



BYLAW No. 24 - 963 of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16 to provide for the adoption of the Hamlet of Ridgevalley and Crooked Area Structure Plan

Whereas, Section 633 of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, enables Council to adopt an area structure plan to provide a framework of the future subdivision and development of lands within the municipal; and

Whereas, the Area Structure Plan has been prepared in accordance with the requirements set out in Part 17 of the Municipal Government Act, as amended;

Now Therefore, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts as follows:

1. That Bylaw 24-963 may be cited as the “Hamlet of Ridgevalley and Crooked Creek Area Structure Plan.”
2. That the Hamlet of Ridgevalley and Crooked Area Structure Plan, attached hereto as Schedule A, be adopted.
3. That if any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.
4. This Bylaw shall come into force and effect upon the day of final passing and signing.

Read a first time this 11th day of June, 2024.

Read a second time this 14th day of January, 2025.

Read a third time this 11th day of March, 2025.

REEVE

CHIEF ADMINISTRATIVE OFFICER



March 2025



Acknowledgements

The Project Team would like to thank the community members, organizations, and various stakeholders who shared their stories, attended community engagement events, and provided insight and feedback during the preparation of this Area Structure Plan. The Project Team would also like to thank Greenview Council for their support of this Plan.

All photos in this Area Structure Plan were taken by the Project Team, except those otherwise credited.



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1.0 Introduction

1.1 Purpose

The purpose of the Hamlet of Ridgevalley and Crooked Creek Area Structure Plan (Ridgevalley and Crooked Creek ASP) is to provide direction on the future growth and development pattern of land within the ASP boundary. The ASP was developed in partnership with the community, with the Project Team working closely with the MD of Greenview No. 16 (Greenview) Council, Greenview Administration, community members, and local stakeholders. This collaboration allowed the Project Team to gather first-hand accounts of the hamlet's history and capture the community's vision for the future. As a result, this plan is a community-driven document that reflects local values and goals for the hamlet.

Stakeholder:
Persons or
businesses with
particular interest
in the Plan Area

1.2 Authorization

The preparation of this ASP was authorized by Greenview on January 27, 2023 through a request for proposal, with Invistec Consulting Ltd. selected as the successful proponent on April 14, 2023.

1.3 Policy Framework

The Ridgevalley and Crooked Creek ASP was prepared in alignment with the existing legislation and planning policy framework including local and regional plans for the area.

Municipal Government Act

Part 17 of the *Municipal Government Act (MGA)* establishes the authority for municipal planning, subdivision, and development. Section 633(1) of the MGA enables municipalities to adopt ASPs by bylaw, and establishes criteria for ASPs, which must describe:

- The order of development proposed for the area,
- The land uses proposed for the area,
- The density of population proposed for the area,
- The general location of transportation routes and public utilities, and
- Any additional information that Council deems necessary.

Municipal Development Plan

The Ridgevalley and Crooked Creek ASP has been prepared in accordance with Greenview's Municipal Development Plan (MDP), which provides policy direction for the preparation of hamlet ASPs within Section 10. More specifically, Policy 10.3.3 (a) states the following:

“Greenview may undertake the preparation of ASPs for its hamlets and other areas within Greenview that may be of strategic development interest, including but not limited to:

- i) the Hamlets of DeBolt and Little Smoky,*
- ii) Crooked Creek/Ridgevalley, and*
- iii) Grande Cache airport.”*

Municipal Development Plan

The Municipal Development Plan is a guiding document for future growth. It contains the municipality’s vision for the future. By establishing specific policies, it provides a “road-map” to achieve that vision.

Land Use Bylaw

The Land Use Bylaw 18-800 controls and guides the use and development of all land and buildings within Greenview.

1.4 Location

The Ridgevalley and Crooked Creek ASP encompasses the Hamlet of Ridgevalley (Ridgevalley), Crooked Creek, and the agricultural lands between and surrounding both Ridgevalley and Crooked Creek.

Ridgevalley is located in the north-central part of Greenview, 30 minutes west of Valleyview and 45 minutes east of Grande Prairie. Ridgevalley is located along Range Road 262 (Main Street), 3 km south of Highway 43, which is a major east-west transportation corridor spanning Greenview. Ridgevalley is contained within parts of SE- 22-71-26-W5 and SW-23-71-26-W5.

The Plan Area is accessible by Highways 43 and is bounded by the following:

- Highway 43 to the north,
- Rural agricultural land to the east,
- Rural agricultural land to the west, and
- Rural agricultural land to the south.

The Plan Area is surrounded by agricultural lands. Refer to *Figure 1: Location Map* and *Figure 2: Plan Boundary* for more details.

1.5 History

The Crooked Creek/Ridgevalley area first started seeing settlers in the mid-1920s with the big rush of settlers from 1928-1931 as settlers followed the Edson trail north in search of land. A survey map shows that the Edson trail was established in 1911. As roads began to improve during and following World War II, communities along the Military Highway began to grow, Crooked Creek was no different. Crooked Creek had a store and post office by the 1930s. From there, it continued to grow, stretching over 3 miles in length. The expansion began at the first house, where Star Fabrications yard is currently located, and ended a quarter of a mile west of Ridgevalley Road at Toews Blacksmith.

In the past, there were three stores, namely Morrison/Wilburn, Co-op, and Walgreens. Also, there was a hall with ball diamonds, a feed mill, a lumber yard, a restaurant, and a church, which remained along the old military highway. Along both sides of Crooked Creek, there were several houses as well. Unfortunately, the Co-op store burnt down in 1956, and the hall met the same fate in 1967.



Cheese Factory and Wagon (right), (Moore & Moore, Across the Smoky 1978)

The first school was built in 1931 in Ridgevalley, opening in February 1932 where the current school sits. In 1956 plans were made for a new school and all the children from other areas would attend one school. By 1962 Ridgevalley School was one of the most modern and compact schools in northern Alberta and it was truly unique by being one of very few schools to offer grades 1-12 under one roof with an apartment building for the teachers.

Crooked Creek fell to the wayside in 1956 when Highway 43 was constructed 1 mile north

of the town. Morrison/Wilburn moved the current Crooked Creek store to its current location. The Walgreens store was purchased and moved to Ridgevalley and was in operation until 1971. Ridgevalley also had an egg grading station which closed in 1972. There was a cheese factory that was east of where the Church of God in Christ Mennonite Rosedale School (Rosedale School) currently sits, on the south side of the creek. The Rosedale school, built in 1978, has been offering education up to grade 9 since then.

In our community, there is a business that has been around for a long time and has proven to be reliable - Toews Welding. The Toews family has been instrumental in keeping Crooked Creek and Ridgevalley going with their welding, mechanical work, and open- door policy available seven days a week. The original shop was constructed in 1943 but unfortunately burnt down in 1951. Subsequently, they moved to Ridgevalley where their current shop is still in operation.

Ridgevalley is a multicultural community with a history dating back to a 1931 homesteader's map. The population has always been evenly split between settlers and Mennonites. In the mid-1970s, a Hutterite Colony was established 10 km south of Ridgevalley. The communities of Crooked Creek and Ridgevalley are primarily agricultural and take great pride in their rich history. One farm in the area has been in the same family for 98 years, which is a testament to the strength and pride of the people who call this place home.

2.0 Context

2.1 Planning Process

The Ridgevalley and Crooked Creek ASP was developed in consultation with hamlet residents, surrounding residents, and local stakeholders. The ASP process included a Community Workshop, and a Public Open House, which are discussed in more detail within *Section 3: Community Engagement*.



2.2 Ownership

The Plan Area covers approximately 434.33 hectares (1,073.25 acres) of developable land and 24.26 ha (59.94 ac) of existing roadways, which is divided between Greenview and private landowners. The current Hamlet Boundary is comprised of approximately 31.72 ha (78.38 ac). Of the total land, 432.14 ha (1,067.84 ac) is held privately owned, while the remaining 2.19 ha (5.41 ac) is held by Greenview. Greenview-owned lands include trails, lift stations, water treatment plant, a lagoon, and a park. The school is considered privately owned, as the land is owned by the Peace Wapiti Public School Division. Refer to *Figure 3: Ownership* for more details.

Table 1: Land Ownership Breakdown

Ownership	Area (ha)	Area (ac)	%
Total*	434.33	1,073.25	100
MD of Greenview	2.19	5.41	0.50
Private Landownership	432.14	1,067.84	99.50

*Total area does not include existing roadways.

2.3 Site Features and Considerations

The Plan Area has a variety of site features and considerations, both within the Hamlet Boundary and in the surrounding areas, most notably Crooked Creek. Within the Hamlet Boundary, there are several key structures, including the Ridgevalley Arena, the Ridgevalley School, the Ridgevalley Seniors Home, and the Rosedale Church. South of Ridgevalley is the lagoon, while to the north is Crooked Creek, a locality that includes the Crooked Creek General Store, a popular destination for travelers along Highway 43. The following subsections discuss the topography, environmental features, and oil and gas infrastructure within the Plan Area.

2.3.1 Topography

The Plan Area is relatively flat, with Crooked Creek being the only topographical feature. The highest point in the Plan Area is 670 m and the lowest point is 645 m. The Plan Area is not constrained by elevation, as shown by the high and low points on *Figure 5: Topography*.

2.3.2 Environmental

The primary environmental features within the Plan Area are the lagoon and Crooked Creek. Crooked Creek is a naturally occurring creek that flows from the northeast to the southwest through the Plan Area. The Plan Area is located within the Peace/Slave River Basin and the Smoky/Wapiti sub-watershed. When developing near the creek, environmental setbacks will need to be considered, to ensure that the creek is preserved and not harmed.

Two regulated facilities / sites are located in the northern and southern extents of the Plan area which apply setback restrictions to any new school, hospital or residential subdivision or development as set out under Section 17 of the *Matters Related to Subdivision and Development Regulations (MGA Regulations)*.

The first facility, located southeast of the intersection of Township Road 713 and Range Road 262, is the municipal wastewater collection system's lagoon which applies a 300 m setback from the working area of an operating wastewater facility. This facility is recently expanded to allow growth in the community and not anticipated for expansion in the near term, but if expansion was required it would be in the south or east of the facility to avoid interference with the existing Ridgevalley Public School site.

The second regulated site, located southeast of the intersection of Range Road 262 and Highway 43, is a Historic Municipal Landfill. Given the age of the facility, its inactive status at the time of the 1982 survey published by Alberta Environment and Protected Areas and limited reliability of data available on classification of waste there is a clearly established 300m minimum setback distance and a potentially Hazardous Waste Facility setback of 450m. Detailed investigation is required to assess the extent of restrictions under Section 17 of the MGA Regulations within the 150m between the minimum and potential setback. In order to evaluate the extent of this restriction and/or consider any variance to an established setback, an application shall not be deemed complete without the advance submission of a detailed report provided by a professional engineer addressing criteria for a variance stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May, 2022, as amended from time to time. This report will, in addition to a minimum requirements under subject Guideline for Setback Reviews, be required to establish the appropriate classification of the waste management facility for consideration by the Subdivision Authority or the Development Authority.

Refer to *Figure 7: Development Setback* for more details.

2.3.3 Oil and Gas Infrastructure

Outside the Hamlet Boundary is an east-west pipeline right-of-way spans the middle of the Plan Area, acting as a constraint to Ridgevalley's northern growth. Any redevelopment near the pipeline will need to adhere to local, provincial, and Alberta Energy Regulator regulations and directives. Refer to *Figure 7: Development Setback* for more details.

2.4 Existing Transportation Network

Ridgevalley is located along Range Road 262 (Main Street) and Township Road 713, approximately 3 km south of Highway 43. Highway 43 runs northwest to southeast, connecting Ridgevalley to Grande Prairie, DeBolt, and Valleyview. Refer to *Figure 8: Transportation Network* for more details.

Within Ridgevalley, the primary residential area is located along Main Street, 1 Avenue N, 2 Avenue N, and 1 Street W, where the road network is made up of local roads in a mostly gridded pattern. Given Ridgevalley's small size, the road network is limited, with only Main Street and 1 Avenue N being paved.

The Ridgevalley School, Ridgevalley Arena, and businesses are directly accessed along Main Street, while the Rosedale Church and Ridgevalley Seniors Home are accessed via Township Road 713. Main Street has a sidewalk along its west side, extending from Township Road 713 to the north, where it reaches the East Smoky Gas Co-op office.

At the Ridgevalley School, a crosswalk with a push button and lights facilitates safe pedestrian movement across Main Street. On the west side of the Hamlet Boundary, the Ridgevalley Walking Trail, which makes a "C" loop that connects the residential area to the Rosedale Church, the Ridgevalley Seniors Home, and then connects back to Main Street along Township Road 713. As shown in *Figure 8: Transportation Network* and *Figure 12: Open Space Network*, there are gaps in the pedestrian network where the sidewalk or trail may not be contiguous to the existing pedestrian network.

2.5 Existing Municipal Infrastructure

Municipal Water

Water is supplied to the hamlet through a municipal water distribution system, which is fed by a single well and treated at the water treatment plant within Ridgevalley. Municipal water services are available for the entire hamlet and are also distributed north to Crooked Creek, which has a Potable Water Point. Refer to *Figure 10: Existing Water Servicing* for more details.



Stormwater

Stormwater drainage in the Plan Area is currently managed through rural-style ditches, swales, and culverts.



Sanitary Sewer

The municipal sanitary sewer network conveys wastewater via a gravity system to the lagoon, which is located south of Township Road 713 and contains two cells. Refer to *Figure 9: Existing Sanitary Sewer Servicing* for more details.



Power

Ridgevalley and Crooked Creek are serviced with power through overhead power lines.



3.0 Community Engagement

3.1 Summary

A public engagement plan was prepared in the first phase of the project to support the development of the Ridgevalley and Crooked Creek ASP. The purpose of the strategy was to:

- Inform residents, stakeholders, and elected officials about the project;
- Gather feedback from and collaborate with residents, stakeholders, and elected officials to develop the ASP; and
- Earn support from both Council and the public for the ASP.

The second phase of the project focused on holding a Community Workshop and gathering of background information about the hamlet, and its residents, and the opportunities and constraints for the Plan Area. This phase helped the Project Team create a vision for the ASP. The engagement during this phase included preparing and distributing a Community Survey, and facilitating the workshop.



The third phase introduced the public to the draft Vision Statement and Land Use Concept. An Open House was held to gather public feedback on these items, and to introduce the draft ASP. This phase also included the preparation and distribution of a Vision Statement and Land Use Concept Survey, which was mailed out to the area residents and published online on the Engage Greenview project webpage prior to the Public Open House.

What We Heard Reports, summarizing the details of each engagement event were published online on the Engage Greenview project webpage and shared with Council and Greenview Administration.

3.2 Community Workshop

The community engagement strategy began with the first public engagement event on June 14, 2023 for the ASP, held at the Ridgevalley School from 6:00 to 8:00 PM. This event was a Community Workshop that provided residents, business owners, and stakeholders with the opportunity to learn about the project and participate in an opportunities and constraints mapping exercise. This activity gathered local insights about the hamlet and surrounding region.

Residents were invited to the event through a Community Survey mailed to those within and around Ridgevalley and Crooked Creek, supplemented with online advertising through the Greenview website and Facebook. A total of 68 surveys were mailed, with 7 online surveys completed and 13 surveys returned. In total, 14 community members attended, along with 2 Greenview Councillors, 3 Greenview Administration members, and 3 representatives from Invistec Consulting's Project Team.

The following engagement techniques were used at the Community Workshop to gather participant insights regarding the past, present, and the future of their community:

- *Appreciative Inquiry Process*: this interactive engagement activity helped participants reflect on the past and current conditions of their communities while inspiring them to envision their ideal future. The process was divided into four parts: discovery, dream, design, and destiny. During the workshop, each stage prompted questions about Ridgevalley and Crooked Creek, guiding participants from the past and present (discover) to their visions for the future (dream, design, and destiny).
- *Opportunities and Constraints*: this mapping exercise encouraged attendees to discuss opportunities and constraints related to Ridgevalley and Crooked Creek. Participants used various drawing tools to illustrate these opportunities and constraints directly on a map, highlighting areas of potential development, missing elements, and any constraints to future growth.

The overall themes identified during the Community Workshop included:

- Protecting the quiet nature of the community by locating businesses along Highway 43;
- Desire for more community amenities within the community;
- The trails are highly valued by the community, with opportunities to expand the network to provide more connections;
- Support for local businesses/home-based businesses (medical office, coffee shop) and a gathering place within the community;
- Limited supply of land to support growth, while also constrained by capacity in the lagoon; and
- A strong sense of community and inter-generational family ties to the region.

3.3 Open House

Prior to the Public Open House, the Vision Statement and Land Use Concept Survey was shared with residents through mail, the Engage Greenview project webpage, and social media to gather feedback regarding the Vision Statement and Land Use Concept developed from the input received during the Community Workshop. Additionally, Greenview hosted the Ratepayers BBQ at the DeBolt Public Service Building on July 11, 2023. This event allowed Greenview to engage with attendees and inform them of the ongoing project, including updates on the Vision Statement and the Land Use Concept.



The Public Open House was held on September 12, 2023, at the Ridgevalley School. The Public Open House provided residents and other interested members of the public an opportunity to review the draft ASP policies, the Vision Statement, and the Land Use Concept. Attendees were encouraged to provide feedback to further refine the draft document.

The Public Open House began with a brief presentation outlining the project overview, timelines, and goals. Presentation boards with additional details about the ASP were

available for attendees to review and reference during discussions. A working group policy session also took place, where the attendees were given handouts outlining proposed policies. During the session, participants and the Project Team reviewed the policies together, noting suggestions for clarifications and other revisions.

A What We Heard Report, summarizing the Public Open House, was published online on the Engage Greenview project webpage and shared with Council and Greenview Administration. This report included a summary of the engagement event, collected feedback, analysis, and rationale for revisions.



3.4 Additional Public Engagement

Following the Public Open House, there was a strong desire within the community for further engagement with Greenview Administration to dive deeper into the ASP and ensure that the community's voice was accurately represented. In response, Greenview organized four Coffee Houses held on December 16, 17, 19, and 20, 2023. These informal, drop-in style sessions provided community members with the opportunity to speak directly with Greenview Administration about any concerns or questions they had regarding the draft ASP.

In 2024, Greenview Administration attended four Community Meetings, organized by the Community Steering Committee, a group formed by residents of Ridgevalley, Crooked Creek, and surrounding areas. These meetings took place on January 10, and 24, and February 3 and 15, 2024. The purpose of these meetings was to review and provide feedback on the draft ASP. Each meeting focused on a specific portion of the draft ASP in depth, providing an opportunity to make targeted changes, such as updating the history section, revising the Vision Statement and goals of the ASP, and revising various policies.

One of the main themes heard during the Committee Meetings was the desire to direct development and redevelopment within the ASP boundary. Another theme was the need to build and foster trust between Greenview and the community. As such, community members suggested that integrating a public engagement component prior to any amendments to the ASP and major development proposals, prior to Council adoption, could be a step towards the right direction.

3.5 Open House 2

After the first Open House, Greenview Administration and the Project Team decided to host a second Open House to confirm the revisions made to the plan. These revisions included an adjustment to the ASP boundary, changes to the language within policies, and refinement of the implementation actions. For clarity, the two Open Houses were renamed Open House 1 and Open House 2.

Individuals were invited to Open House 2 through a postcard invitation mailed by Greenview on February 29, 2024, to 240 mailboxes in Ridgevalley and the surrounding areas. The postcard provided details about the time and location of the event. In addition, Open House 2 was advertised on the Engage Greenview project webpage and Greenview's social media accounts.

Open House 2 was held on March 19, 2024, at the Ridgevalley School from 6:00 to 8:00 pm. The event was attended by approximately 16 community members, 2 Greenview Administration Members, and 3 representatives from the Project Team.

A What We Heard Report, summarizing the details of Open House 2, was published online on the Engage Greenview project webpage and shared with Council and Greenview Administration. This report included a summary of the engagement event, collected feedback, analysis, and rationale for revisions.

4.0 Development Concept

4.1 Vision and Goals

4.1.1 Vision

A Vision Statement was developed through collaboration with the public and stakeholder groups during the public engagement process. The Vision Statement for the Ridgevalley and Crooked Creek ASP is:

*“**RIDGEVALLEY** is a rural community comprised of determined residents who pride themselves on creating a peaceful, family-friendly atmosphere, and supporting local businesses in the area. They build upon their rich history and future potential to attract residents and businesses to call Ridgevalley, Crooked Creek and surrounding areas home. The Ridgevalley ASP will promote transparency and open communication between Greenview and the local community. Transparency is essential for fostering trust, accountability, and collaboration between Greenview and the community of Ridgevalley and Crooked Creek.”*

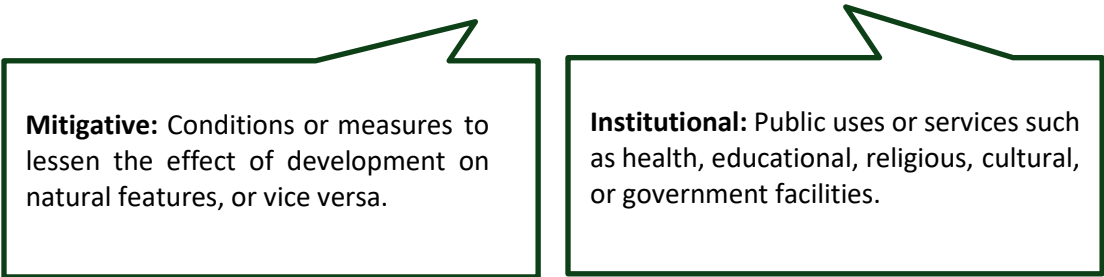
4.1.2 Goals

The goals and associated actions outlined below have been developed with extensive input and feedback from the public engagement process. These goals reflect community feedback gathered during the public engagement events and align with the Vision Statement for the ASP.

The goals of promoting Crooked Creek and the Hamlet of Ridgevalley as an economic destination, attracting residents and businesses, and creating a welcoming environment for new families all support the overall vision of enriching the daily lives of residents and strengthening the hamlet as a regional destination. These goals provide policy makers, Greenview Council, residents, and stakeholders with an actionable place to start to implement the vision of the plan.

Promote active and passive recreation opportunities.	Provide amenities such as benches, paving, and lighting to the trail network and streetscape.
	Work with community organizations and other stakeholders to provide high quality recreation for residents and visitors.
Preserve the safety and tranquility of Ridgevalley and Crooked Creek while encouraging and retaining new families to the community.	Identify and service areas of vacant land for housing.
	Encourage residents to maintain and beautify residences/properties.
Walkability	Establish pedestrian-friendly connectivity between Ridgevalley’s main amenities.

<i>Attract local businesses to provide services to the area.</i>	Encourage home based businesses within Ridgevalley.
	Encourage businesses in the area to provide everyday services to residents.
	Promote new and existing local businesses and services.
	Prepare vacant land for sale through servicing and subdivision in the Hamlet of Ridgevalley.
<i>Protect and preserve environmentally significant areas.</i>	Explore business incentive options for new businesses in the Hamlet of Ridgevalley.
	Work with local government and environmental groups to protect and preserve the creeks, wetlands, and watersheds within the area.
	Provide mitigative measures to protect environmentally significant areas from development.
<i>Improve the provision of institutional services (e.g. health, education) within the hamlet.</i>	Protect water wells and groundwater sources within the hamlet and surrounding areas.
	Explore ways to incorporate health services within existing developments within Ridgevalley.
	Encourage institutional uses to be located within the hamlet vicinity.



4.2 Future Land Use Concept

The future land use concept for the Plan Area outlines the growth and direction for development. Within the Hamlet Boundary, areas for future residential have been

identified to support future housing development that integrates parks and open spaces. By identifying these areas, future development shall be guided in an efficient way that capitalizes on existing infrastructure. Between Crooked Creek and the Hamlet of Ridgevalley, lands have been identified as agricultural lands in order to maintain existing agricultural uses and to protect and preserve agriculture lands. Refer to *Figure 11: Future Land Use Concept* for more detailed information.

4.3 Land Use Policies

4.3.1. ASP Policies

To create a framework for development within the Hamlet of Ridgevalley and Crooked Creek Area Structure Plan boundary. These policies apply to the whole Plan Area, regardless of land use.

- a) All development within the Plan Area shall be subject to the provisions of Greenview's Municipal Development Plan and Land Use Bylaw.
- b) Development shall be compatible with adjacent land uses and provide the appropriate buffers and setbacks. Should there be no provincial guideline in place, a minimum of 20.0 meters from the top of the bank in alignment with the Land Use Bylaw, for buffer or setback shall be required for creeks and watersheds.

Buffer:
An area of land that separates two areas to reduce nuisances and other impacts. They may include but are not limited to the use of landscaping, fencing, setbacks, or berms.
- c) Municipal Reserve in the amount of 10% owing under the *Municipal Government Act* may be required and be dedicated through reserve dedications within the Plan Area, money-in-place or combinations of money-in-place and land at the time of subdivision.
- d) Future subdivision and development within the Plan Area shall conform with the vision, goals, and policies outlined within this document.
- e) Future applications for subdivision and development shall be referred to Alberta Transportation and Economic Corridors when the application is within 1.6 km of a provincial highway (Highways 43).
- f) Development that does not conform to the intent of this plan shall require an amendment to this document. Any amendments to this ASP shall be subject to public engagement prior to any consideration by Council.
- g) Prior to amendments to this document, or application for subdivision and development, technical and environmental studies are required, at the developers cost, to support the nature of the amendments.
- h) Applications for subdivision and development located in proximity to existing

lagoon infrastructure shall adhere to Alberta Environment and Protected Areas regulations and directives.

- i) Applications for subdivision and development located in proximity to existing or abandoned oil and gas infrastructure such as pipelines shall adhere to Alberta Energy Regulator regulations and directives.
- j) Existing buildings or sites with heritage significance will be preserved and maintained.
- k) Infill development on vacant parcels or redevelopment of underutilized lots is encouraged to maximize the use of existing roadways, utilities, parks, and other community services.
- l) The Crooked Creek shall be protected and preserved in accordance with municipal and provincial regulations, from the adoption of the ASP.
- m) FireSmart design principles will be encouraged to protect existing and future development.
- n) Applications for subdivision and development should provide landscaping that is native to the region and drought resistant.

Infill: Construction of buildings on underutilized land in a developed area. Infill can consist of demolishing and replacing a building.

FireSmart: a framework designed to mitigate the risk of and educate residents on large uncontrollable wildfires near communities and critical infrastructure.

4.3.2. Residential Area Policies

Provide direction for future residential development, existing residential development and redevelopment within the Plan Area.

- a) Home-based businesses should be encouraged, provided they are compatible with adjacent land uses.
- b) Redevelopment of vacant or underutilized lots within the Hamlet Boundary shall be encouraged to maximize the use of existing roads, and services.
- c) The architecture, construction materials and exterior facade of buildings and other structures shall complement the rural character of Ridgevalley and Crooked Creek.
- d) A variety of housing types and secondary suites should be supported and further explored as a residential use in order to support inter- generational living opportunities and housing affordability.
- e) Low density residential uses such as single detached or semi-detached homes will continue to be the dominant housing type.

Housing type: Types of residences, such as single detached, duplex, and townhome.

- f) Future Residential development is subject to further technical and environmental studies to ensure land is suitable for development and to assess required servicing capacity.



4.3.3. Commercial Area Policies

Provide commercial development opportunities, which provide services to both residents and travelers through the Plan Area.

- a) Commercial development shall incorporate a high standard of visual appeal, as it will act as an entrance feature into the hamlet.
- b) Hamlet of Ridgevalley commercial development shall be smaller in scale and provide goods and services that accommodate the daily needs of residents.
- c) Hamlet of Ridgevalley commercial shall be located along major roadways such as Main Street (Range Road 262) and Township Road 713.
- d) Hamlet of Ridgevalley commercial should provide sufficient lighting, pedestrian connectivity, and parking to accommodate all forms of users.
- e) Hamlet of Ridgevalley commercial shall be designed in a way that matches the residential character of Ridgevalley and minimizes any nuisances to adjacent properties.



4.3.4. Industrial Area Policies

Identify areas for future industrial development, while maintaining the character of the area and mitigating any harmful nuisances.

- a) Industrial development within the Plan Area should be limited in intensity and nuisance to ensure that it is compatible within the existing land uses.
- b) New industrial development within the ASP Boundary requires public engagement.

4.3.5. Institutional Area Policies

Provide institutional services to the community, such as the Ridgevalley Walking Trail, the Ridgevalley Seniors Home, and the Ridgevalley School.

- a) Institutional areas should ensure that public and non-public services are offered to the community.
- b) Opportunities for future recreation within the Plan Area should be explored.



4.3.6. Parks and Open Space Areas Policies

Provide opportunities for new and enhanced recreation, including the identification of new parks and open spaces and maintaining natural amenities such as the Ridgevalley Walking Trail. Refer to *Figure 12: Open Space Network* for details.

- a) Parks and Open Spaces should be provided to accommodate a range of passive and active recreation opportunities.

- b) Parks and Open Spaces as well as sidewalks and trails should incorporate Crime Prevention Through Environmental Design (CPTED) principles to maintain the sense of safety in the hamlet.
- c) Year-round accessibility of the trail network should be considered.
- d) Wayfinding signs should be considered for the enhanced navigation along trails to improve safety for users.
- e) Small scale recreation opportunities such as playgrounds, tennis courts, pickleball courts, and outdoor workout structures should be considered.
- f) Gaps in pedestrian infrastructure, such as sidewalks and trails, should be investigated and connected in order to create a continuous and equitable pedestrian network that has adequate lighting to promote safety.
- g) Future Parks and Open Spaces should be explored to provide more recreational amenities for the residents of Ridgevalley and Crooked Creek.
- h) Future Parks and Open Spaces may be developed within residential lands, institutional lands, and agricultural lands to provide more recreation opportunities for residents.
- i) Parks and Open Spaces shall incorporate FireSmart principles to ensure environmental resiliency and safety for users.
- j) Preservation and enhancement of wildlife movement corridors should be integrated into the Parks and Open Space network.



4.3.7. Agricultural Policies

Provide agricultural lands in the Plan Area to maintain the rich agricultural history and livelihood of many community residents, while saving the land for future development.

- a) All pre-existing uses occurring on agricultural lands, such as farming operations and country residences shall continue to exist and operate as is.
- b) Development within the Hamlet Boundary, and in lands designated as Future Residential development shall be prioritized prior to the development of agricultural lands.



4.4 Land Use Statistics

Table 2: Land Use Statistics

Ridgevalley and Crooked Creek Area Structure Plan Land Use Statistics			
	Area (ha)	Area (ac)	% of GDA
Gross Plan Area	458.59	1,133.20	
Gross Developable Area	458.59	1,133.20	100%
<i>Agricultural</i>	331.27	818.58	72.24%
<i>Commercial</i>	42.90	106.01	9.35%
<i>Industrial</i>	4.53	11.18	0.99%
<i>Parks and Open Space</i>	2.76	6.82	0.60%
<i>Institutional</i>	13.34	32.96	2.91%
<i>Roads (existing)</i>	24.26	59.94	5.29%
<i>Future Roadways (20% of future residential)</i>	4.18	10.33	0.91%
Total Non-Residential	423.23	1,045.82	92.29%
Net Residential	35.36	87.37	7.71%

Land Use	Area (ha)	Area (ac)	% of NRA	Lots (ha/ac)	Total Lots	People/ Lot	Population
<i>Existing Hamlet Residential</i>	18.64	46.05	52.7%	6 / 2.4	112	2.4	268
<i>Future Hamlet Residential</i>	16.72	41.31	47.3%	6 / 2.4	100	2.4	241
Total	35.36	87.37	100%		212		509

5.0 Infrastructure

5.1 Transportation Network

The Plan Area is serviced by Highway 43, a major provincial transportation corridor. The Plan Area is bisected by Range Road 262 and Township Road 713, which form the collector roadway network. Most of the roads within the Plan Area are the local roads that connect the residential areas. Future roads within the Plan Area will also be local roads that will service future residential, commercial, and industrial development.

Crooked Creek is directly accessible off Highway 43 via a service road that connects to Range Road 262, the main road that leads to Ridgevalley. The intersection of Range Road 262 and Township Road 713 is where most of the development is situated around, which provides easy north-south and east-west accessibility to the hamlet.

At the time of preparation of this ASP, Alberta Transportation and Economic Corridors has not finalized the locations and nature of the future interchanges along Highways 43. However, it has been indicated that further studies will be required to be conducted to determine future road improvement strategies.

5.1.1. Transportation Policies

- a) All roadways and approaches shall meet the specifications of Greenview's Development Guidelines and Municipal Servicing Standards.
- b) Greenview shall determine if a Traffic Impact Assessment may be required for future development within the Plan Area.



5.2 Water

The Plan Area is serviced with potable water provided to homes, businesses, and the school via a municipal distribution system. The water is treated at the water treatment plant within Ridgevalley and distributed to individual lots. Water is also available in Crooked Creek from Ridgevalley, where a water point system allows for bulk water refills.

A 2011 report on the water system was conducted and noted that Ridgevalley's water system consists of wells that can support current domestic demand. The system includes both an aboveground and underground storage tank that provides 91,000 L of potable water.

In 2024, Greenview identified that the water systems currently has the ability to support incremental expansion under its licensing. However, the viability of ramping up water use without further upgrading or capacity being added for the water production well may stress the long-term viability of the aquifer.

5.2.1. Water Policies

- a) An evaluation of the water demand and capacity shall occur at the time of future subdivision and be in accordance with Greenview's Development Guidelines and Municipal Servicing Standards.

5.3 Sanitary Servicing

The Plan Area is serviced by a municipal wastewater collection system, which conveys wastewater via gravity to the lift station. From there, it is pumped into a lagoon located southeast of the hamlet. Development may be limited when the lagoon reaches capacity.

While technical studies were not conducted during the time of the preparation of this ASP, Greenview had begun the process to expand the lagoon prior to this ASP. While it is recommended that the system continue to be monitored until the lagoon is constructed, a detailed assessment should be completed to evaluate the available capacity in the pump station and forcemain if they fall outside of the scope of the lagoon expansion.

5.3.1. Sanitary Servicing Policies

- a) All sanitary infrastructure within the Plan Area shall be constructed to the satisfaction of Greenview's Development Guidelines and Municipal Servicing Standards.
- b) Effluent discharge from the sewage lagoon must be maintained to meet provincial environmental regulations.



5.4 Stormwater Servicing

The current stormwater infrastructure within the Plan Area consists of rural-style ditches, swales, and culverts. As the hamlet grows, it is recommended that underground piping and stormwater management facilities be incorporated into the infrastructure.

Prior to the installation of underground piping, future development should consider grading, landowner constraints, and discharge rates to ensure that the stormwater runoff does not negatively impact undeveloped lands or watercourses. Further analysis should be completed during the detailed design stages to ensure the downstream watercourses are not negatively affected.

5.4.1. Stormwater Policies

- a) Stormwater drainage shall not have a negative impact on adjacent properties.
- b) Large developments may be required to provide on-site stormwater management.
- c) A stormwater management plan may be required for multi-lot subdivisions or development, to the satisfaction of Greenview's Development Guidelines and Municipal Servicing Standards.

5.5 Shallow Utilities

Shallow utilities including gas, power, and telecommunications will be extended as required through future subdivisions.

6.0 Implementation

Implementation of the Plan will require action by landowners, developers, community stakeholders, Greenview Administration, and Greenview Council. Regular review of the Area Structure Plan should occur to ensure the plan is in alignment with higher order plans, serves the needs of its users, and is reflective of the aspirations of the community and Greenview.

6.1 Policy Monitoring and Evaluation

The below table outlines the actions that are required to implement this Plan. This Plan is required to be implemented by multiple stakeholders including Greenview, developers, and the community. Actions are linked to the applicable policy, responsible stakeholder, and priority.

Table 3: Policy Monitoring and Evaluation

Policy	Action	Responsibility	Priority
General	Explore partnerships with industry and community organizations.	Greenview/ Developer/ Community	High
4.3.1. (f)	Implement a process to amend this Area Structure Plan for future uses.	Greenview	High
4.3.1. (e), (h), (i)	Adhere to provincial guidelines for specific setback regulations.	Greenview/ Developer	High
4.3.2. (f)	Require technical documents to confirm/support development.	Greenview	High
General	Dedicate an individual or personnel to fulfill/coordinate the implementation of the Ridgevalley and Crooked Creek ASP.	Greenview	Medium
General	Investigate municipal incentives and grants to support development within the hamlet.	Greenview	Medium
4.3.1. (a), (b)	Amend the Land Use Bylaw to ensure development is compatible in terms of forms, heights, setbacks, and buffers.	Greenview	Medium
4.3.1. (k) 4.3.6. (a), (b), (c), (d), (f), (g)	Establish a strategy of MD-owned land within the hamlet to achieve orderly and planned growth.	Greenview	Medium
4.3.1. (m)	Establish a plan for Firesmart within the Plan Area.	Greenview/ Community	Low
5.2.1. (a) 5.3.1. (a)	Investigate the expansion of municipal services to accommodate future development.	Greenview/ Developer	Low
5.4.1. (a), (b)	Incorporate landscaping and low-impact development in parks, roadways, and developments to manage stormwater.	Greenview/ Developer	Low

6.2 Staging

Staging of future development shall prioritize development within the Hamlet Boundary, filling in vacant lots and promoting contiguous

development to capitalize on existing servicing and protect agricultural lands. Agricultural lands surrounding the current residential areas are intended to be developed only if initiated by the landowner.

6.3 Redistricting and Subdivision

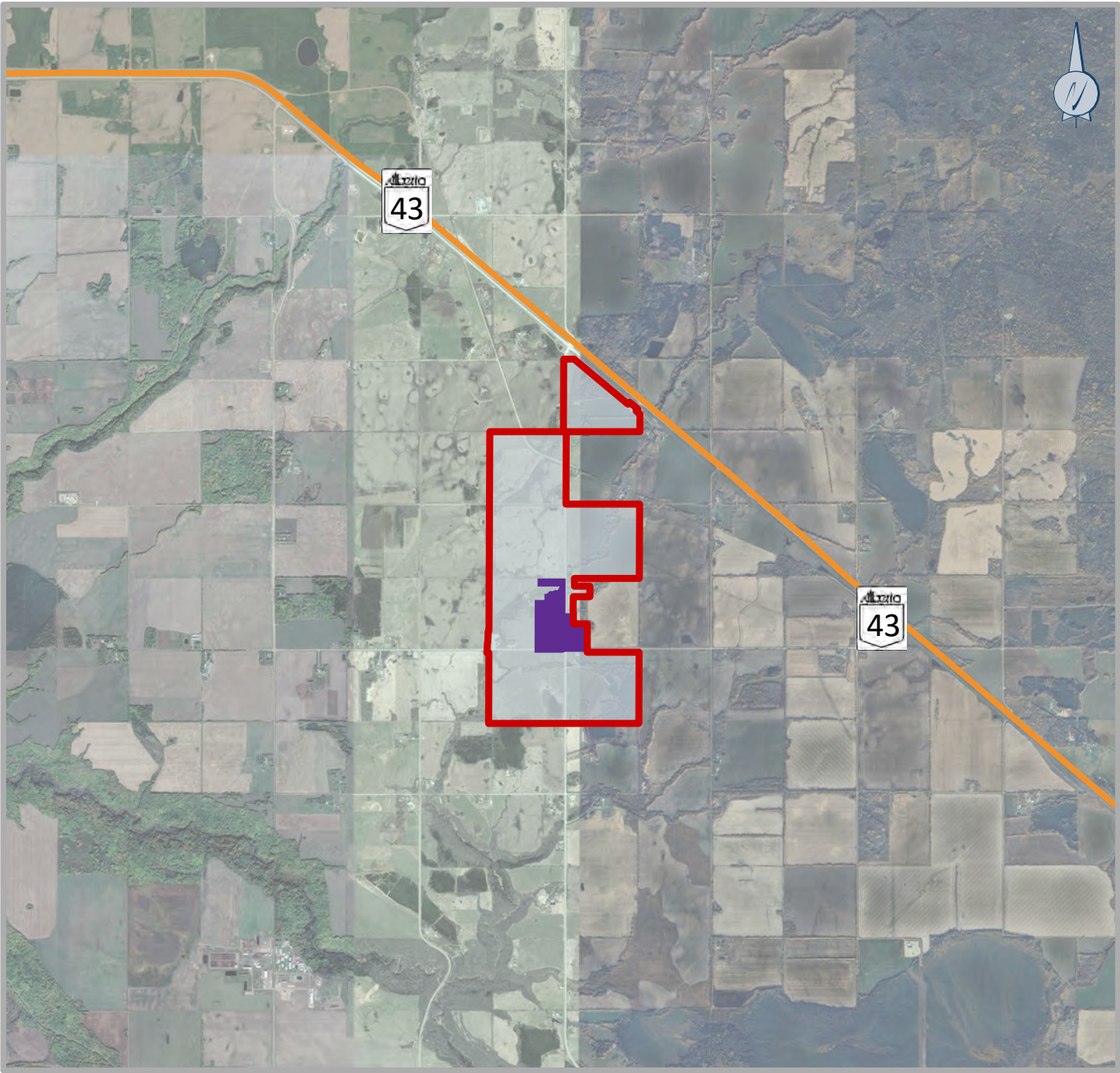
Redistricting and subdivision applications may be commenced by developers or landowners when necessary and correspond to the land use concept specified in this Area Structure Plan. Redistricting and subdivision applications shall be guided by Greenview's bylaws and policies, such as the MD of Greenview's Municipal Development Plan, Land Use Bylaw, and technical reports requested for each application.

6.4 Plan Amendment

Policies, text, and figures within the Ridgevalley and Crooked Creek ASP may be amended from time to time, in response to broader or more specific issues affecting the Plan Area. Any amendments shall be made in accordance with the *Municipal Government Act* and any other applicable Greenview bylaws, policies, and procedures.



Figure 1: Location Map



N.T.S

Key Map

Legend

- Municipal District of Greenview No. 16
- Highway
- City of Grande Prairie
- Town of Valleyview
- Ridgevalley and Crooked Creek ASP Location
- Ridgevalley and Crooked Creek ASP Boundary
- Hamlet of Ridgevalley Boundary

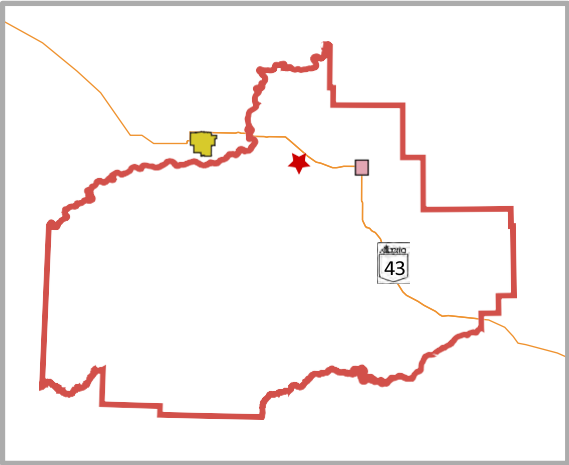
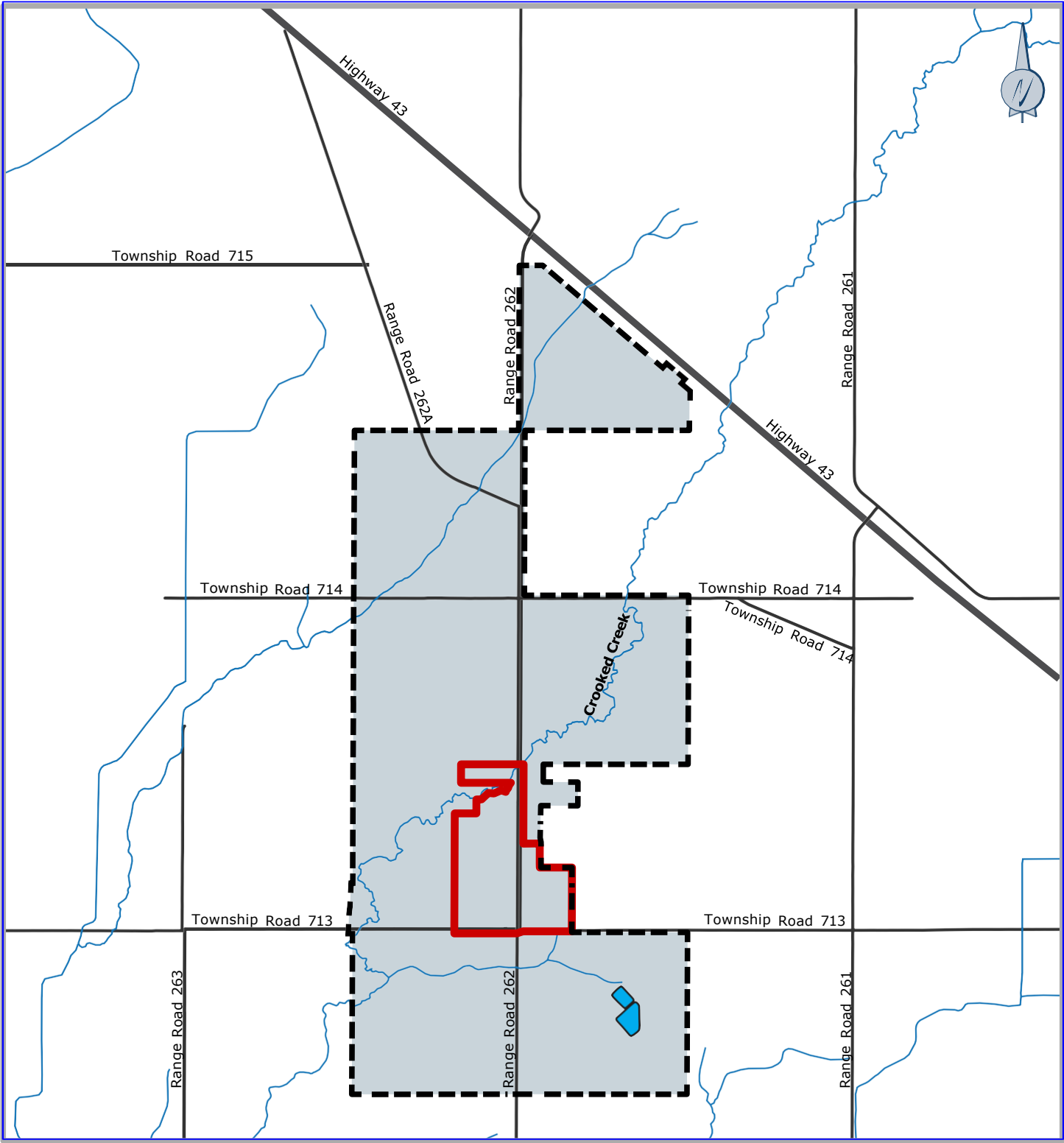


Figure 2: Plan Boundary



N.T.S

Legend







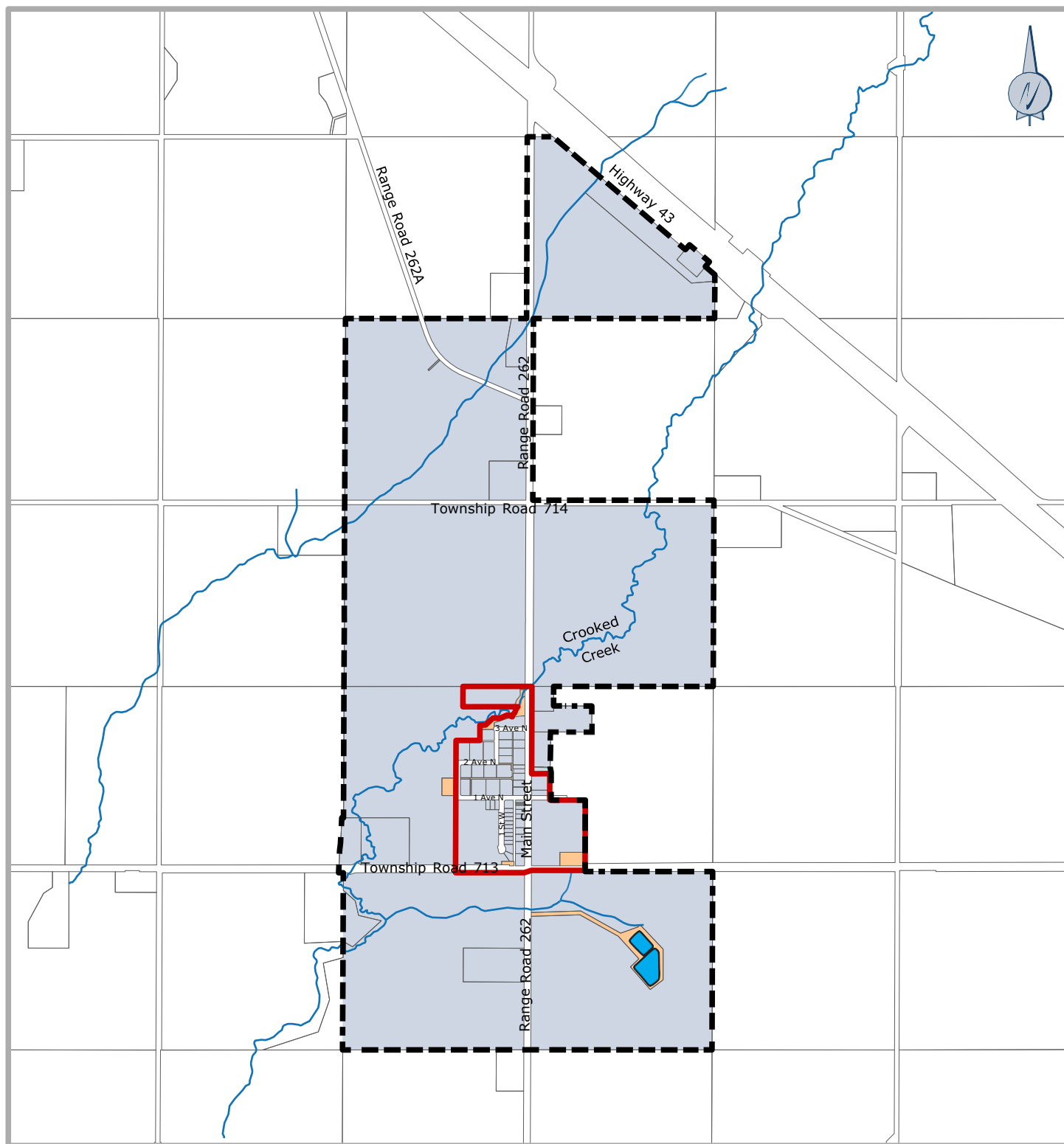
-  ASP Boundary
-  Hamlet of Ridgevalley Boundary
-  Existing Lagoon
-  Watercourses
-  Highway
-  Major Roadway



Figure 3: Ownership



N.T.S

Legend







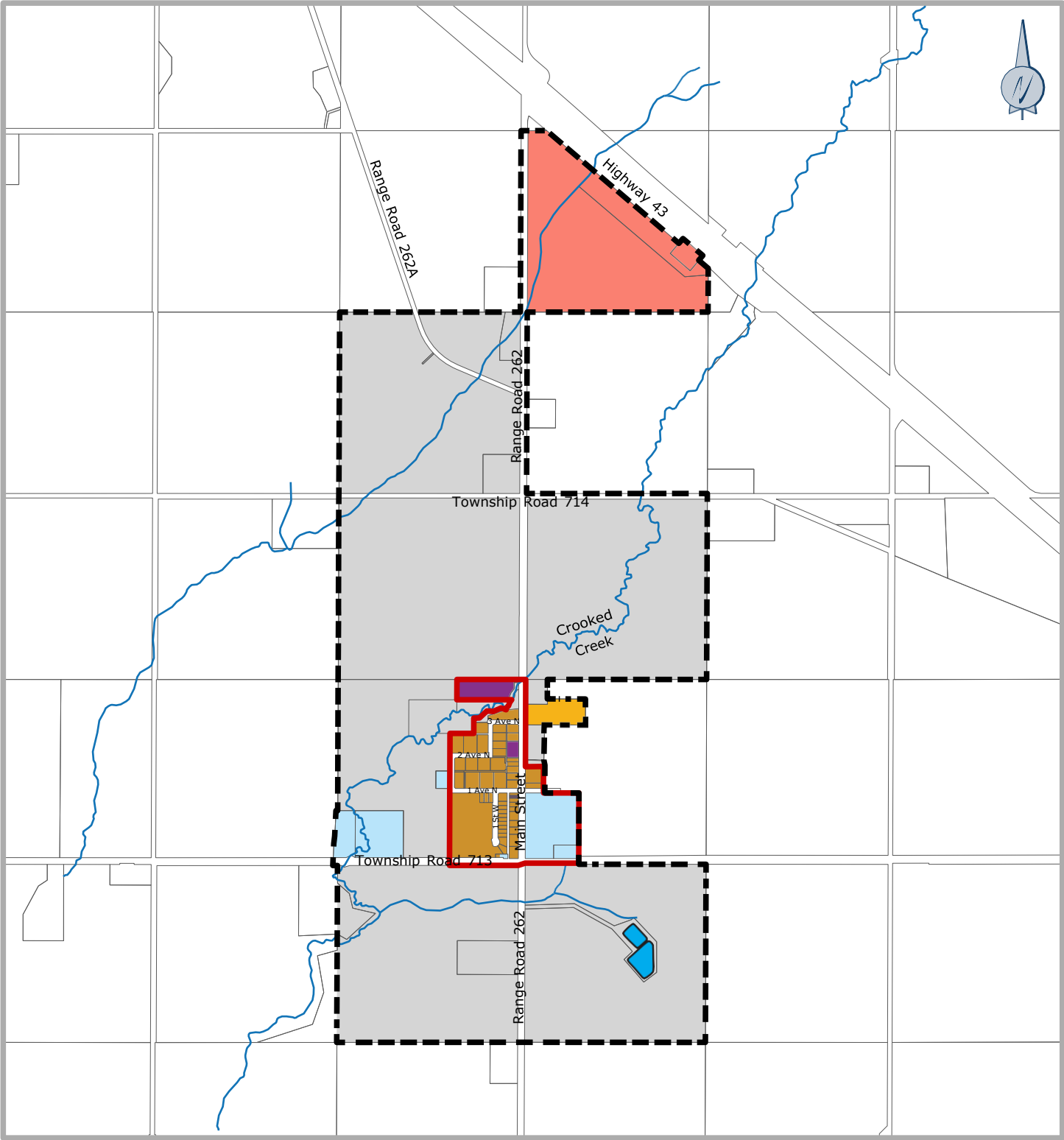
-  ASP Boundary
-  Hamlet of Ridgevalley Boundary
-  Private Land
-  MD of Greenview No.16
-  Existing Lagoon
-  Watercourses

Figure 4: Existing Land Use Concept



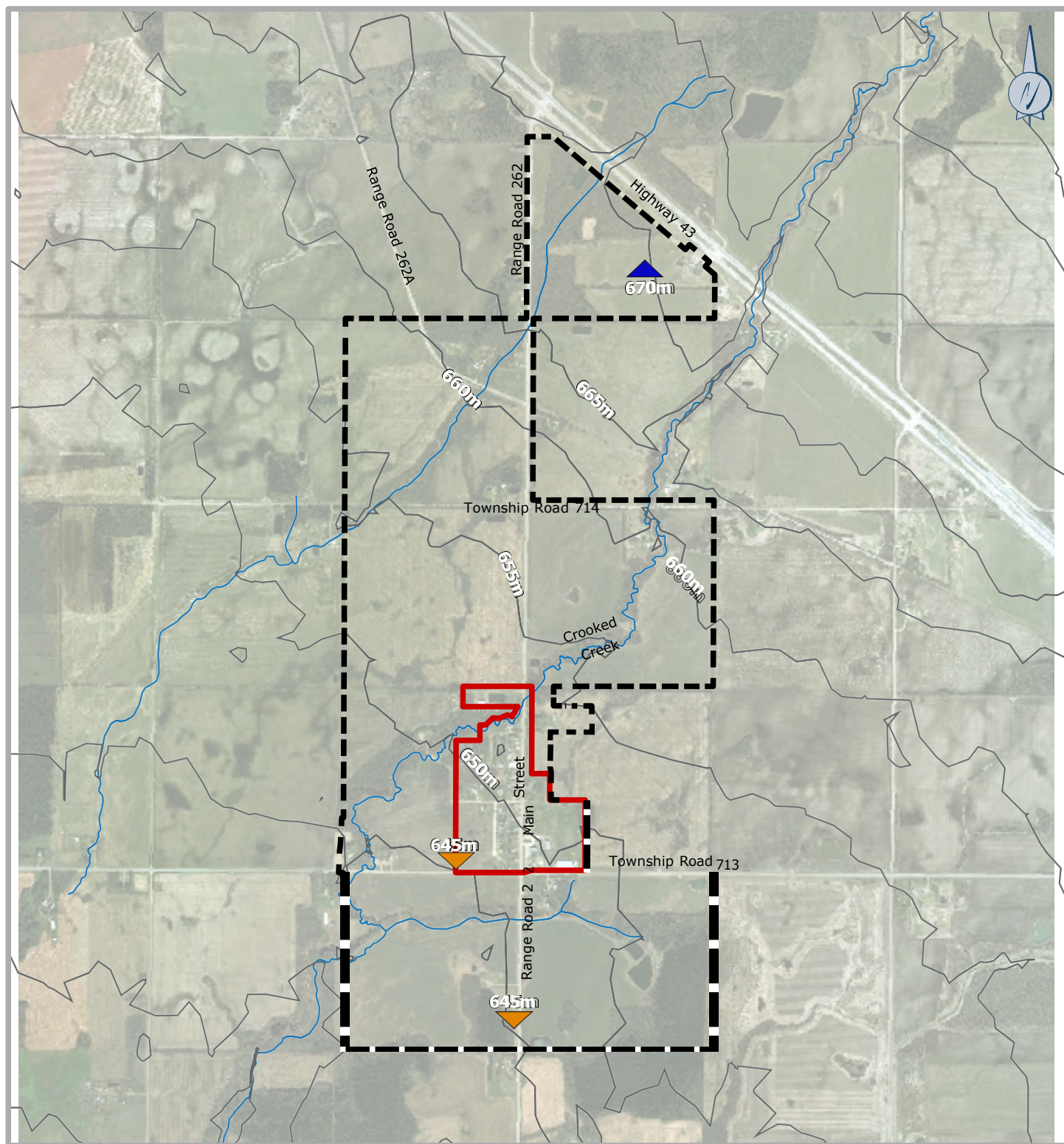
N.T.S

Legend

- ASP Boundary
- Hamlet of Ridgevalley Boundary
- Agriculture
- Rural Commercial
- Hamlet Residential
- Country Residential
- Hamlet Industrial
- Institutional
- Existing Lagoon
- Watercourses



Figure 5: Existing Topography

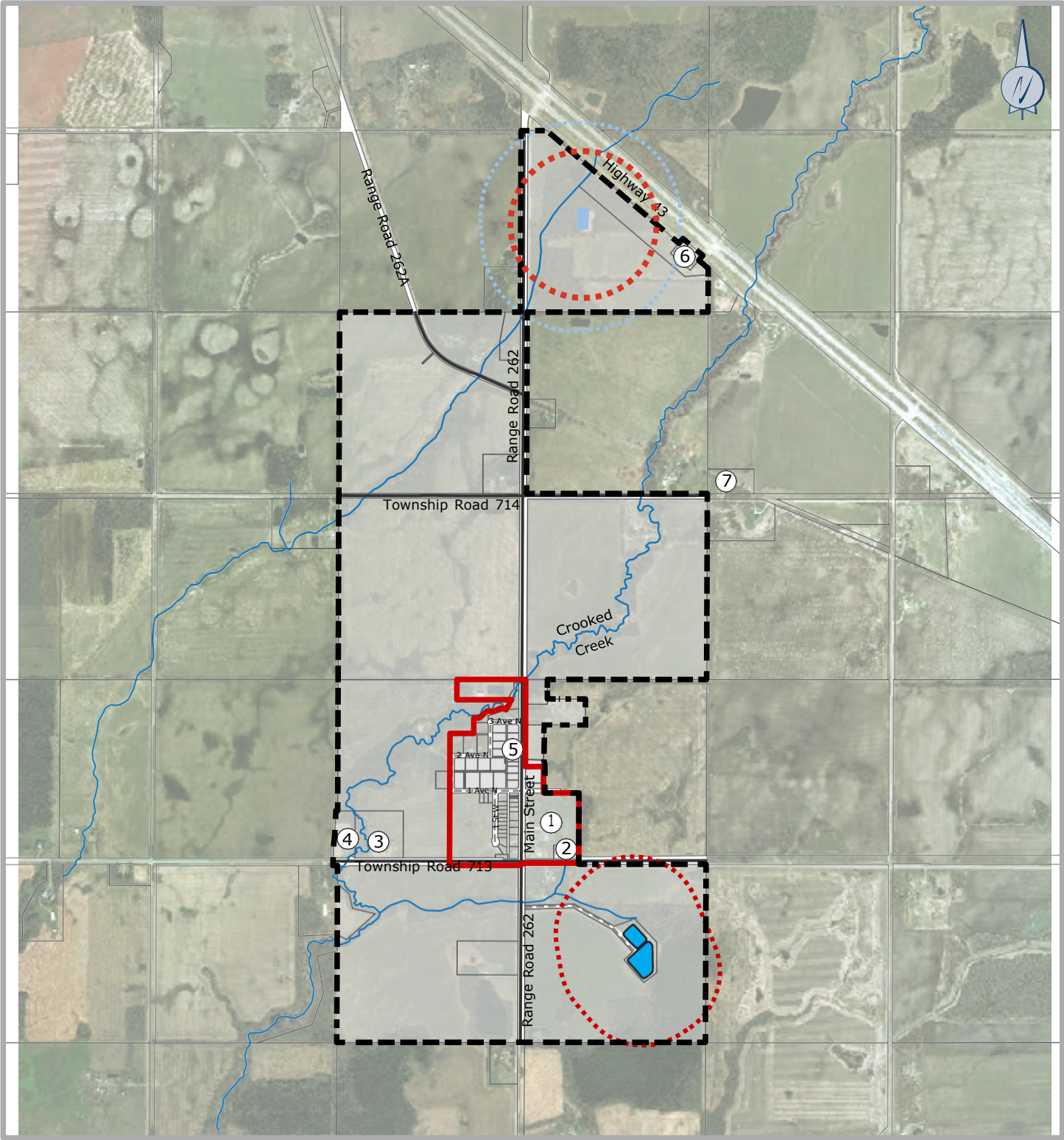


N.T.S

Legend

- ASP Boundary
- Hamlet of Ridgevalley Boundary
- Watercourses
- Contour Lines
- ▲ High Point
- ▼ Low Point

Figure 6: Site Features



N.T.S

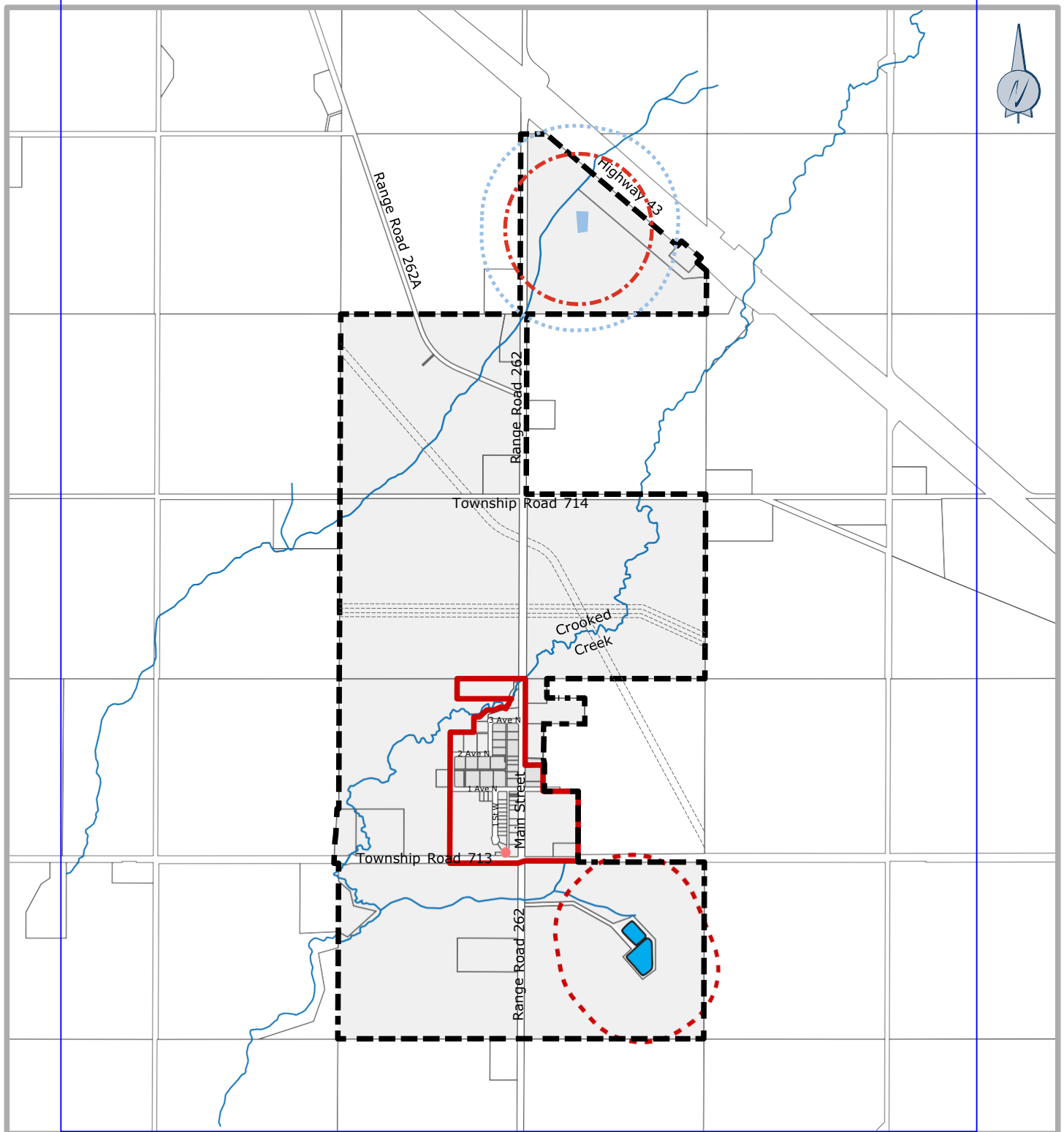
Legend

- ASP Boundary
- Hamlet of Ridgevalley Boundary
- Existing Lagoon
- Historic Landfill
- Watercourses
- Major Roads
- Local Roads
- 300m Development Setback

- 450m Development Setback
- ① Ridgevalley School
- ② Ridgevalley Arena
- ③ Ridgevalley Seniors Home
- ④ Rosedale Church
- ⑤ East Smoky Gas Co-op
- ⑥ Crooked Creek General Store
- ⑦ Heritage Site



Figure 7: Development Setback



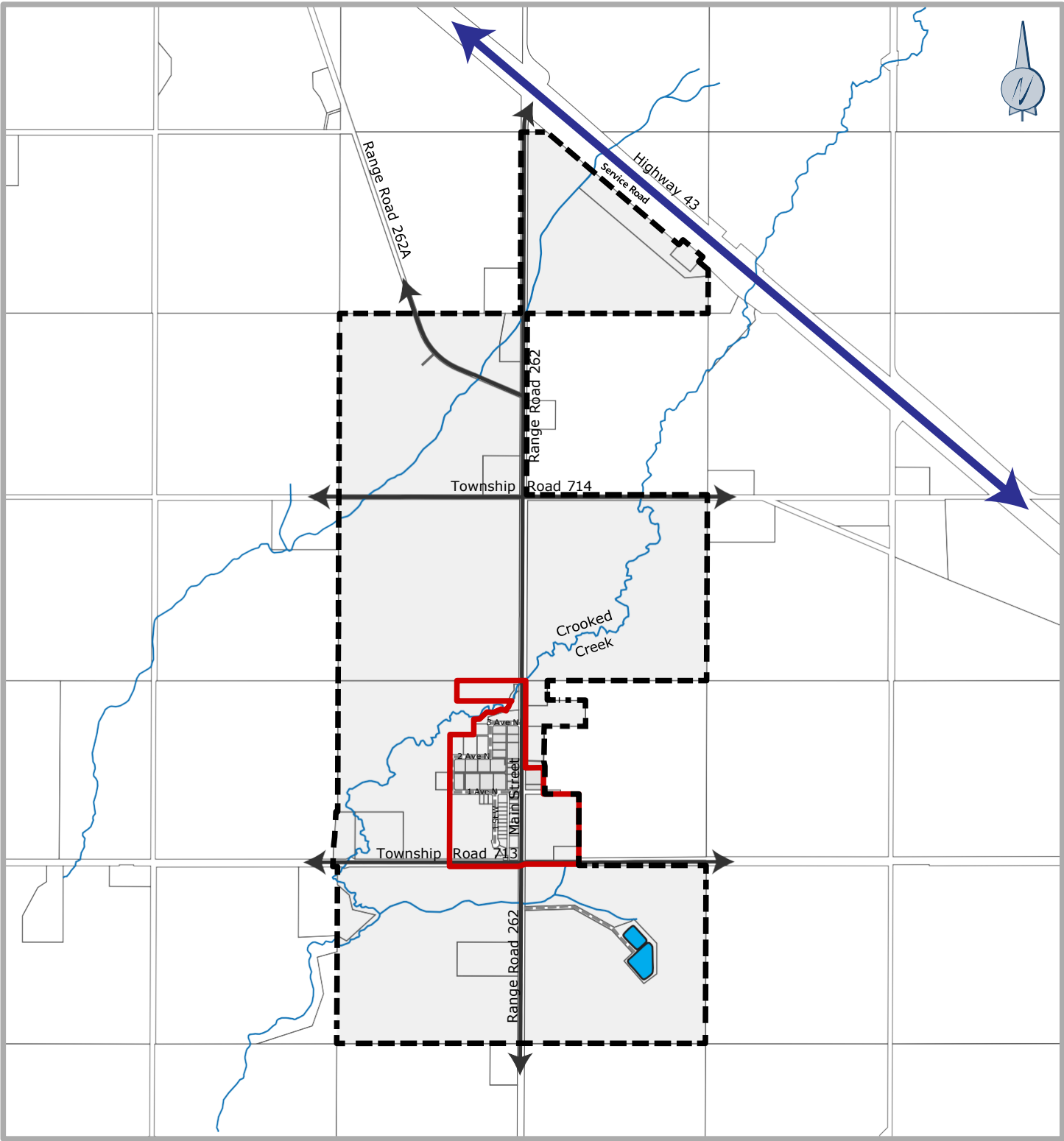
N.T.S

Legend

- ASP Boundary
- Hamlet of Ridgevalley Boundary
- Existing Lagoon
- Historic Landfill
- Watercourses
- 300m Development Setback
- 450m Development Setback
- Pipeline Easements
- Abandoned Well Location


* Potential Setback from Historic Landfill to be confirmed.


Figure 8: Transportation Network






N.T.S


Legend

-  ASP Boundary

 Hamlet of Ridgevalley Boundary

 Existing Lagoon

 Watercourses
-  Highway

 Major Roadway


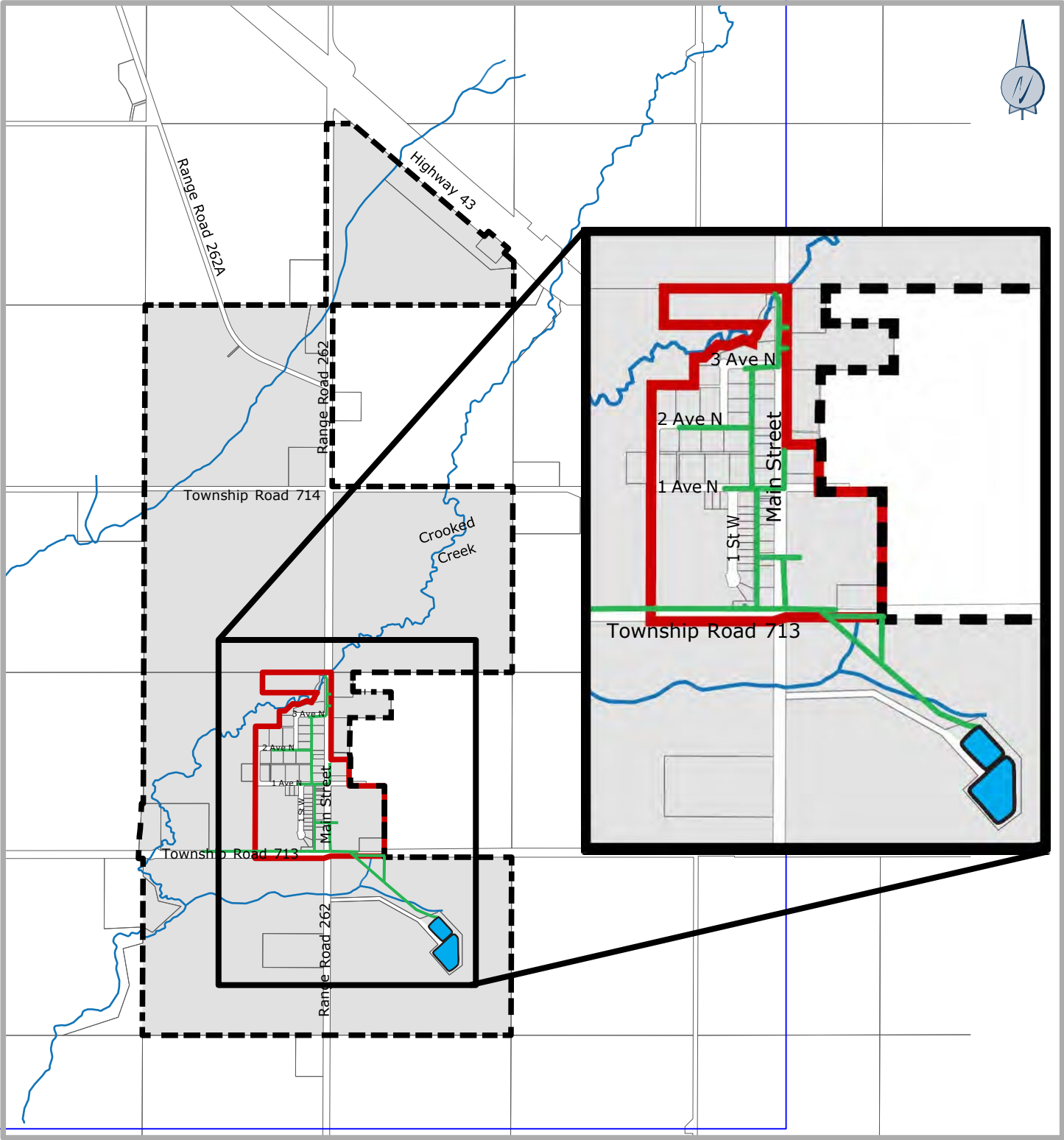
 Local Roadway



Figure 9: Existing Sanitary Sewer Servicing

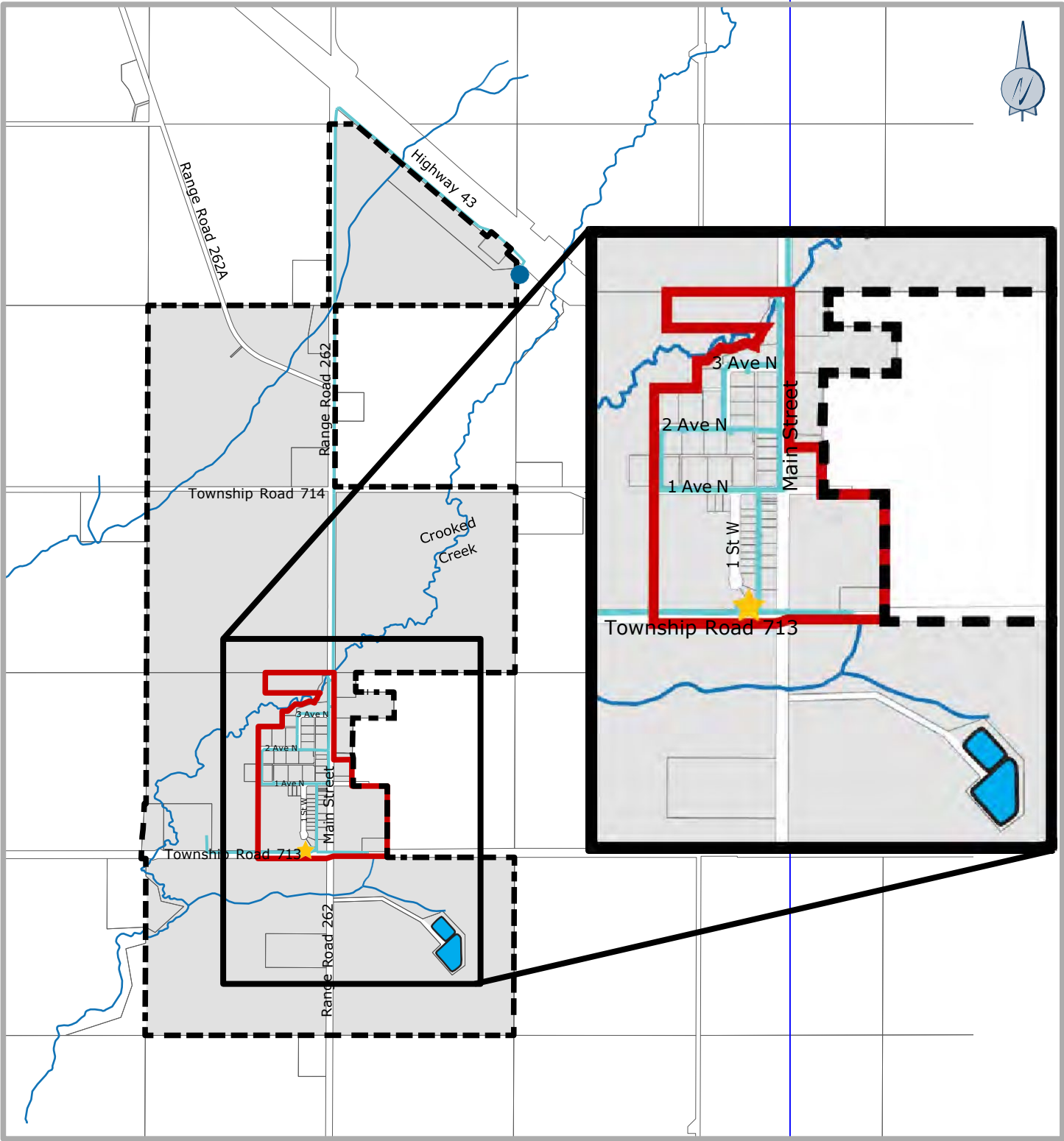


Legend

- ASP Boundary
- Hamlet of Ridgevalley Boundary
- Existing Lagoon
- Watercourses
- Existing Sanitary Sewer Main

N.T.S

Figure 10: Existing Water Servicing

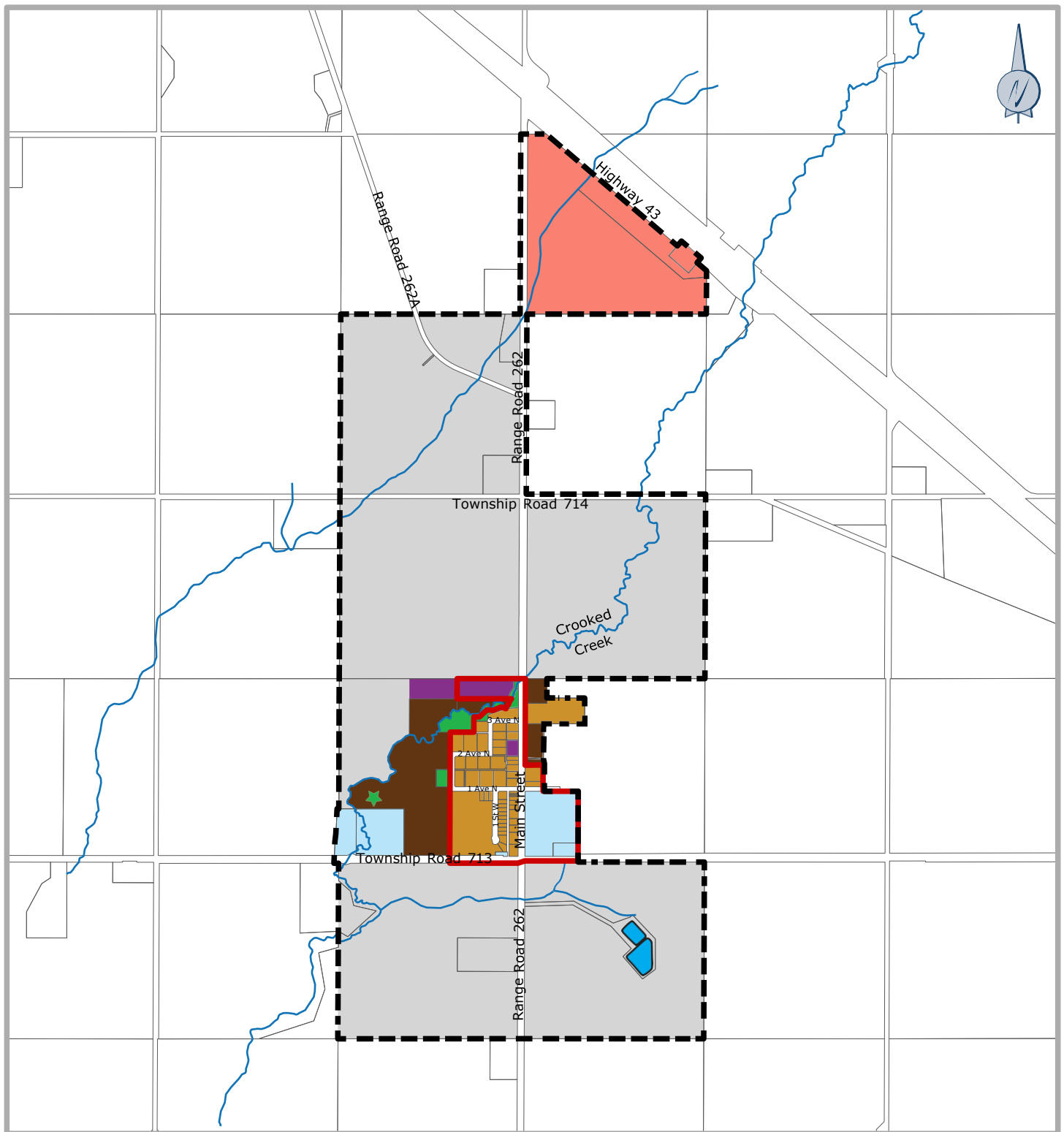


N.T.S

Legend

- ASP Boundary
- Hamlet of Ridgevalley Boundary
- Existing Lagoon
- Watercourses
- Existing Water Servicing Lines
- Potable Water Point
- Water Treatment Plant

Figure 11: Future Land Use Concept



N.T.S

Legend













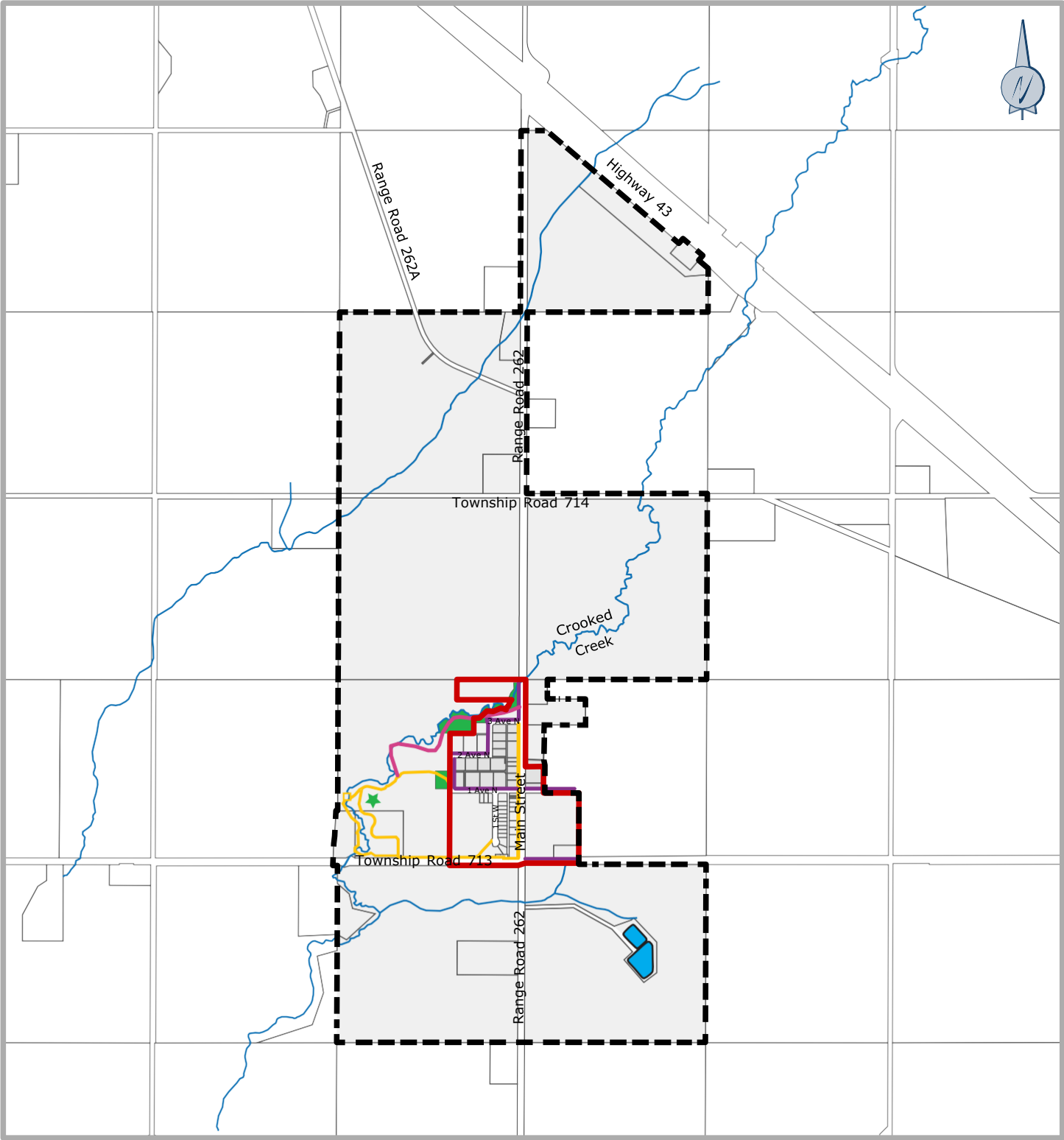
- | | |
|---|---|
|  ASP Boundary |  Parks and Open Space |
|  Hamlet of Ridgevalley Boundary |  Institutional |
|  Agriculture |  Existing Lagoon |
|  Commercial |  Watercourses |
|  Existing Residential |  Future Potential Park |
|  Future Residential | |
|  Hamlet Industrial | |

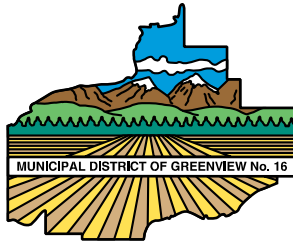
Figure 12: Open Space Network



N.T.S

Legend

- ASP Boundary
- Hamlet of Ridgevalley Boundary
- Parks and Open Space
- Watercourses
- Existing Pedestrian Connectivity
- Proposed Pedestrian Connectivity
- Conceptual Pedestrian Connectivity
- Future Potential Park



BYLAW No. 24-964 of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16 to provide for a local improvement tax in respect of all lands that directly benefit from the 99 Street road extension, water main and sanitary sewer extension repair, street lighting and electrical repair, and Tower Park Estates storm water management facility construction project.

Whereas, pursuant to section 397 of the Municipal Government Act R.S.A. 200, c M-26.1, the Council of the Municipal District of Greenview No. 16 may impose a local improvement tax when it considers proposed improvement to a given area to be of greater benefit to the designated areas of the municipality than to the whole municipality; and are thus defined as “local improvements”;

Whereas, the estimated lifetime of the local improvement is twenty (20) years;

Whereas, the proposed construction will serve approximately 550.2 assessable metres of frontage and 2.689 hectares;

Now Therefore, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts as follows:

1. TITLE

1.1. This Bylaw may be cited as the “Tower Park Estates Local Improvement Plan”.

2. GENERAL

2.1. For the purposes of completing the 99 Street road extension, the sum of \$1,364,515.20 is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “A” attached.

2.2. For the purposes of completing the 99 Street water main and sanitary sewer expansion repair, the sum of \$52,854.40 for the water main and \$119,138.40 for the sanitary sewer, is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “B” attached.

2.3. For the purposes of completing the 99 Street lighting and electrical repair, the sum of \$355,332.00 is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “C” attached.

2.4. For the purposes of completing the Tower Park Estates storm water management facility construction project, the sum of \$4,565,759.20 is to be collected by way of an annual, uniform local improvement tax rate assessed against the benefiting owners as provided in Schedule “D” attached.

3. **COMING INTO FORCE**

3.1. This Bylaw shall come into force and effect upon the day of final passing and signing.

Read a first time this 24th day of September, 2024.

Read a second time this 22nd day of October, 2024.

Read a third time this 22nd day of October, 2024.



REEVE



CHIEF ADMINISTRATIVE OFFICER

The Municipal District of Greenview No. 16
Bylaw No. 24-964

Schedule "A"

Annual Levy for the 99 Street Road Extension Local Improvement Project

1. Properties to be assessed:
 - a. Plan 062 7943, Block 35, Lot 19 (GC Inn & Suites)
 - b. Plan 972 0897, Block 38, Lot 3PUL
 - c. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - d. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.
2. Total Frontage 550.2 linear meters
3. Total Levy \$1,364,515.20
4. Total Levy per Metre of Frontage \$2,480.03
5. Annual Unit Rate per Metre of Frontage Payable for a Period of Twenty (20) years at 6.00%
\$124.00
6. Total Yearly Assessment against all properties to be assessed \$68,225.76
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Frontage (m)	Total Tax	Annual Tax
3519000	062 7943; 35; 19	57.8	\$143,346.02	\$7,167.30
392300	972 0898; 38; 3PUL	30.6	\$75,889.07	\$3,794.45
46040	082 5600; 50; 3	341.5	\$846,931.92	\$42,346.60
520001-520044	Plan 092 5042	120.3	\$298,348.20	\$14,917.41
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax	Annual Tax
520001	1	245	\$7,309.53	\$365.48
520002	2	331	\$9,875.33	\$493.77
520003	3	471	\$14,052.20	\$702.61
520004	4	475	\$14,171.54	\$708.58
520005	5	336	\$10,024.50	\$501.22
520006	6	339	\$10,114.00	\$505.70
520007	7	270	\$8,055.40	\$402.77
520008	8	416	\$12,411.29	\$620.56
520009	9	417	\$12,441.12	\$622.06

520010	10	666	\$19,869.99	\$993.50
520011	11	253	\$7,548.21	\$377.41
520012	12	253	\$7,548.21	\$377.41
520013	13	167	\$4,982.41	\$249.12
520014	14	168	\$5,012.25	\$250.61
520015	15	167	\$4,982.41	\$249.12
520016	16	168	\$5,012.25	\$250.61
520017	17	167	\$4,982.41	\$249.12
520018	18	165	\$4,922.75	\$246.14
520019	19	167	\$4,982.41	\$249.12
520020	20	168	\$5,012.25	\$250.61
520021	21	167	\$4,982.41	\$249.12
520022	22	168	\$5,012.25	\$250.61
520023	23	167	\$4,982.41	\$249.12
520024	24	168	\$5,012.25	\$250.61
520025	25	167	\$4,982.41	\$249.12
520026	26	167	\$4,982.41	\$249.12
520027	27	167	\$4,982.41	\$249.12
520028	28	167	\$4,982.41	\$249.12
520029	29	168	\$5,012.25	\$250.61
520030	30	168	\$5,012.25	\$250.61
520031	31	168	\$5,012.25	\$250.61
520032	32	167	\$4,982.41	\$249.12
520033	33	168	\$5,012.25	\$250.61
520034	34	167	\$4,982.41	\$249.12
520035	35	167	\$4,982.41	\$249.12
520036	36	168	\$5,012.25	\$250.61
520037	37	167	\$4,982.41	\$249.12
520038	38	168	\$5,012.25	\$250.61
520039	39	167	\$4,982.41	\$249.12
520040	40	168	\$5,012.25	\$250.61
520041	41	168	\$5,012.25	\$250.61
520042	42	168	\$5,012.25	\$250.61
520043	43	253	\$7,548.21	\$377.41
520044	44	253	\$7,548.21	\$377.41
Total Tax Collected			\$1,364,515.20	\$68,225.76

Schedule "B"

Annual Levy for the 99 Street Water Main and Sanitary Sewer Extension Repair Local Improvement Project

The Municipal District of Greenview No. 16
Bylaw No. 24-964

1. Properties to be assessed:
 - a. Plan 972 0897, Block 38, Lot 3PUL
 - b. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - c. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.
2. Total Frontage 492.4 linear meters
3. Total Levy (Water + Sewer) \$52,854.40 + \$119,138.40
4. Total Levy per Metre of Frontage \$107.34 + \$241.95
5. Annual Unit Rate per Metre of Frontage Payable for a Period of Twenty (20) years at 6.00%
\$5.37 + \$12.10
6. Total Yearly Assessment against all properties to be assessed \$2,642.72 + \$5,956.92
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Frontage (m)	Total Tax Water	Annual Tax Water	Total Tax Sewer	Annual Tax Sewer
392300	972 0898; 38; 3PUL	30.6	\$3,284.62	\$164.23	\$7,403.81	\$370.19
46040	082 5600; 50; 3	341.5	\$36,656.74	\$1,832.84	\$82,627.46	\$4,131.37
520001-520044	Plan 092 5042	120.3	\$12,913.05	\$645.65	\$29,107.13	\$1,455.36
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax Water	Annual Tax Water	Total Tax Sewer	Annual Tax Sewer
520001	1	245	\$316.37	\$15.82	\$713.12	\$35.66
520002	2	331	\$427.42	\$21.37	\$963.45	\$48.17
520003	3	471	\$608.20	\$30.41	\$1,370.95	\$68.55
520004	4	475	\$613.37	\$30.67	\$1,382.59	\$69.13
520005	5	336	\$433.88	\$21.69	\$978.00	\$48.90
520006	6	339	\$437.75	\$21.89	\$986.73	\$49.34
520007	7	270	\$348.65	\$17.43	\$785.89	\$39.29
520008	8	416	\$537.18	\$26.86	\$1,210.86	\$60.54
520009	9	417	\$538.47	\$26.92	\$1,213.77	\$60.69
520010	10	666	\$860.01	\$43.00	\$1,938.53	\$96.93
520011	11	253	\$326.70	\$16.34	\$736.41	\$36.82
520012	12	253	\$326.70	\$16.34	\$736.41	\$36.82

520013	13	167	\$215.65	\$10.78	\$486.09	\$24.30
520014	14	168	\$216.94	\$10.85	\$489.00	\$24.45
520015	15	167	\$215.65	\$10.78	\$486.09	\$24.30
520016	16	168	\$216.94	\$10.85	\$489.00	\$24.45
520017	17	167	\$215.65	\$10.78	\$486.09	\$24.30
520018	18	165	\$213.07	\$10.65	\$480.27	\$24.01
520019	19	167	\$215.65	\$10.78	\$486.09	\$24.30
520020	20	168	\$216.94	\$10.85	\$489.00	\$24.45
520021	21	167	\$215.65	\$10.78	\$486.09	\$24.30
520022	22	168	\$216.94	\$10.85	\$489.00	\$24.45
520023	23	167	\$215.65	\$10.78	\$486.09	\$24.30
520024	24	168	\$216.94	\$10.85	\$489.00	\$24.45
520025	25	167	\$215.65	\$10.78	\$486.09	\$24.30
520026	26	167	\$215.65	\$10.78	\$486.09	\$24.30
520027	27	167	\$215.65	\$10.78	\$486.09	\$24.30
520028	28	167	\$215.65	\$10.78	\$486.09	\$24.30
520029	29	168	\$216.94	\$10.85	\$489.00	\$24.45
520030	30	168	\$216.94	\$10.85	\$489.00	\$24.45
520031	31	168	\$216.94	\$10.85	\$489.00	\$24.45
520032	32	167	\$215.65	\$10.78	\$486.09	\$24.30
520033	33	168	\$216.94	\$10.85	\$489.00	\$24.45
520034	34	167	\$215.65	\$10.78	\$486.09	\$24.30
520035	35	167	\$215.65	\$10.78	\$486.09	\$24.30
520036	36	168	\$216.94	\$10.85	\$489.00	\$24.45
520037	37	167	\$215.65	\$10.78	\$486.09	\$24.30
520038	38	168	\$216.94	\$10.85	\$489.00	\$24.45
520039	39	167	\$215.65	\$10.78	\$486.09	\$24.30
520040	40	168	\$216.94	\$10.85	\$489.00	\$24.45
520041	41	168	\$216.94	\$10.85	\$489.00	\$24.45
520042	42	168	\$216.94	\$10.85	\$489.00	\$24.45
520043	43	253	\$326.70	\$16.34	\$736.41	\$36.82
520044	44	253	\$326.70	\$16.34	\$736.41	\$36.82
Total Tax Collected			\$52,854.40	\$2,642.72	\$119,138.40	\$5,956.92

Schedule "C"

Annual Levy for the 99 Street Electrical Service and Street Light Repair Local Improvement Project

1. Properties to be assessed:
 - a. Plan 972 0897, Block 38, Lot 3PUL
 - b. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - c. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.

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2. Total Frontage 492.4 linear meters
3. Total Levy \$355,332.00
4. Total Levy per Metre of Frontage \$721.63
5. Annual Unit Rate per Metre of Frontage Payable for a Period of Twenty (20) years at 6.00%
\$36.08
6. Total Yearly Assessment against all properties to be assessed \$17,766.60
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Frontage (m)	Total Tax	Annual Tax
392300	972 0898; 38; 3PUL	30.6	\$22,081.96	\$1,104.10
46040	082 5600; 50; 3	341.5	\$246,437.61	\$12,321.88
520001-520044	Plan 092 5042	120.3	\$86,812.43	\$4,340.62
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax	Annual Tax
520001	1	245	\$2,126.90	\$106.35
520002	2	331	\$2,873.49	\$143.67
520003	3	471	\$4,088.87	\$204.44
520004	4	475	\$4,123.59	\$206.18
520005	5	336	\$2,916.90	\$145.84
520006	6	339	\$2,942.94	\$147.15
520007	7	270	\$2,343.94	\$117.20
520008	8	416	\$3,611.40	\$180.57
520009	9	417	\$3,620.08	\$181.00
520010	10	666	\$5,781.71	\$289.09
520011	11	253	\$2,196.35	\$109.82
520012	12	253	\$2,196.35	\$109.82
520013	13	167	\$1,449.77	\$72.49
520014	14	168	\$1,458.45	\$72.92
520015	15	167	\$1,449.77	\$72.49
520016	16	168	\$1,458.45	\$72.92
520017	17	167	\$1,449.77	\$72.49
520018	18	165	\$1,432.41	\$71.62

520019	19	167	\$1,449.77	\$72.49
520020	20	168	\$1,458.45	\$72.92
520021	21	167	\$1,449.77	\$72.49
520022	22	168	\$1,458.45	\$72.92
520023	23	167	\$1,449.77	\$72.49
520024	24	168	\$1,458.45	\$72.92
520025	25	167	\$1,449.77	\$72.49
520026	26	167	\$1,449.77	\$72.49
520027	27	167	\$1,449.77	\$72.49
520028	28	167	\$1,449.77	\$72.49
520029	29	168	\$1,458.45	\$72.92
520030	30	168	\$1,458.45	\$72.92
520031	31	168	\$1,458.45	\$72.92
520032	32	167	\$1,449.77	\$72.49
520033	33	168	\$1,458.45	\$72.92
520034	34	167	\$1,449.77	\$72.49
520035	35	167	\$1,449.77	\$72.49
520036	36	168	\$1,458.45	\$72.92
520037	37	167	\$1,449.77	\$72.49
520038	38	168	\$1,458.45	\$72.92
520039	39	167	\$1,449.77	\$72.49
520040	40	168	\$1,458.45	\$72.92
520041	41	168	\$1,458.45	\$72.92
520042	42	168	\$1,458.45	\$72.92
520043	43	253	\$2,196.35	\$109.82
520044	44	253	\$2,196.35	\$109.82
Total Tax Collected			\$355,332.00	\$17,766.60

Schedule "D"

Annual Levy for the 99 Street Storm Water Management Facility Local Improvement Project

1. Properties to be assessed:
 - a. Plan 972 0897, Block 38, Lot 3PUL
 - b. Plan 082 5600, Block 50, Lot 2 (Tower Park Estates)
 - c. Condo Plan 092 5042 (Main Street Lots) and all Condo Units therein.
2. Total Area 2.689 hectares
3. Total Levy \$4,565,759.20

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4. Total Levy per Benefiting Hectare \$1,697,939.46
5. Annual Unit Rate per Benefiting Hectare Payable for a Period of Twenty (20) years at 6.00%
\$84,896.97
6. Total Yearly Assessment against all properties to be assessed \$228,287.96
7. The parcels of land in respect of which the local improvement tax will be imposed, and the person(s) who will be liable to pay the local improvement tax are as follows:

Roll Number	Legal Description	Area	Total Tax	Tax Per Year
392300	972 0898; 38; 3PUL	0.49	\$831,990.33	\$41,599.52
46010	082 5600; 50; 3	1.659	\$2,816,881.56	\$140,844.08
520001-520044	Plan 092 5042	0.54	\$916,887.31	\$45,844.37
Roll Number	Lot within Plan 092 5042	Unit Factor	Total Tax	Tax Per Year
520001	1	245	\$22,463.74	\$1,123.19
520002	2	331	\$30,348.97	\$1,517.45
520003	3	471	\$43,185.39	\$2,159.27
520004	4	475	\$43,552.15	\$2,177.61
520005	5	336	\$30,807.41	\$1,540.37
520006	6	339	\$31,082.48	\$1,554.12
520007	7	270	\$24,755.96	\$1,237.80
520008	8	416	\$38,142.51	\$1,907.13
520009	9	417	\$38,234.20	\$1,911.71
520010	10	666	\$61,064.69	\$3,053.23
520011	11	253	\$23,197.25	\$1,159.86
520012	12	253	\$23,197.25	\$1,159.86
520013	13	167	\$15,312.02	\$765.60
520014	14	168	\$15,403.71	\$770.19
520015	15	167	\$15,312.02	\$765.60
520016	16	168	\$15,403.71	\$770.19
520017	17	167	\$15,312.02	\$765.60
520018	18	165	\$15,128.64	\$756.43
520019	19	167	\$15,312.02	\$765.60
520020	20	168	\$15,403.71	\$770.19
520021	21	167	\$15,312.02	\$765.60
520022	22	168	\$15,403.71	\$770.19
520023	23	167	\$15,312.02	\$765.60

520024	24	168	\$15,403.71	\$770.19
520025	25	167	\$15,312.02	\$765.60
520026	26	167	\$15,312.02	\$765.60
520027	27	167	\$15,312.02	\$765.60
520028	28	167	\$15,312.02	\$765.60
520029	29	168	\$15,403.71	\$770.19
520030	30	168	\$15,403.71	\$770.19
520031	31	168	\$15,403.71	\$770.19
520032	32	167	\$15,312.02	\$765.60
520033	33	168	\$15,403.71	\$770.19
520034	34	167	\$15,312.02	\$765.60
520035	35	167	\$15,312.02	\$765.60
520036	36	168	\$15,403.71	\$770.19
520037	37	167	\$15,312.02	\$765.60
520038	38	168	\$15,403.71	\$770.19
520039	39	167	\$15,312.02	\$765.60
520040	40	168	\$15,403.71	\$770.19
520041	41	168	\$15,403.71	\$770.19
520042	42	168	\$15,403.71	\$770.19
520043	43	253	\$23,197.25	\$1,159.86
520044	44	253	\$23,197.25	\$1,159.86
Total Tax Collected			\$4,565,759.20	\$228,287.96