provide service points and fire protection for all properties, looping for redundancy and flow, and future connection to adjacent development areas. Within NW 27, a main will extend eastward to serve that future development area.

Water servicing is to be designed to provide peak hour flows and fire flows for industrial development.

3.4 Storm Servicing

With development, some of the permeable areas will be replaced by impervious surfaces (i.e. roads, buildings, parking lots), resulting in an increase in runoff from the land. As such, a stormwater management plan should be prepared for this development. Stormwater management regulations and engineering standards have evolved over the past several decades. A stormwater management plan will address both stormwater quality and quantity aspects.

The large sites associated with industrial development provide opportunity for retention and detention on site. Existing surface drainage is predominantly to the creek, which will be supplemented with a ditches and a culverted system to move storm water across pipeline corridors. If on site management is not practical, storm water will be conveyed to new storm water management facilities (dry ponds) prior to controlled release to xx Creek. The release rate will be limited to the pre-development rate of 2.5 L/s/ha. Subject to further planning and engineering design, the SWMF will be constructed in accordance with Alberta Environment's Design Standards and Guidelines.

If required, the Stormwater Management Facilities (SWMF) will be located adjacent to the plan area. This sites will be located between the plan area and the creek, where natural drainage of the site currently feeds to and discharges from. The primary function of the facilities will be to manage stormwater.. The sites will be integrated with surrounding land uses and provide a naturalized amenity to the community and its residents.

On an interim basis, the first phases of development will be required to contain and control storm water on site, until flows and storage requirements warrant evaluation of the need for construction of a SWMF.

3.5 Shallow Utilities

Gas, cable, phone and power are located within proximity to the plan area and will be provided by the respective operators concurrently with the development. Wire services may be above ground.

4.0 IMPLEMENTATION

4.1 Planning Requirements

Lands within the plan area are not within the Town of Fox Creek. The NW 27 is identified in the Intermunicipal Development Plan for future annexation by the Town and industrial, however the SE 3 is not. Annexation (or agreement), amendments to the IDP, MDP, and LUB will be required. These processes provide opportunities for public input through the Public Hearing process. Adoption of this plan as an Outline Plan, by resolution of Council, will provide for subsequent subdivision. Future subdivision applications will be initiated as necessary and conform to land use designations outlined in the Town of Fox Creek's Land Use By-Law. Decisions on subdivision applications will be guided by applicable Town policies, including this plan and other information required for each application. Development agreements applied as conditions of subdivision will ensure completion of subdivisions to the Town's standards.

4.2 Development Staging

Development is anticipated to initiate in the northwest portion of the plan area (SE 3) and progress clockwise (east, and then south to NW 27) in a manner that is logical and efficient. The timing of each development phase is dependent upon market demands, future infrastructure upgrades, servicing extensions and ambitions of developers.

Phasing is proposed to address the immediate demand for development and optimal connection to utility and transportation networks. Phase 1, in the west portion of SW 3, connects to the existing industrial development on Iosegun Road for continuity of development. This area can be broken into sub stages, starting at the south with the required sewer, road, and water connections. Transportation and utility infrastructure to service the subsequent stages will connect here and continue into the development depending upon timing of construction. The provision of sewer service to this area could allow for the unserviced industrial developments nearby to connect, and contribute to the cost of the off site main to the lagoon.

Phase 2, east of Iosegun Road, allows for independent extension and development of that area, without requiring completion of Phase 1, provided the sewer service of Phase 1 has been extended to Iosegun Road. This allows for the site to be brought on stream at any time that the Town requires, if, for example available sites in Phase 1 are too small for a potential project. Phase 2 will require attention to the wet area in the north east corner to ensure protection or compensation for wetland loss is considered well in advance of development.

Phase 3 requires construction of the industrial area between NW 27 and Iosegun Road prior to work in Phase 3. The current land being developed and Phases 1 and 2 should provide adequate industrial land supply for the next several years. Phase 3 should be considered as a future land industrial land use area, with the proposed road configuration only one of many options. The most important current aspects of Phase 3 are the inclusion of the area in the Town, the determination that it will be industrial, and the provision of services in the area to the west being adequate to support Phase 3.

4.3 Administrative Sequence

1. Intermunicipal Development Plan Amendment
2. Annexation
3. Land Acquisition
4. Municipal Development Plan Amendment
5. Land Use Bylaw Amendment
6. Plan adoption by resolution
7. Preliminary grading and utility master planning, including geotechnical evaluation for first phase
8. Phase II ESA on area affected by closed landfill
9. Acquisition of LOCs for storm water facility if required
10. Marketing and sale of phases to land developers

5.0 SUMMARY

The Area 2 Plan defines the major land use, servicing and transportation systems for new industrial development areas. The plan is conceptual in nature, with exact alignments of roadways, utilities, and internal boundaries to be determined as detailed subdivision design is undertaken. As the site could potentially accommodate a 125% increase in the industrial activity and population of Fox Creek, build out will take some time, and the plan must be able to address changes in industry, regulations, and standards as they evolve.

This plan has been designed to accommodate changing market conditions and preferences. The development will provide a mixture of lot sizes for industrial options.

Provision has been made for stormwater management facilities to be incorporated into the design. The site will be served by existing access roads to the community. Road and utility extensions will be provided to benefit future development to the east.

Appendix F

Certificate of no objection received
MD of Greenview #16 & Town of Fox Creek

F



**CERTIFICATE OF
NO OBJECTION(S) RECEIVED
TOWN OF FOX CREEK ANNEXATION OF LANDS
FROM THE MD OF GREENVIEW NO. 16
Application No. AN17/FOXCC/T-01**

I, Kristen Milne, Chief Administrative Officer, for the
Town of Fox Creek.

Hereby, confirm that the Town of Fox Creek **has not**
received an objection to our proposed annexation of
lands from the MD of Greenview No. 16, as of March 2,
2022.

Kristen Milne, Chief Administrative Officer,

Town of Fox Creek

c/s

March 2, 2022

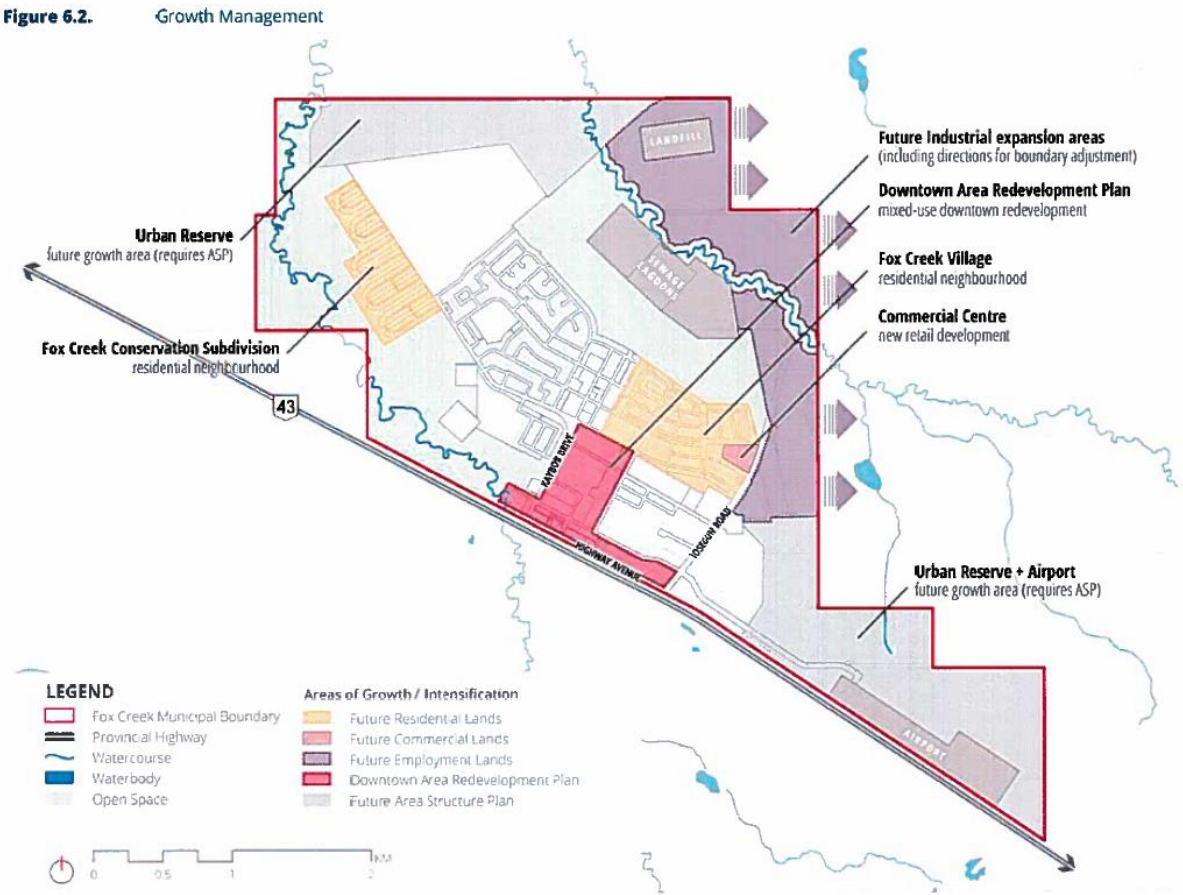
Date

Appendix G

Excerpts from Statutory Plans

G

Town of Fox Creek Municipal Development Plan figure 6.2 Growth Management identifies the proposed annexation area as future Industrial expansion (Town of Fox Creek, 2016)



Town of Fox Creek. (2016). Comprehensive Community Plan Municipal Development Plan Bylaw 775-2016. Town of Fox Creek, Alberta, Canada.

Appendix H

Responses from Consultation Process

H

Letters from Industry

Cindy Nielson

From: Circulations, HP <HP.Circulations@atco.com>
Sent: Friday, February 4, 2022 9:01 AM
To: Cindy Nielson
Subject: 22-0220 Response - Town of Fox Creek Annexation
Attachments: ATCO Gas_SH.pdf; Annexation Summary and Map.pdf; Stakeholder form.pdf

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

Thank you,

Isabel Solis-Jarek

Sr. Administrative Coordinator | Operations Engineering | Gas Transmission
ATCO Pipelines & Liquids Global Business Unit

A: 7210 42 Street, Edmonton, AB T6B 3H1

E: Isabel.Solis@atco.com

[ATCO.com](https://www.atco.com) [Facebook](#) [Twitter](#) [LinkedIn](#)



From: Cindy Nielson <development@foxcreek.ca>
Sent: Thursday, January 20, 2022 12:59 PM
To: Circulations, HP <HP.Circulations@atco.com>
Subject: Town of Fox Creek Annexation

****Caution – This email is from an external source. If you are concerned about this message, please forward it to spam@atco.com for analysis.****

To Whom it may concern,

You will find attached information regarding an annexation of land for the Town of Fox Creek.

The originals have been sent to you by regular mail.

If you have concerns about the annexation please fill in the attached form and return it to us.

Thank you for taking the time to review this information.

Cindy Nielson

From: Linehan, Stacey (Contractor) <Stacey.Linehan@energytransfer.com>
Sent: Wednesday, February 9, 2022 9:53 AM
To: Cindy Nielson
Subject: RE: Fox creek annexation waiver

Good morning Cindy
Energy Transfer Canada is not contesting the annexation.
Please disregard the executed form

From: Cindy Nielson <development@foxcreek.ca>
Sent: Wednesday, February 9, 2022 9:37 AM
To: Linehan, Stacey (Contractor) <Stacey.Linehan@energytransfer.com>
Subject: RE: Fox creek annexation waiver

Thank you for your email, Stacey,

Can you please confirm that Energy Transfer is **contesting (not in favour of)** the Annexation?

If so, please forward the supporting documents.

If the form was filled out in error and Energy Transfer is in favour of the Annexation please advise.

Thank you again for reviewing everything.



Cindy Nielson | Development Officer
Town of Fox Creek | Box 149 | Fox Creek | T0H1P0
Phone: 780-622-3896 | development@foxcreek.ca
www.foxcreek.ca Cell: 780-622-4847

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From: Linehan, Stacey (Contractor) <Stacey.Linehan@energytransfer.com>
Sent: Wednesday, February 9, 2022 9:29 AM
To: Cindy Nielson <development@foxcreek.ca>
Subject: Fox creek annexation waiver

Please find attached the executed copy of the stakeholder annexation notice

Cindy Nielson

From: Takacs, Lisa <Lisa.Takacs@atco.com>
Sent: Friday, February 11, 2022 12:19 PM
To: Cindy Nielson; Kristen Milne
Subject: INQ-2022-0058 | FOX CREEK ANNEXATION
Attachments: Fox Creek.pdf

Good Afternoon,

ATCO Electric has no comments or concerns with this application.

Thank You!

I am currently working from home and can be reached by email.

Lisa Takacs

Land Administrator, Land Administration
Lands
Electricity

P. 780.508.4986 | F. 780-420-5030
A. 10th Floor AC-EDM, 10035 – 105 St. Edmonton AB T5J 1C8
E. Lisa.Takacs@atco.com

[ATCO.com](https://www.atco.com) [Facebook](#) [Twitter](#) [LinkedIn](#)



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Alberta Transportation Approval Letter



Construction and Maintenance Division
Peace Region; Grande Prairie
10320 - 99 Street Provincial Building & Courthouse
Grande Prairie AB T8V6J4
www.alberta.ca

File: 2022-0001517

Town of Fox Creek
102 Kaybob Drive
PO Box 149
Fox Creek, AB T0H 1P0
development@foxcreek.ca

Subject: Municipal Referral – Town of Fox Creek Annexation

Description	General Location
<p>Town of Fox Creek Annexation of Land from the MD of Greenview No. 16 – February 2022</p> <p>NE & SE 3-63-19-W5 NW & SW 34-62-19-W5</p>	

This will acknowledge receipt of your circulation regarding the above noted proposal.

The land proposed to be annexed by the Town of Fox Creek does not appear to conflict with Alberta Transportation’s plans for future Highway 43 upgrades, therefore Alberta Transportation has no concerns at this time regarding the proposal.

If you have any questions or require additional information, please contact the undersigned.

Sincerely,

David Richards
david.richards@gov.ab.ca

Classification: Protected A

Appendix I

Location of the Iosegun Lake Road

I

The Iosegun (eye-os-e-gun) Lake Road runs north-south through the east side of Plan 192-2148, Block 3, Lot 1, located with NE & SE 3-63-19-W5.



— Iosegun (eye-os-e-gun) Lake Road within NE 3-63-19 W5 & SE 3-63-19 W5

Appendix J

Taxes & Concessions

J

Taxes

There are eight 8 leases within the annexation area that the Municipal District of Greenview is currently collecting tax dollars from.

Oilfield leases – four (4)

- combined assessment of \$248,650.00 and
- taxes for 2021 in the amount \$1913.80

Town of Fox Creek leases - four 4 leases in the annexation area (one (1) work camp and three (3) industrial properties.

- combined assessment of \$12,370,900.00 and
- taxes for 2021 in the amount of \$88,544.26.

The combined assessment for the eight leases is

- \$12,619,550.00 Total Assessment
- \$ 90,458.06 Total Tax Revenue
-

Municipal District of Greenview 2020 Net Taxation \$90,099,864.00.

The annexation will result in the Municipal District of Greenview foregoing about 1% of their previously collected tax dollars.

Concessions

As Per: MGA 127(1.1) Where an area of land is the subject of an exemption or deferral granted under section 364.2 by one municipal authority and an order referred to in subsection (1) annexes all or part of that land to another municipal authority, the order must require the receiving municipal authority to continue the exemption or deferral in respect of the annexed land, subject to any terms the Lieutenant Governor in Council considers appropriate.

Fox Creek will accommodate the exemptions or deferrals offered by the Municipal District of Greenview to leaseholders in the annexation area.

Appendix K

15. Annexation Principles

K

Cooperative Intermunicipal Policies

The Municipal District of Greenview No. 16 (MD) and the Town of Fox Creek (Town) entered into an agreement and adopted a Intermunicipal Development Plan in 2009 to work together cooperatively and share information.

- Municipal District of Greenview Bylaw 09-605
- Fox Creek Bylaw 681-2009

Accommodations of Growth

The proposed annexation of lands from the MD by the Town of Fox Creek will have little to no impact on the growth, resources, or fiscal accountability of the MD. On the other hand, the annexation will be very beneficial to the Town because we will have control over lands that we own.

Infringement on Local Autonomy

The proposed annexation of lands will allow the Town the right to self-govern lands that are owned by the Town that are currently within the municipal boundaries of the MD.

Growth Projections

The Town has purchased approximately +/- 6.28 Hectares Land from the Crown for industrial expansion. This land is located for the most part within the proposed annexation area.

S				
LNLC	SHORT LEGAL		TITLE NUMBER	
0038 821 898	1922148;3;1		212 071 308 +1	
LEGAL DESCRIPTION				
PLAN 1922148				
BLOCK 3				
LOT 1				
CONTAINING 221.7 HECTARES (547.83 ACRES) MORE OR LESS				
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS				
A) PLAN 2120590 - ROAD 6.28 15.52				
EXCEPTING THEREOUT ALL MINES AND MINERALS				
ATS REFERENCE: 5;19;62;33;E				
ATS REFERENCE: 5;19;62;34;W				
ATS REFERENCE: 5;19;63;3;E				
ESTATE: FEE SIMPLE				
MUNICIPALITY: MUNICIPAL DISTRICT OF GREENVIEW NO. 16 / TOWN OF FOX CREEK				
REFERENCE NUMBER: 212 048 109				

	REGISTERED OWNER(S)			
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
-----	-----	-----	-----	-----
212 071 308	23/03/2021	TRANSFER OF LAND		SEE INSTRUMENT
OWNERS				
THE TOWN OF FOX CREEK.				
OF 102 KAYBOB DRIVE, PO BOX 149				
FOX CREEK				
ALBERTA T0H 1P0				

Logical Extension of Growth Patterns

The proposed annexation follows the growth projections established in Town of Fox Creek Municipal Development Plan figure 6.2 Growth Management shown on Page 36.

<https://foxcreek.ca/wp-content/uploads/2017/04/Fox-Creek-Municipal-Development-Plan-LOWRES-FINAL-20161115.pdf>

Cost Effective, Efficient Approach to the Administration of Services.

Water services have been installed along the Iosegun Lake Road that can be tied into by the adjoining properties. Natural gas and electricity are available in the area and will be installed by the developers of the properties. The developers will be permitted to use private sewage services until such time as the Town expands our sewer treatment facilities along the Iosegun Lake Road, or another developer installs a lift station that can be tied into whichever comes first. The Town has an agreement in place with another developer located outside of the annexation area for the construction of a sewer lift station once they commence with phase III of their developments.

Sensitivity and Respect for Key Environmental and Natural Features

The annexation area is in a primarily forested location. With a small stream running through the south quarter of the annexation area. Fox Creek prides itself on small-town family values, and we are known for our bountiful wilderness, surrounding forests, lakes, and wildlife. Fox Creek will endeavor to have the light industrial developers in the annexation area preserve and protect as much of the natural beauty of the area as is feasible.



Coordination and Cost-effective Use of Resources.

The Municipal District of Greenview has control of the Iosegun Lake Road within the annexation area and has agreed that the road will pass to the Town of Fox Creek upon completion of the annexation.

Financial Impact on the Initiating and Responding Municipality

There will be little financial impact to either municipality. At this time the only property owners located in the annexation area are the Town of Fox Creek and the Crown. There are currently seven (7) leases, three (3) which are oil and gas related with the other four (4) being leased by the Town of Fox Creek to various industries.

Interagency Consultation, Coordination, and Cooperation

The Town of Fox Creek and the Municipal District of Greenview work cooperatively in accordance with our Intermunicipal Development Plan and we have collaborated on several joint projects in Fox Creek such as the Fox Creek Greenview Multiplex and the Fox Creek Greenview Protective Services building, in addition to several other agreements for the assisted operations of our facilities. We continue to consult with the Municipal District of Greenview in a cooperative and coordinated manor.

Reasonable Impacts on Property Owners

The land in the annexation area is predominantly owned by the Town of Fox Creek with a small portion remaining Crown Land, and the annexation will have little impact on either owner.

Public Consultation

Letters asking for comments along with forms to contest the annexation application were forwarded to stakeholders for review and response. 41 letters were mailed &/or emailed to the stakeholders with three (3) responses indicating no concerns as shown in Appendix H. The Annexation application has been advertised on the Town of Fox Creek website and the application has been available for review on both the Town of Fox Creek and Municipal District of Greenview Offices and respective websites, and in their administration offices.

<https://mdgreenview.ab.ca/town-of-fox-creek-proposed-annexation/>

<https://foxcreek.ca/wp-content/uploads/2022/03/Annexation-Application-with-Fox-Creek-2014-Development-Plan.pdf>

Revenue Sharing

There will be no sharing of revenues from the properties.

Tax Implications

As Per: MGA 127(1.1) Where an area of land is the subject of an exemption or deferral granted under section 364.2 by one municipal authority and an order referred to in

subsection (1) annexes all or part of that land to another municipal authority, the order must require the receiving municipal authority to continue the exemption or deferral in respect of the annexed land, subject to any terms the Lieutenant Governor in Council considers appropriate. Fox Creek will accommodate the exemptions or deferrals offered by the Municipal District of Greenview to leaseholders in the annexation area.

Conditions of Annexation

There are no conditions in place that will affect the annexation.