

TOWN OF OLDS ANNEXATION

NEGOTIATION REPORT

February 17, 2021

Prepared for the Municipal Government Board pursuant to Sec. 118 of the Municipal Government Act, RSA 2000, as amended



Prepared by Parkland Community Planning Services

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INTRODUCTION

The Town of Olds is requesting approval of this annexation application to be able to address their long term future growth needs in a rational and orderly fashion. The addition of lands to the Town has been the topic of positive and productive discussions between the Town of Olds and Mountain View County. Consultations with landowners, the general public and other local authorities was undertaken as part of the overall process to identify annexation lands and means of addressing impacts.

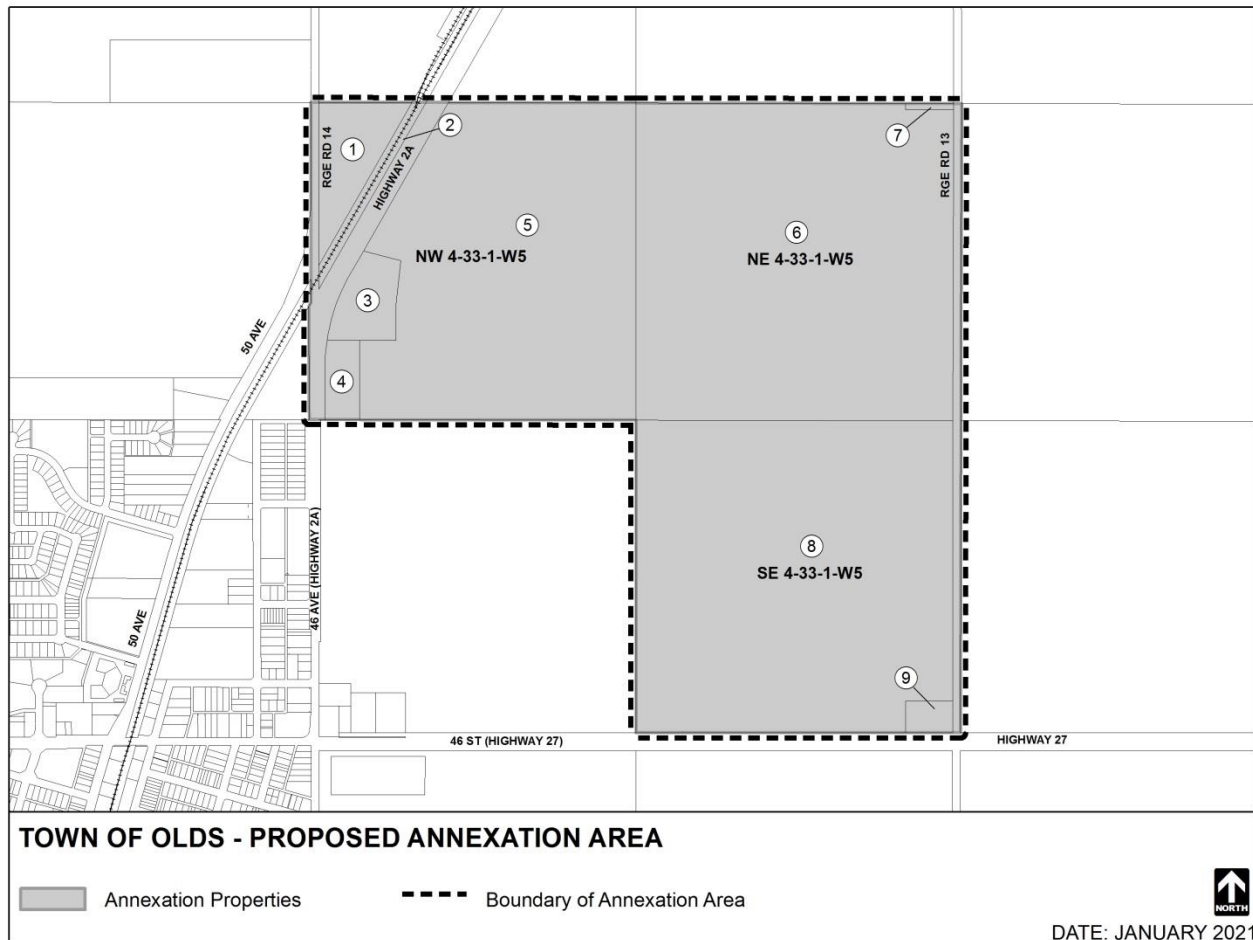
This Negotiation Report has been prepared in accordance with the requirements of Section 118 of the *Municipal Government Act (MGA)*. The purpose of this report is to document the process that has been followed and formally present the Town's request to the Province. It includes:

- A description of the land proposed to be annexed in this application;
- The Town of Olds' reasons for pursuing the annexation application;
- Background on historic population and industrial and commercial growth in Olds;
- A description of the relationship between the annexation proposal and approved statutory plans;
- A description of the intended uses proposed for the annexation lands and the ability to extend municipal services;
- A list of the matters agreed upon and those on which no agreement was reached between the Town of Olds and Mountain View County;
- A description of the consultation process for landowners, the general public and other local authorities that was used in the negotiations and in preparing the annexation application;
- A summary of the views expressed during the consultation process with landowners, the general public, and other local authorities;
- Actions proposed by the Town of Olds in response to issues raised through the consultation process;
- A financial analysis of the impact of annexation on the Town of Olds and Mountain View County; and
- An overview of compliance with the annexation principles established by the Municipal Government Board.

LANDS PROPOSED FOR ANNEXATION

The Town of Olds and Mountain View County have agreed to the annexation of lands as identified in Figure 1. The total amount of land proposed to be annexed is approximately 198.46 ha comprising titled lands and non-titled road allowances and rights of way.

Figure 1: Town of Olds Annexation Area



The lands proposed to be annexed are described below through legal descriptions, approximate areas and their general location relative to the present Town boundaries. The areas proposed to be annexed include approximately 189.95 ha of titled land and approximately 8.51 ha of road rights of way. A copy of the annexation map identifying each owner with the corresponding parcel of lands is included in Appendix A. Appendix B includes current copies of the land title for each of the proposed annexation parcels.

Titled Lands Proposed for Annexation

Property No. 1

Owner(s): Gary Chong & Lizhen Lily Wu
Title Number: 191 060 794
ATS Reference: NW 4-33-1-W5
Area (Ha): 4.93
Location: Northeast of the Town boundary,
west of Highway 2A

Property No. 2

Owner(s): Calgary and Edmonton Railway
Company
Title Number: AF12
ATS Reference: NW 4-33-1-W5
Area (Ha): 1.54
Location: Northeast of the Town boundary,
west of Highway 2A

Property No. 3

Owner(s): Mountain View County
Title Number: 011 128 013
ATS Reference: NW 4-33-1-W5
Area (Ha): 3.12
Location: Northeast of the Town boundary,
east of Highway 2A

Property No. 4

Owner(s): 2295068 Alberta Ltd.
Title Number: 121 263 041
ATS Reference: NW 4-33-1-W5
Area (Ha): 1.82
Location: Northeast of the Town boundary,
east of Highway 2A

Property No. 5

Owner(s): Gerald O.C. Bakken (Farmer) &
Rose D. Bakken
Title Number: 941 152 704 +9
ATS Reference: NW 4-33-1-W5
Area (Ha): 49.8
Location: Northeast of the Town boundary,
east of Highway 2A

Property No. 6

Owner(s): Clarke Agri Business Inc.
Title Number: 971 278 435
ATS Reference: NE 4-33-1-W5
Area (Ha): 64.5
Location: Northeast of the Town boundary,
east of Highway 2A and west of Range Road
13

Property No. 7

Owner(s): Town of Olds
Title Number: 75R150
ATS Reference: NE 4-33-1-W5
Area (Ha): 1.86
Location: Northeast of the Town boundary,
east of Highway 2A and west of Range Road
13

Property No. 8

Owner(s): Ronald D. Berreth & Constance
M. Berreth
Title Number: 931 173 585
ATS Reference: SE 4-33-1-W5
Area (Ha): 62.67
Location: Northeast of the Town boundary,
north of Highway 27 and west of Range
Road 13

Property No. 9

Owner(s): Charles A. Dahl & Donna M. Dahl

Title Number: 151 128 292

ATS Reference: SE 4-33-1-W5

Area (Ha): 0.97

Location: Northeast of the Town boundary,
north of Highway 27 and west of Range
Road 13

Non-Titled Lands – Road Allowances and Rights of Way – Proposed for Annexation

Description: The government road allowance lying east of the South East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The government road allowance lying east of the North East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The portion of road widening plan 941 1212 and Highway 2A adjacent to and bisecting the west portion of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Highway 2A

Description: The portion of government road allowance lying west of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 14

REASONS FOR ANNEXATION

There are nine primary reasons for the Town's proposed annexation. These reasons relate to implementation of key directions of the Mountain View County/Town of Olds Intermunicipal Development Plan, the Town's Municipal Development Plan and practical planning considerations in positioning the Town to be able to plan for and attract commercial and industrial development. Land supply for residential use within the Town is sufficient to accommodate long term growth up to and beyond 2046.

1. Supply of Land - Commercial

Since 2006 there has been significant interest in the Town of Olds for commercial activity. This has taken the form of small and large format retailers, restaurants, hotels, offices, financial institutions, personal services and automotive services. The available supply of land to accommodate new commercial interests, the most attractive of which has been along the Highway 27 corridor, has been depleted and additional long term frontage along Highway 27 will be required.

2. Supply of Land - Industrial

Since 2015 interest in industrial development in the Town of Olds has increased with sizeable blocks of land being developed and other large blocks of land being secured for future projects. The available supply of industrial land has dropped to a 20 year supply when the impact of lands not available to the market is taken into account.

3. Selection for Prospective Development – Industrial

The available supply of industrial lands is becoming concentrated in the hands of a small number of landowners. Prospective investors are starting to experience limitations in terms of the number of locations/parcels that may be available to the market. The Town's long term economic prospects are better served by having a diverse supply of industrial lands available.

4. Economical Municipal Wastewater Service Extensions

The cost to provide municipal wastewater services per hectare of developable land is 25 percent of what it would otherwise be to service the SW 4 alone based on the lift station and force main costs being spread over a larger land area. The annexation area provides an economy of scale to overcome the financial cost of servicing the quarter section presently in the Town boundaries.

5. Jurisdiction Over Lift Station Service Area

Working with landowners to make their property available to the market while coordinating land use and infrastructure planning over multiple quarter sections are more likely to be successful if the Town is in a position to give definitive answers and follow through on solutions that the Town offers. For example, front ending part of the infrastructure investment can be considered if the Town has jurisdiction to enforce recovery mechanisms such as offsite levies, oversize improvement charges, and endeavours to assist.

6. Facilitate Well Planned Industrial Park

Direct negotiations with landowners to plan for the future commercial/industrial park and secure agreements among with and between landowners (e.g. utility rights of way for infrastructure extensions) by the Town is more likely to succeed where the Town is the approving authority.

7. Future North Arterial Road

The Town has a vital interest in protecting the alignment of the north arterial and the options to tie in to Highway 2A and Highway 27 as part of its long term road network. Annexation of the area where both of these connections occur protects the Town's interest and gives the Town more control over issues of design, timing and construction.

8. Time to Prepare and Plan for Future Development

The lands planned for commercial and industrial use will not be available for development until after sufficient detailed planning has occurred. The Town is more likely to invest in the advance planning in terms of area structure plans and more detailed servicing concepts for lands within its jurisdiction. The process of IDP update, annexation and detailed planning means the lands in the Northeast Commercial/Industrial Park may be 4-5 years away from accommodating their first significant development. While this is taking place, the available supply of commercial and industrial land in the Town boundaries will continue to drop.

9. Time for Service Providers to Plan for Infrastructure Expansion

Similar to the Town's need to budget time for advance and detailed planning prior to development; the private utilities, such as Altalink, Fortis and ATCO Gas, need time to plan for expansion of their infrastructure. Industrial land within an urban setting is less likely to be construed as speculative by the private utility providers and the provision of services would be subject to the franchise agreement with the Town.

In summary, the proposed annexation is a key step in implementing the Town's overall plans to become a viable, safe, family-oriented and healthy community that embodies the sustainable development goals and objectives of the Provincial Land Use Policies.

RELATION TO HISTORIC AND PROJECTED COMMERCIAL AND INDUSTRIAL GROWTH

The Town of Olds has been experiencing increased interest in, and active development of, commercial and industrial lands since 2006. Large scale commercial development that has occurred in the Cornerstone area (west end of Olds) has reinforced the Town's role as a commercial service centre. There continues to be strong interest by local business and national franchises in further commercial development in the town. In recent years the Southeast Industrial area has been the focus of industrial development and a steady stream of inquiries from those wishing to establish an industrial operation in Olds.

This section provides background on the overall amount of historic commercial and industrial growth in the town and projects future demands for land to accommodate commercial and industrial development. Background on population growth and population projections are discussed in order to determine the demand for future commercial and industrial land in proportion to the future overall population growth of the town. The resulting projected demand for land is then compared to the available supply within the present Town boundaries.

Past Commercial and Industrial Development and Context

The most significant amount of commercial development occurring in Olds since 2006 has concentrated along the Highway 27 corridor in the west end of town. The Cornerstone commercial area brought two national retailers, Canadian Tire and Walmart, to the community and opened an area for numerous additional franchises. While some existing businesses relocated to reposition themselves to serve the local market, backfill development of vacant commercial space has also occurred. Consolidation of Mountain View Credit Union main office and functions in Olds in 2010-2011 in their new building is an example of Olds' growing significance as a regional commercial and service centre.

Between 2006 and 2013, industrial development in Olds was mainly in the form of small scale expansions of existing properties and businesses and build out on existing industrial parcels. Interest by landowners in industrial development and creation of new industrial parcels was low up until 2013-2015. The major blocks of available land in the Southeast Industrial area were mainly concentrated in the ownership of two individuals. The Town facilitated subdivision in the NE 29 to accommodate outside investor interest in larger industrial parcels. Once suitable parcels were created, industrial development took the form of cannabis production facilities occupying large size parcels and food processing operations starting in 2016.

Historic Population Growth

In 1986, the population of Olds was 4,871 based on the Federal Census. By the time of the 2016 Federal Census the number of permanent residents recorded for the town grew to 9,184. The rate of annual growth has varied year over year. The thirty (30) year trend was 2.14% average annual population growth. Over the twenty (20) years between 1996 and 2016, the annual rate of population growth was higher than the thirty (30) year trend and averaged 2.31% population growth per year. The rate of annual population increase was higher still for the ten (10) year period between 2006 and 2016 which was an average of 2.40%.

Table 1 shows the recorded population for Olds from 1986 to 2016. A series of population growth rates are shown starting with the average annual rate of increase between each census, then the thirty, twenty and ten year trends.

Table 1: Town of Olds Population and Rates of Population Increase					
Year	Population	Average Annual Increase Between Each Census	Average Annual Increase Over 30 Years	Average Annual Increase Over 20 Years	Average Annual Increase Over 10 Years
1986	4,871		1986 to 2016 = 2.14%		
1991	5,549	1986 to 1991 = 2.64%			
1996	5,815	1991 to 1996 = 0.94%			
2001	6,607	1996 to 2001 = 2.59%		1996 to 2016 = 2.31%	2006 to 2016 = 2.40%
2006	7,248	2001 to 2006 = 1.87%			
2011	8,235	2006 to 2011 = 2.59%			
2016	9,184	2011 to 2016 = 2.21%			

The above assessment of population levels does not account for the resident population associated with Olds College. The actual number of students attending and choosing to reside in Olds will vary for each enrolment year. As of 2018, there was capacity for 634 students to reside on campus. The actual number residing off campus in Olds in any given year is not always available.

Projected Future Population Growth

Table 2 projects the future population of Olds in five year increments starting from the 2016 population and projecting ahead to 2046. It uses the ten, twenty, and thirty year rates of average annual population increase experienced in the past to create low, medium and high scenarios for the future.

Table 2: Projected Future Population (5 Year Increments)								
Year	2016	2021	2026	2031	2036	2041	2046	Addition to 2016 Population
Population using 2.14% annual growth (low)	9,184	10,210	11,350	12,617	14,026	15,593	17,334	8,150
Population using 2.31% annual growth (medium)	9,184	10,295	11,540	12,936	14,501	16,255	18,221	9,037
Population using 2.40% annual growth (high)	9,184	10,340	11,642	13,108	14,758	16,616	18,708	9,524

For the purposes of projecting the amount and pace of future population growth the medium scenario of 2.31% average annual growth has been selected. This figure is also used in the Town's Municipal Development Plan.

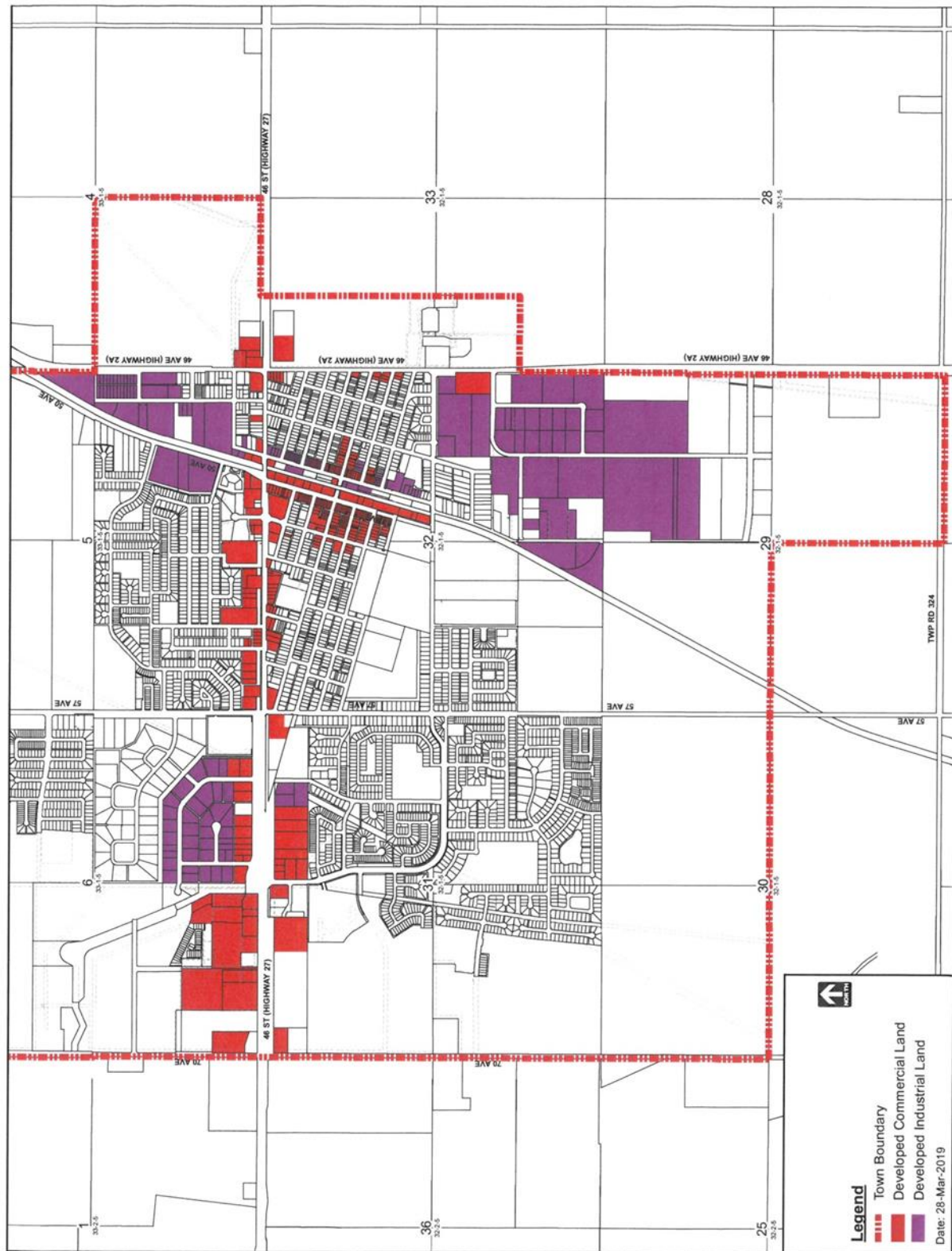
Historic Commercial and Industrial Land Consumption

Figure 2 shows titled parcels of land that have been developed and are in use for commercial or industrial within the town. It is based on interpretation of the May 2017 air photo, parcel designations under the Town's Land Use Bylaw, and adjustments for projects that are under construction and/or operating as of the end of 2018. Projects that are being considered for approval and projects that have obtained approval but not yet started construction are not included in Figure 2.

For commercial uses, all of the areas shown in Figure 2 were developed as of the May 2017 air photo. The total area of the titled parcels developed as commercial land was 61.40 hectares

(151.66 acres). For industrial uses, the majority of the area shown in Figure 2 was developed as of the May 2017 air photo. Two adjustments were made for the Sundial and Olds Soft Gels cannabis production facilities located in the Southeast Industrial area which were well under construction by the end of 2018. The total area of the titled parcels developed as industrial land was 110.93 hectares (274 acres).

Figure 2: Developed Commercial and Industrial Land in the Town of Olds



The area of titled parcels developed for commercial and industrial is the “net” area of land used and it does not account for associated land area needed to accommodate roadways, public utility lots and storm water management facilities, and park dedications created through the subdivision process. To convert the “net” area of land to the “gross” area of land needed to create new commercial or industrial parcels and account for 10 percent park dedication and 20 percent for roads and utilities an adjustment factor of 30 percent has been applied. This means for each hectare of land subdivided, 70 percent of the area would be the titled area for the parcel and 30 percent of the area would take the form of park space, public utility lot or road dedication. *[Equation: (net area divided by gross area) = 70 percent]*

The result is a gross area of 87.71 hectares (216.65 acres) of land developed to accommodate commercial use and a gross area of 158.47 hectares (391.42 acres) of land developed to accommodate industrial use.

The existing rate of commercial land consumption in relation to the population growth of the town is 9.55 hectares (23.59 acres) for every 1,000 persons. This is calculated using the total gross area of land developed to accommodate commercial use in relation to the 2016 Town population of 9,184.

The existing rate of industrial land consumption in relation to the population growth of the town is 16.48 hectares (40.72 acres) for every 1,000 persons. This is calculated using the total gross area of land developed to accommodate industrial use in relation to the projected 2018 Town population of 9,613 (2016 population increased by 2.31% per year for 2 years).

Projected Future Commercial and Industrial Land Consumption

Table 3 provides a forecast of the amount and rate of commercial and industrial land consumption expected as the Town of Olds grows over the 30 years between 2016 and 2046. It uses future Town population based on the medium growth scenario of 2.31% average annual growth and the ratio of commercial and industrial land per 1,000 person increase in population to calculate the land needed in 5 year blocks of time.

The industrial land projection between 2016 and 2021 has been adjusted to account for the earlier use of the 2018 population in setting the ratio which leaves three years for the initial entry. Each entry thereafter is based on a full 5 year period.

Table 3: Projected Future Commercial and Industrial Land Consumption (5 Year Increments)								
Year	2016	2021	2026	2031	2036	2041	2046	30 Year Total of Land Needed
Population using 2.31% average annual growth	9,184	10,295	11,540	12,936	14,501	16,255	18,221	
Population added over 5 year period		1,111	1,245	1,396	1,565	1,754	1,966	
Commercial land developed over 5 year period (at rate of 9.55 ha per 1,000 persons)		10.61 ha	11.89 ha	13.33 ha	14.95 ha	16.75 ha	18.78 ha	86.31 ha
Industrial land developed over 5 year period (at rate of 16.48 ha per 1,000 persons)		11.24 ha	20.52 ha	23.01 ha	25.79 ha	28.91 ha	32.40 ha	141.87 ha

Supply of Commercial and Industrial Lands

Figure 3 shows parcels and areas of land that are planned for future commercial and industrial use based on the Town's Land Use Bylaw designations and the future land use concept of the Municipal Development Plan. Some parcels have been subdivided and serviced and are able to accommodate development in the short term. Other areas are in agricultural use and require more detailed planning and/or subdivision approval prior to accommodating development. As of the end of 2018, there were 61.45 hectares (151.78 acres) of undeveloped commercial land available and 170.30 hectares (420.64 acres) of undeveloped industrial land available.

Table 4 shows the projected consumption of the available supply of commercial and industrial lands in ten year blocks of time. The anticipated amount of land needed is based on the projections in Table 4.

Figure 3: Inventory of Undeveloped Commercial and Industrial Land



Table 4: Projected Consumption of Supply of Commercial and Industrial Land			
Land Use	10 Years (up to 2026)	20 Years (up to 2036)	30 Years (up to 2046)
Anticipated commercial land required	22.50 ha	50.78 ha	86.31 ha
Available supply of commercial land as of 2018	61.45 ha	61.45 ha	61.45 ha
Available supply of commercial land remaining	38.95 ha	10.67 ha	-24.86 ha
Anticipated industrial land required	31.76 ha	80.56 ha	141.87 ha
Available supply of industrial land as of 2018	170.30 ha	170.30 ha	170.30 ha
Available supply of industrial land remaining	138.54 ha	89.74 ha	28.43 ha

Based on the commercial land use assignments in the Municipal Development Plan, there is sufficient commercial land within the Town to meet the anticipated needs up until 2036. The total supply would be depleted by approximately 2041. The supply of industrial land is sufficient to meet the anticipated needs up to 2046 but will be depleted by approximately 2050.

The adjustments to future commercial and industrial land assignments in the recently adopted Municipal Development Plan provide a twenty year supply for each type of land use. There remains, however, concern about the amount of industrial lands that are off the market and committed to the interests of one party and/or pending development. Additionally, the Town is concerned about pent up demand for industrial land that has gone unmet. Prospective developments have expressed interest but some are not able to identify suitably sized parcels of lands to meet their needs. This factor does not show up in the above projections of long term industrial land needs based on developed lands to date as it is not evidenced by actual land developed for industrial use.

Table 5 looks specifically at the impact that pending development of the NW 29 and the SE 29 have on the overall supply of industrial land available to accommodate those considering Olds as a place to set up industry. The NW 29 (36.36 ha) is committed to a canola processing plant and the SE 29 (58.80 ha) is committed to a prospective cannabis production facility. The result of removing these two parcels from the calculation of available land is a depleted supply of industrial land before 2036.

Table 5: Projected Consumption of Supply of Industrial Land – Land Off Market			
Land Use	10 Years (up to 2026)	20 Years (up to 2036)	30 Years (up to 2046)
Anticipated industrial land required	31.76 ha	80.56 ha	141.87 ha
Available supply of industrial land as of 2018	170.30 ha	170.30 ha	170.30 ha
Adjusted supply - removed NW 29 and SE 29	75.14 ha	75.14 ha	75.14 ha
Adjusted supply of industrial land remaining	43.38 ha	-5.42 ha	-66.73 ha

Summary

- The population of the Town of Olds was 9,184 in 2016 and is projected to increase at an average annual rate of 2.31% to reach a population of 18,221 in 2046.
- The amount of titled land developed for commercial was 61.40 hectares (151.66 acres) and the amount of titled land developed for industrial was 110.93 hectares (274 acres) as of the end of 2018.
- After accounting for road, park and public land dedications, the gross area of land developed for commercial use was 87.71 hectares (216.64 acres) and the gross area of land developed for industrial use was 158.47 hectares (391.42 acres).
- The existing rate of gross commercial land consumption in relation to the population growth of the town is 9.55 hectares (23.59 acres) for every 1,000 persons.
- The existing rate of gross industrial land consumption in relation to the population growth of the town is 16.48 hectares (40.72 acres) for every 1,000 persons.
- The projected amount of land to be developed for commercial use between 2016 and 2046 is 86.31 hectares (213.19 acres).
- The projected amount of land to be developed for industrial use between 2016 and 2046 is 141.87 hectares (350.42 acres).
- Proposed land use patterns through the Municipal Development Plan result in an available supply of 61.45 hectares (151.78 acres) for future commercial use and 170.30 hectares (420.64 acres) for future industrial use.
- The supply of commercial land is expected to drop to 10.67 hectares (26.35 acres) by 2036 and to be completely exhausted by 2040-2041.

- The overall 170.30 hectares (420.64 acres) supply of industrial land is expected to drop to 28.43 hectares (70.22 acres) by 2046; however, when consideration is made for the large blocks of land in the NW 29 and SE 29 that are off the market, the available land supply is lowered to 75.14 hectares (185.60 acres) and this supply would be exhausted prior to 2036.

FUTURE LAND USES AND RELATION TO DESIRED GROWTH DIRECTION

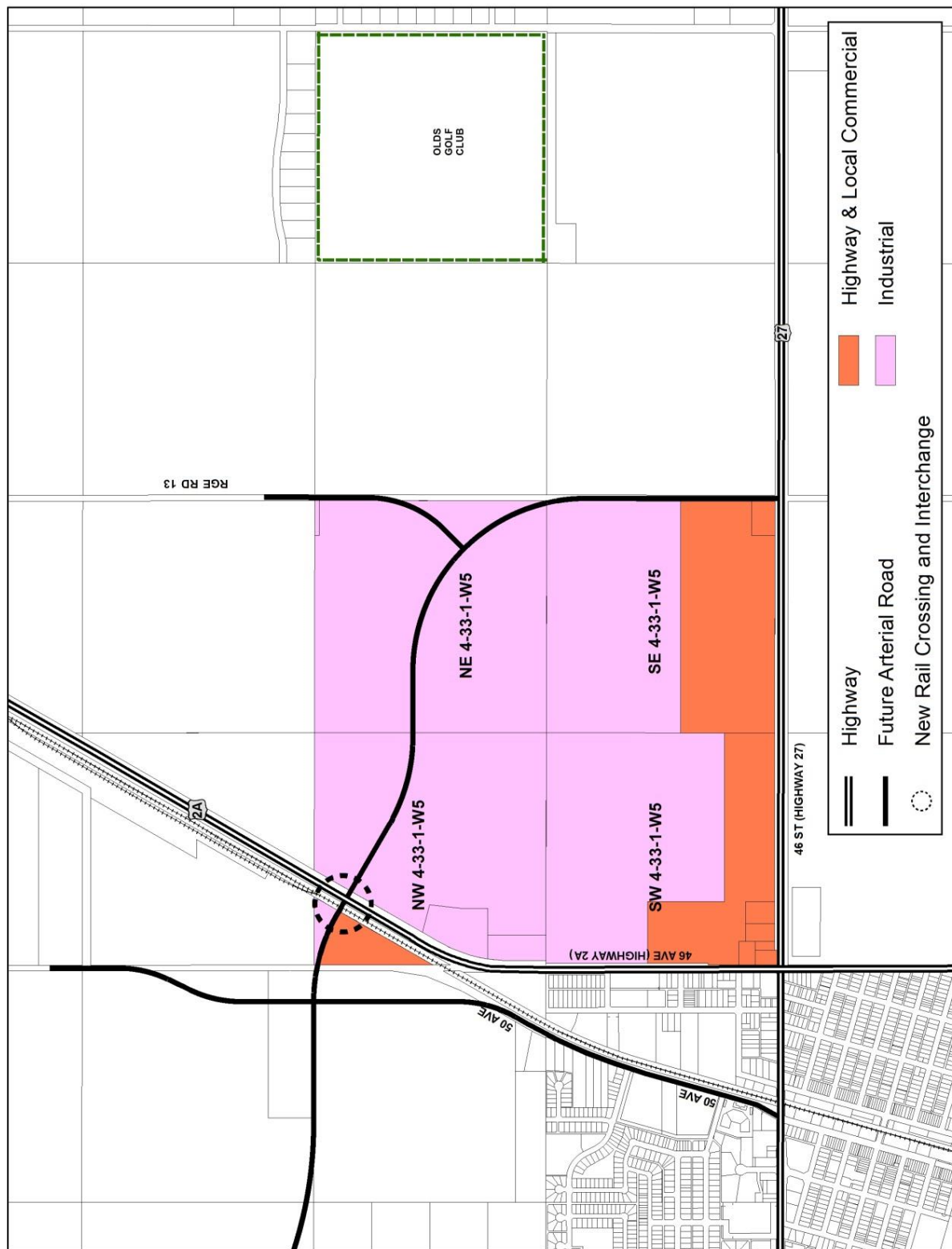
The proposed annexation area is intended to be added to lands within the current Town boundaries creating an area to be planned and developed as the Northeast Commercial/Industrial Park. A combination of commercial and industrial land use is shown in Figure 4. It allocates blocks of commercial land along the north side of Highway 27 and along Highway 2A. The precise size and location of each block of commercial land may be adjusted as more detailed planning takes place. Industrial use is mainly allocated to the areas behind the commercial frontage in the interior of the area.

Figure 4 shows how future arterial road connections can be made through the proposed commercial/industrial park. In the NW 4 this includes a connection to Highway 2A and a fly-over the railway to connect to the planned arterial road to the west. The amount of land needed for a future interchange and/or fly-over is not defined and may be in the range of 3 to 5 hectares. Along the east side of the SE 4, Range Road 13 is shown as an arterial connecting to Highway 27. It is expected that direct access to Highway 2A and Highway 27 will be provided and that a collector road grid will provide direct access to the parcels forming the commercial/industrial park.

The Northeast Commercial/Industrial Park, based on the land use patterns in Figure 4, has a capacity for 38.9 hectares of commercial development and approximately 196 hectares of industrial development. It is capable of accommodating up to approximately 15 years of anticipated commercial growth and up to approximately 35 years of anticipated industrial growth.

The commercial and industrial lands shown in the NW 4 and west of the railway are not meant to form part of the Northeast Commercial/Industrial Park. These lands will instead be developed alongside the lands west of 50 Avenue. They have been included in the annexation proposal mainly to maintain logical municipal boundaries.

Figure 4: Future Land Uses for Northeast Commercial/Industrial Park



The decision to expand the Town boundaries to the northeast was based on a high level available of the available growth directions and anticipated commercial and industrial land needs of the Town. The primary factors considered in the evaluation included:

1. The Town's desired long term land use patterns and the need for additional supply for commercial and industrial growth;
2. The relative cost of providing key municipal services, specifically wastewater services, needed to accommodate development of each potential growth area; and
3. The contribution each potential growth area offers to achievement of the Town's strategic, long term economic development goals.

The results of this evaluation are summarized as follows:

1. *The proposed annexation area* offers land for future commercial and industrial growth that addresses the Town's need to increase both commercial land supply and industrial land supply.
2. *The proposed annexation area* offers a large enough land area that is capable of accommodating a variety of commercial and industrial uses and parcel sizes and to involve several landowners to increase options for having land on the market.
3. *The proposed annexation area* offers the a cost effective means of providing wastewater services needed to move effluent from the growth area and into the regional wastewater line for downstream treatment.
4. *The proposed annexation area* helps address the servicing of lands within the Town's current boundaries in a more economical fashion.
5. *The proposed annexation area supports and benefits from the Town's* planned investment in a water reservoir and would assist with the construction of the new water reservoir.
6. *The proposed annexation supports* the Town's strategic, economic development goals as it offers significant opportunity for both commercial and industrial investment in a desirable and highly accessible location to attract employment and diversify the Town's assessment base.

ABILITY TO EXTEND MUNICIPAL INFRASTRUCTURE AND SERVICES

The area proposed for annexation can be serviced through extensions of the Town's water system and wastewater system, storm water management facilities and future arterial and collector roadways. As the future Northeast Commercial/Industrial Park, the annexation area forms a large enough service basin to achieve economies of scale in the cost of supplying access to municipal wastewater facilities and takes advantage of pending investments in municipal water infrastructure.

Figure 5 shows servicing concepts for the connection to the municipal water system and servicing with the municipal wastewater system. The concepts are based on engineering undertaken by the Town through the 2010 Transportation and Utilities Master Plan and through the 2016 Offsite Levy Review.

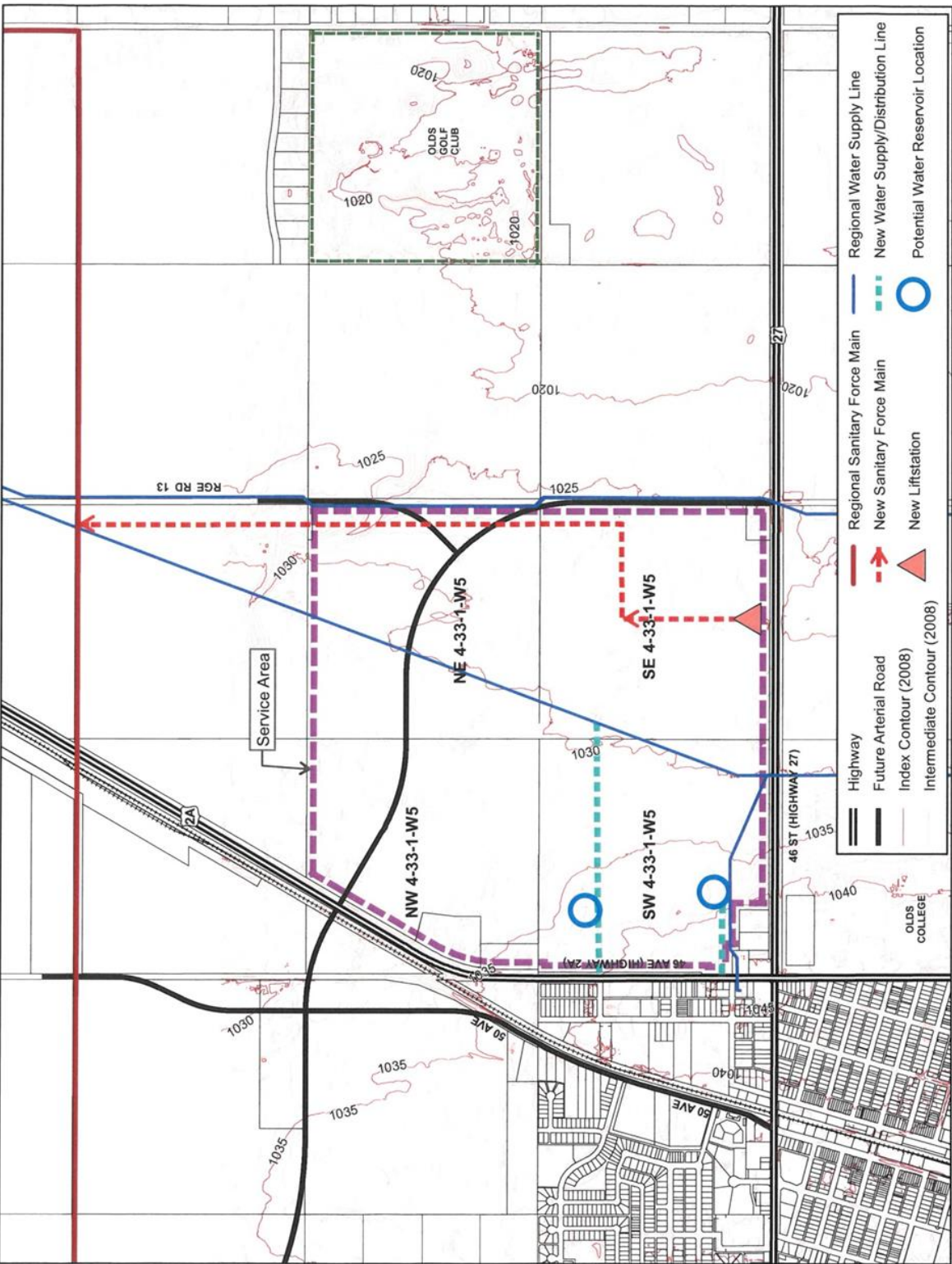
Water Servicing

The Town receives treated municipal water through its participation in the Mountain View Regional Water Services Commission. The regional water supply lines that serve the Town run through the annexation area shown in Figure 5 and connect to the Town's North Reservoir.

The North Reservoir is scheduled for replacement in the Town's 10 year capital plan. Either of the two locations shown on Figure 5 provides a suitable location for a replacement reservoir and a sufficiently sized parcel to accommodate further expansion of storage capacity as needed. The investment in the water reservoir will serve the existing developed area of the town. The same infrastructure provides the opportunity to supply sufficient water to meet daily use demands and firefighting capacity for the future Northeast Commercial/Industrial Park.

A series of distribution mains extending from either of the two water reservoir locations would be able to meet the water supply needs of the Northeast Commercial/Industrial Park. The distribution mains are also able to tie into the existing water main grid to the west of Highway 2A to ensure a reliable supply of municipal water.

Figure 5: Servicing Concept for Municipal Water, Wastewater and Arterial Roads



Wastewater Servicing

The Town is a member of the South Red Deer Regional Wastewater Commission (SRDRWC) and wastewater from the town is conveyed to the City of Red Deer wastewater treatment plant using a series of lift stations and force mains operated by the SRDRWC. Currently one regional lift station, located in the northwest corner of Olds, connects the town to the regional line.

The contours shown on Figure 5 indicate the high elevation of 1035 metres above sea level along the west boundary of the future Northeast Commercial/Industrial Park and lower elevations of 1025 to 1028 metres above sea level along the east boundary. The area slopes from west to east with sufficient change in elevation to be able to direct wastewater flows to a single location. This is shown as a new lift station in the south part of the SE 4-33-1-W5.

The future Northeast Commercial/Industrial Park is a separate service basin that cannot be serviced through a gravity main through the lands to the west to reach the existing regional lift station. The new lift station would convey wastewater effluent directly to the regional sanitary force main to the north. The force main would roughly parallel Range Road 13 and connect to a tie-in point on the regional line. To be able to pump effluent into the regional line it is expected that the pumping capacity of the new lift station would have to match that of the existing regional lift station.

The experience with the existing regional lift station and information from the Offsite Levy Review was used to estimate a conceptual cost of the main components needed to provide wastewater services. These include a new lift station estimated at a cost of \$5,000,000, approximately 2,700m of force main estimated at a cost of \$1,710,000, and a new tee at the regional line estimated at a cost of \$250,000. The estimate totals \$6,960,000.

The annexation of lands to form a larger area served by a single lift station and force main connection to the Regional Sanitary Force Main offers significant economic advantages. Servicing just the lands within the Town's current boundary would result in a cost of approximately \$113,800 per hectare (\$46,100 per acre) for the lift station and force main. Servicing a larger area of 245 hectares with the same infrastructure reduces the per hectare cost to approximately \$28,500 per hectare (\$11,600 per acre). This makes better use of the same amount of investment in municipal infrastructure and offers a more economically attractive and feasible option for prospective land developers and future tenants.

Storm Water Management

The 2010 Transportation and Utilities Master Plan and the contours shown on Figure 5 indicate that the overall direction of surface drainage run-off from the future Northeast Commercial/Industrial Park is towards the southeast. Each quarter section is able to supply its own storm water management facility to manage increased volume of run-off while working with the existing, natural directions of drainage to ensure supply of water to downstream lands and maintain natural features and functions. Each storm water management facility would be designed and constructed in accordance with Alberta Environment and Parks requirements.

Arterial Roads

Figure 5 shows a future arterial road connection through the Northeast Commercial/Industrial Park connecting to Highway 27 at Range Road 13 and Highway 2A and then crossing the railway to connect to a future arterial on the west side of the railway. This north arterial road, with its connections to Highway 27 and Highway 2A in the east and 70 Avenue in the west is needed as the town continues to grow. It provides a long term alternative for east-west traffic flow along Highway 27 by providing a nearby and attractive alternative route for internal town traffic.

The locations at which the north arterial can cross the railway are limited to the northwest part of the NW 4-33-1-W5. Going well to the north to go around the railway marshalling yard would make the route unattractive as an alternative to using Highway 27. The area to the south is too built up to achieve an alternate route. The northwest part of the NW 4 will need to be evaluated further prior to subdividing for commercial and industrial parcels to ensure that space is preserved for a future interchange and/or flyover.

RELATION TO STATUTORY PLANS

The proposed annexation is consistent with the overall direction and policies of the Town of Olds/Mountain View County Intermunicipal Development Plan and the Town of Olds Municipal Development Plan. The policies of each of the documents pertaining to annexation are summarized below. There are no other Town approved statutory plans for this area.

Town of Olds/Mountain View County Intermunicipal Development Plan

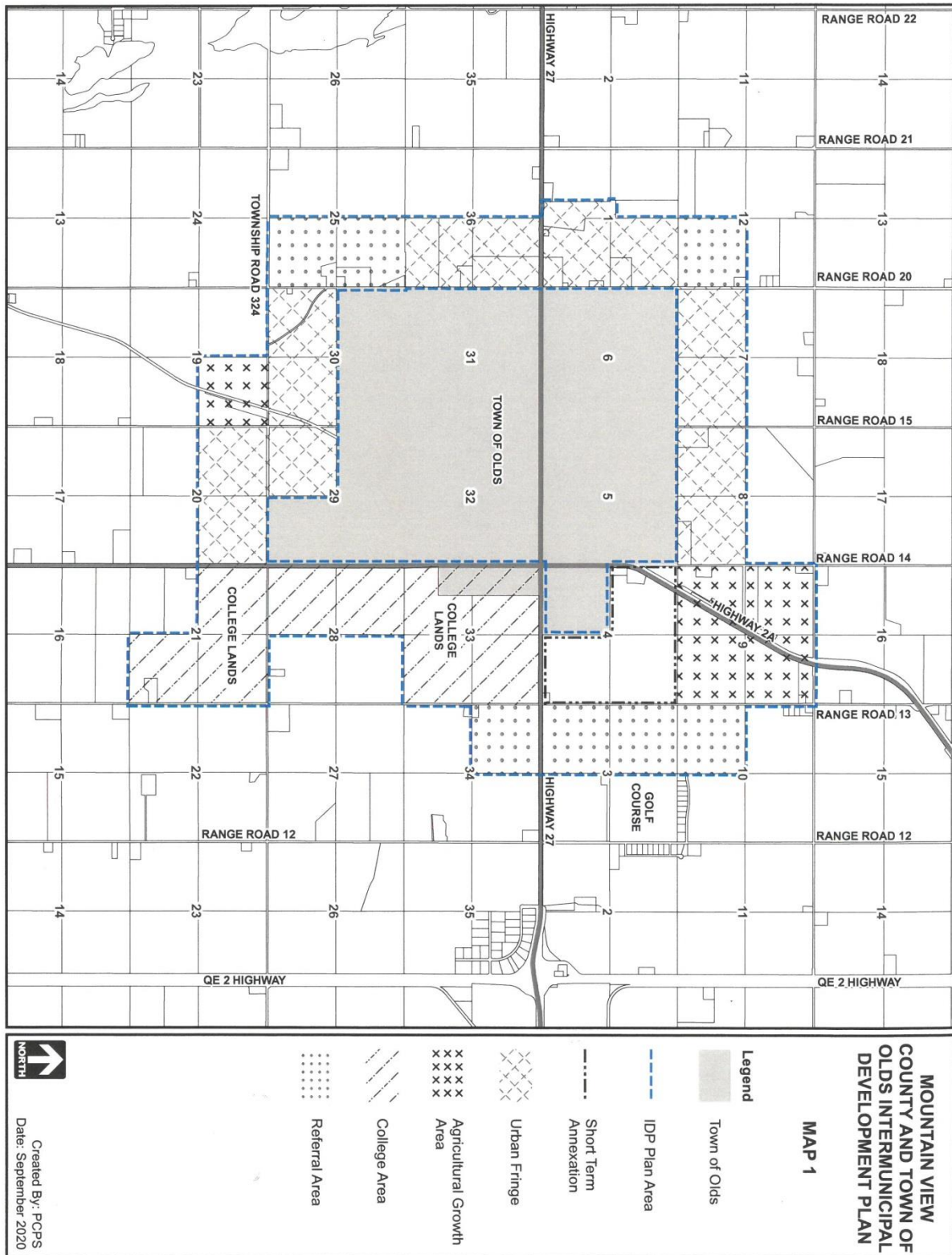
Recently adopted in November 2020, the Intermunicipal Development Plan (IDP) contains several goals and policies that provide direction for future expansion of the Town of Olds.

Land Use Patterns

Map 1 of the IDP identifies each of the specific policy areas referred to in the Plan, including the short term and longer term annexation areas for the Town of Olds. These areas are shown as the Short Term Annexation and Urban Fringe in Figure 2. The two areas combined are projected to accommodate approximately 55 years of growth by the Town. The IDP recognizes that periodic annexations will likely occur before the Town boundary expands to include all of the future Town growth area.

The IDP leaves the more specific identification of land use within the respective growth areas to each municipality's respective Municipal Development Plan, more detailed land use plans and Land Use Bylaw. In general, the Short Term Annexation area is expected to encompass industrial and commercial land uses.

Figure 6: Map 1 of Intermunicipal Development Plan



Urban Expansion and Annexation

The IDP sets out broad parameters for the two municipalities on how proposals for the expansion of the Town boundaries will be addressed. Specific policies include:

- The Short Term Annexation area shall be addressed in a formal application to the Province for annexation following adoption of this IDP.
- Following a decision on the formal annexation application by the Province, the IDP shall be amended to show the annexed portions of the Short Term Annexation area as part of the Town of Olds area on Map 1. Any portions of the Short Term Annexation area that are not approved for annexation shall be changed to Urban Fringe on Map 1.
- The County recognizes and agrees that annexation of lands from the County by the Town to provide additional land for Town growth shall be needed from time to time.

Town of Olds Municipal Development Plan

The updated Town of Olds Municipal Development Plan (MDP) was adopted in January 2021. The MDP was prepared at the same time the recently adopted IDP was prepared, to ensure consistency between the two plans.

Growth Management and Annexation

The MDP provides policy direction on growth management, future urban expansion and annexations. These include:

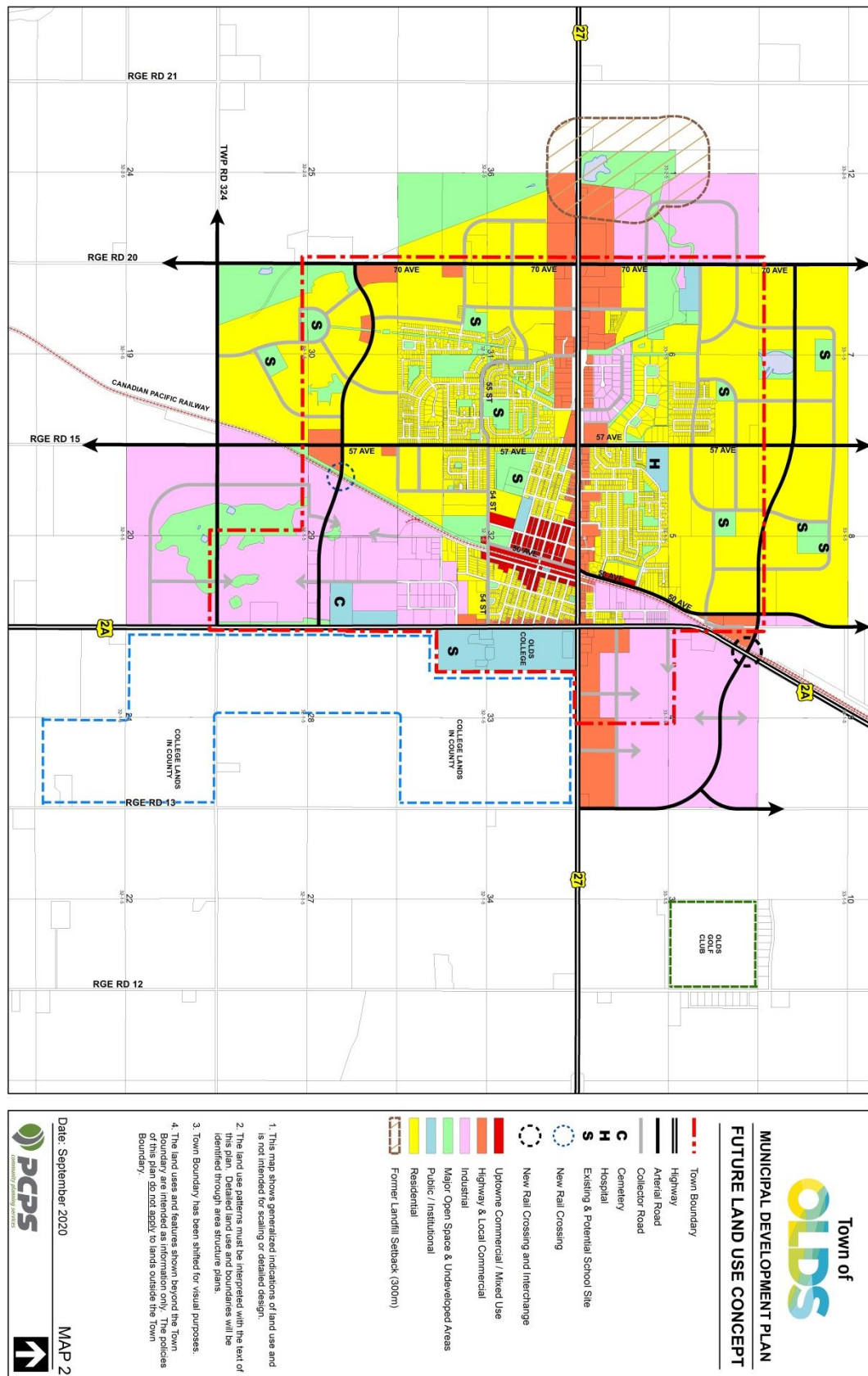
- The Town shall monitor the growth of the town and should update its short-term (up to 5 years) growth strategy on an annual basis and its long-term (5 to 30 years) growth strategy at least every five years.
- The Town shall work with Mountain View County to have an up-to-date Intermunicipal Development Plan that identifies and protects the Town's future growth areas as identified in the Future Land Use Concept (Map 2) while respecting the County's proposed growth areas and land use planning aspirations.
- The Town shall propose periodic annexations of land from Mountain View County for residential, commercial and industrial purposes and shall seek to maintain at least a 30-year supply of land for residential, commercial and industrial uses.
- Sufficient land is assigned for residential use to accommodate long term growth up to and beyond 2046 with the ability to add 23,000 to 27,500 residents to the current population of approximately 9,200 (based on 2.31% per year growth rate Olds' population is projected to reach 18,221 by 2046).

Economic Development

The MDP policies related to the economic development of the community include:

- The Town shall seek to manage the amount of residential land and non-residential land in its long range land use plan to be able to achieve a 70:30 split between residential and non-residential assessment.
- The Town should ensure an adequate supply of serviced industrial, commercial and residential land. This may be accomplished by annexing additional lands to the Town of Olds and/or working with Mountain View County on joint growth areas and preparing more detailed area structure plans and servicing concepts.
- The Town should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries and by working with Olds College to develop industries related to the College's areas of educational focus and expertise.

Figure 7: Town of Olds Municipal Development Plan Future Land Use Concept



MATTERS AGREED UPON BY THE TOWN & COUNTY

Over the course of eight months between December 2019 and July 2020, the Town and County met on a number of occasions to discuss the Town's annexation proposal. The following matters have been agreed upon between the Town and County.

Annexation Lands

The lands to be requested to be annexed by the Town of Olds are those lands shown on Figure 1 and described in Appendix A.

Effective Date

The date that will be requested as the effective date of the annexation will be January 1, 2022.

Compensation for Loss of Municipal Property Tax Revenue

The Town of Olds will compensate Mountain View County for the loss of municipal property tax revenues in accordance with the arrangements described below. This arrangement, which represents five (5) years of municipal property tax revenue based on the 2020 tax year, will be requested to be added as a condition to the Province's decision on the annexation application (see Appendix C).

The Town of Olds has also agreed to pass on the collected Education Tax for the annexation properties to Mountain View County. The amount to be paid to Mountain View County will represent two (2) years of collected Education Tax based upon the 2020 tax year, which is \$7,801.27 x 2 for a total amount of \$15,602.54.

Requested Condition Wording

- I. The Town of Olds shall pay to Mountain View County the sum of sixty-five thousand eight hundred one dollars ninety-five cents (\$65,801.95) in Canadian dollars, as follows:
 - a) Thirteen thousand one hundred sixty dollars thirty-nine cents (\$13,160.39) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
 - b) Fifty-two thousand six hundred forty-one dollars fifty-six cents (\$52,641.56) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.
- II. In addition to the amount in clause I, the Town of Olds shall pay to Mountain View County the sum of fifteen thousand five hundred two dollars fifty-four cents (\$15,502.54) in Canadian dollars, as follows:

- a) Three thousand one hundred twenty dollars fifty-one cents (\$3,120.51) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
- b) Twelve thousand three hundred eighty-two dollars three cents (\$12,382.03) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.

Capital Debentures

There are no capital improvements in the annexation area that are subject to compensation.

Nature of Tax Arrangement for Affected Landowners

The Town of Olds and Mountain View County have agreed that affected landowners will be offered a twenty (20) year arrangement to mitigate the impact of annexation on the municipal portion of their property taxes (see Appendix D). This arrangement will see annexed lands continue to be assessed as if they were still in the County for up to 20 years following the effective date of annexation. Annexed lands will also receive the benefit of being taxed at the lower municipal tax rate of either the Town or the County for up to 20 years following the effective date of the annexation.

Further, it is agreed that the arrangement described above will stop once a property owner subdivides, further develops, installs a new connection to Town water and/or sanitary sewer, or the 20 year period ends. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation.

Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Range Road 13 – Maintenance Responsibility

The proposed annexation area includes a one mile stretch of Range Road 13 that will serve the Town's proposed growth area. The Town and County have reached an agreement on

maintenance of this portion of the road. The County will maintain the portion of road, based on the County service levels provided at the time of annexation, for a five (5) year period following the effective date of the annexation. Following the end of the 5 year period, the Town will take over maintenance of the subject portion of Range Road 13.

Range Road 14 – Maintenance Responsibility

The proposed annexation area includes a 400 m stretch of Range Road 14. The Town and County have reached an agreement on maintenance of this portion of road. The Town will assume responsibility for the maintenance of this portion of road immediately following the effective date of the annexation.

MATTERS NOT AGREED UPON BETWEEN THE TOWN AND COUNTY

There are no matters related to the proposed annexation that has not been agreed upon between the Town of Olds and Mountain View County. Mediation and dispute resolution efforts were not required.

CONSULTATION PROCESS WITH LANDOWNERS

Communication and consultation with the affected landowners began in May 2020. Phone calls were made by the Mayor and planning consultants to each landowner to advise them of the Town's annexation proposal and desire to expand the Town's boundary to accommodate future long term growth. Following the initial phone calls, letters were emailed to each affected landowner inviting them to a closed meeting with Town and County representatives to discuss the proposal with a map indicating the lands proposed for annexation. The initial landowner letter and map are contained within Appendix E.

A closed meeting for the affected landowners to discuss the proposal with Town and County elected officials and administration was held in July 28, 2020. Landowners were requested to RSVP, those who did not were given a follow up phone call to ensure they received the invite with attached information and to confirm their attendance. The purpose of the closed meeting was to provide information about the annexation process, answer landowner questions and provide methods to mitigate identified concerns regarding the annexation prior to the proposed annexation being presented publicly. Additional information was also given to affected landowners at the meeting, including a Frequently Asked Question information package and information about their 2020 tax assessment compared to the proposed municipal taxation arrangement. Subsequent communication with landowners about the open house, dispersing additional information from the closed meeting and answering additional questions was delivered via email. Appendix F contains the landowner information package dispersed at the closed meeting as well as the follow up correspondence.

An open house was held August 27, 2020 to present the proposed annexation. Affected landowners were notified through email about the open house and inviting them to attend. The purpose of the open house was to provide information on the proposed annexation as well as the Town and County's proposed Intermunicipal Development Plan (IDP).

In September 2020, following the open house, follow up phone calls were made to affected landowners to find out if they had any outstanding questions or concerns regarding the proposed annexation. Emails were then sent to landowners with additional information to answer their questions.

In October 2020, an email was sent out to affected landowners with a letter requesting them to indicate if they were or were not in favour of the annexation. They were also asked to provide any additional comments they may have on the proposed annexation or outstanding questions

they have. Follow up phone calls were then made to landowners who had not responded to the Landowner Response Form, reminding them to submit the form and see if there were any outstanding questions.

CONSULTATION PROCESS WITH THE PUBLIC

The Town hosted one (1) open house in conjunction with Mountain View County for the Intermunicipal Development Plan (IDP) update process. The public was notified of the open house through advertisements in The Albertan newspaper and notices published to the Town's website and the County's website.

The open house was held at the Olds Legion on August 27, 2020. The open house was an opportunity for the public to view information boards about the Town's proposed Annexation, and review the Town and County's proposed IDP. The public was able to discuss and ask questions about the proposed Annexation and the process with Town staff and representatives. The public was able to review the information boards on the Town's website and submit comments electronically both before and after the open house. There were 21 members of the public in attendance, as well as Administration and Council representatives from the Town and County.

VIEWS EXPRESSED BY LANDOWNERS AND PUBLIC AND TOWN RESPONSES

Over the course of the annexation process, conversations and concerns were documented during the landowner meeting, phone calls and emails.

Appendix F contains copies of the correspondence that was sent to affected landowners after the closed session landowner meeting and follow-up requesting completion of a formal statement of their view on the proposed annexation. Comments from the public at the open house are summarized below with the Town's responses.

Comments received from the August 27, 2020 open house include the following:

- Why is the Town seeking to annex land?
- What is the intended use of the land once annexed?

The following responses were provided:

- The Town is looking to secure long-term future developable land for commercial and industrial land uses for the next 30 – 50 years. It was determined that the Town requires additional land for commercial and industrial development though evaluation of existing development rates and available land within Town jurisdiction to be developed. Securing long term developable lands allows the Town to properly plan and prepare for the development of the lands in the future in a sustainable manner.

No comments were received from the public following the open house.

Comments and concerns that were discussed with the affected landowners at the closed meeting session and in correspondence following the meeting are summarized below:

Property No. 1 (NW 4-33-1-5)

During the initial May 2020 phone call with Mr. Chong he indicated he had no concerns with the proposed annexation.

Mr. Chong did not attend the July 28, 2020 closed session meeting for affected landowners or the August 27, 2020 open house. During a follow-up phone call in October 2020 he reiterated that he had no concerns or questions regarding the proposed annexation.

Property No. 4 (NW 4-33-1-5)

During the initial phone call in May 2020 and in a follow-up phone call in September 10, 2020 Mr. Rothenbacher indicated he had no concerns with the proposed annexation. He asked what the timeline for the process was and the anticipated effective date.

The following response was provided:

- The annexation report that forms the annexation application would be completed late 2020 with the formal application taking place early 2021, with an anticipated effective date of January 1, 2022.

On October 12, 2020 a new landowner, Mr. Scrivener, for this piece of land reached out indicating he was in the process of purchasing the land with an anticipated closing date of November 6, 2020. Mr. Scrivener requested a copy of the information package that was sent to the previous owner. In a follow-up phone call on October 15, 2020 Mr. Scrivener indicated that Mr. Rothenbacher would not be involved in the process moving forward and he would be completing the landowner sign off form. He indicated that his plans for the property included

commercial use – outdoor storage and asked if they land use concept could be changed to show commercial on the subject site instead of industrial.

Mr. Scrivener left additional comments on the landowner sign-off form indicating that he wished to work with Mountain View County and the Town to obtain appropriate land use zoning to open RV storage and self-storage on the site by summer 2021.

The following response was provided:

- Commercial use of the subject property would be appropriate and the land use concept can be amended from industrial to commercial use.

Property No. 5 (NW 4-33-1-5)

Mr. Bakken indicated he had no concerns with the proposed annexation during the initial phone call in May 2020, and at the July 28, 2020 landowner meeting and during follow-up phone calls in September 10, 2020 and October 21, 2020.

Property No. 6 (NE 4-33-1-5)

Mr. Clarke, the owner of Clarke Agri Business Inc., indicated during the initial phone call in May 2020, and follow-up phone call in July 17, 2020 and September 10, 2020 that he had no concerns with the proposed annexation and was in favour of his land being annexed.

During the July 17, 2020 phone call he indicated he would not be able to attend the July 28, 2020 landowner meeting and would be sending his son to represent him. Mr. Clarke's son asked during the landowner meeting if there was a guarantee that there wouldn't be a change in the tax proposed tax arrangement after annexation.

The following response was provided:

- The proposed municipal tax arrangement will be submitted with the annexation application to form a condition of the annexation upon approval. After which the taxation arrangement will only change based upon the wording of the condition i.e. if the parcel is developed beyond the listed exceptions or subdivided or creates any new connections to Town water or wastewater systems.

Property No. 8 (SE 4-33-1-5)

During the initial phone call in May 2020 and at the July 28, 2020 landowner meeting Mr. Berreth indicated he had no issues with the proposed annexation. At the July 2020 landowner

Mr. Berreth informed the Town that he had been approached by a utility company to install a co-generation system on their property intended to be used by Olds College. He asked if there would be any issue caused by the proposed annexation with this system being installed on his property.

The following response was provided:

- All lawfully existing uses that are developed or have a development permit at the time of annexation can continue to be used after annexation.

During follow-up correspondence regarding the landowner sign-off form Mr. Berreth asked for additional information on the proposed tax arrangement, and indicated he had no concerns with the proposed annexation.

Property No. 9 (SE 4-33-1-5)

Mr. Dahl attended the July 28, 2020 landowner meeting and had the following questions and concerns:

- When a new water and wastewater lines are installed does it stop at the property line or go to the house? And who pays to have the lines installed to the house?
- He is concerned that what he is being told now won't be the same five years after annexation.
- What is the plan for Highway 27, will it be a four (4) lane highway, will it be re-routed, will there be a service road?
- What is the impact of market value on taxes? Market value has decreased, but assessment and taxes have not decreased, how are they calculated?

The following responses were provided:

- The property would pay to have the water and wastewater lines installed from the property line to the house.
- Some of the items being discussed, such as the municipal tax arrangement, will go into the Order-in-Council which gives effect to the annexation. Other items are more difficult to anticipate and articulate as a condition, communication notes and the report are the best record for decisions and commitments to landowners.
- Highway 27 is managed by Alberta Transportation, with the department being the responsible for the design and planning of the future highway. Alberta Transportation had looked into a bypass for Olds but it did not form part of the functional plan, nor did

a four lane highway. If any widening of the highway is completed, Alberta Transportation will be responsible for purchasing the necessary land to widen the highway.

- The Municipal Government Act was changed in 1995 to the current assessment system. The Mill rate changes year over year by how much the services cost compared to the assessment base. The largest part of the tax bill is the Education Tax portion, which is not controlled by the municipality.

During a follow-up phone on September 10, 2020 Mr. Dahl expressed the following concerns and questions:

- His main concern is the Town changing their mind on promises and commitments regarding existing uses, and having Bylaw Enforcement require them to make changes to their property. They would like to keep the developments they have now.
- He inquired about the possibility of new developments on their property, specifically a second residence for a caretaker, and if that is possible? Mountain View County had previously told him he could not develop it unless it was attached to the existing shop.

The following responses were provided:

- Any existing development or approvals would be valid after annexation, new approvals would not be required to maintain the developments, including valid permits for developments that had not yet been completed.

Mr. Dahl also submitted the following comments on the Landowner Response Form that he completed:

- RR 13 at Highway 27 is a safety hazard with dust, mail box traffic and stop sign. At any given time the dust created by traffic both ways becomes hazardous when wind if from the north followed by clouds of dust encompassing the vehicle, it becomes encompassed in the cloud as it slows for stop. Creating a danger to those standing getting mail as well as traffic on Highway 27 who cannot see because of the clouds caused by trucks especially as well as small vehicles. Anytime the drivers sometimes proceed into the dust cloud from the stop and create dangerous/close additional accident potential. First hand a school bus has been stopped coming north on RR 11/12 and pulled out into his/her own cloud, almost getting hit by a semi which the driver of took evasive action to avoid. The bus stop a second time when the truck was noticed.

- I would recommend that the first 1000 feet of approach on all gravel roads be paved or oiled. This province is rich in cheap oil. There is no reason why safety and health should be at risk here. Not to mention the over weight trucks.

RESULTS FROM THE LANDOWNER RESPONSE FORMS

Figure 8 provides a visual depiction of the landowner responses for the Town's annexation. Response forms sent in by landowners are contained in Appendix G.

In summary:

Six (6) landowners representing six (6) separate parcels have indicated they **are not opposed** to the annexation proposal (parcels marked green). Two (2) parcels owned by the Town and Mountain View County are also marked as **not opposed** to the annexation proposal.

One (1) landowner representing one (1) parcel has **not provided verbal or written response** (parcel marked orange). The landowner of this parcel is Canadian Pacific Railway, who has a unique relationship with municipalities as they are governed by the federal legislation and not municipal legislation or bylaws.

Property No. 1 (NW 4-33-1-5)

In favour of annexation

Property No. 4 (NW 4-33-1-5)

In favour of annexation

Property No. 5 (NW 4-33-1-5)

In favour of annexation

Property No. 6 (NE 4-33-1-5)

In favour of annexation

Property No. 8 (SE 4-33-1-5)

In favour of annexation

Property No. 9 (SE 4-33-1-5)

In favour of annexation

Figure 8: Landowner Response to Proposed Annexation



CONSULTATION PROCESS WITH OTHER LOCAL AUTHORITIES

Referral letters regarding the Town's proposed notice to annex lands from Mountain View County was sent to various agencies and stake holders, such as local school authorities and Government departments on September 1, 2020. A copy of the Notice of Intent was sent along with a request for comments. Appendix H contains the materials that were referred to the local authorities and the distribution list.

Follow-up emails were sent in January 2021 requesting a response from those agencies and stakeholders not yet heard from. The email also contained a copy of the initial referral letter and Notice of Intent.

VIEWS EXPRESSED BY OTHER LOCAL AUTHORITIES AND TOWN RESPONSES

This section summarizes the views of other local authorities. Copies of the correspondence received are contained in Appendix I.

Alberta Transportation

No concerns and offers the following comments:

- Prior to subdivision or development occurring on lands within the jurisdiction of the highway, we may require the preparation of Area Structure Plans (ASP) or other acceptable planning documents to be reviewed by this Department for impact on the provincial highway network. Traffic Impact Assessments (TIAs) may be required as part of these planning documents and the TIAs are to be reviewed and accepted by Alberta Transportation.
- The Towns future planning documents should identify the local road hierarchy and internal road circulation and routes to take the need away from provincial highway access. This prevents isolated development adjacent to provincial highways.
- Intersection improvements required on Highways 2A and 27 to accommodate the proposed changes in the existing agricultural land use to commercial, industrial and residential is the responsibility of the Town of Olds.
- As future growth occurs on these lands, we would like to ensure coordination with the Town with respect the Department's future plans for Highway 2A and Highway 27, particularly as it pertains to highway access. Intersection spacing on provincial highways

shall be in accordance with Alberta Transportation access management guidelines and Functional Planning Studies.

ATCO Pipelines

No objections

Alberta Environment and Parks

Reviewed the proposed annexation, and have some potential water management concerns that will need to be addressed in the future, prior to the annexation area being developed.

- The Town of Olds stormwater outlet for the Northeast portion of the Town follows a route to the north and then west, ultimately reaching Olds Creek (Line B as shown on the attached plan). Line B was never properly authorized under the Water Act and it's predecessor the Water Resources Act back in the 1990's. The Town is currently in the process of obtaining the proper authorization. However, there are downstream concerns that need to be addressed by the Town and also Line B is of limited capacity for the existing stormwater flows from the Town, let alone potential additional post development stormwater flows from new areas.
- This new area to be annexed appears to outlet into this same Line B and as such would most likely aggravate the existing situation and downstream concerns. Proper stormwater management within the proposed annexation area is required and additional improvements to Line B may be also required so that downstream landowners are not further impacted by these future developments.
- The Town will need to address how these potential new stormwater flows will be controlled so that they will not impact downstream landowners, prior to development occurring in this new area. An amendment to their current Water Act application or a new application may be required to incorporate these areas into their overall stormwater system for Line B.
- We are currently working with the Town's administration on their application and these issues.

Alberta Health Services

No objections to the proposal, offers the following comments:

- Land use areas where commercial operations and residential areas are co-located can give rise to physical and environmental concerns. These issues may generate greater public expectations for the management of interface issues that may arise.

- In general, the complaints received by Alberta Health Services – Environmental Public Health that involve commercial and industrial operations are primarily related to air quality, including odour and dust concerns, traffic issues and noise. These issues may create a nuisance as defined in the Public Health Act: Nuisance and General Sanitation Regulation (AR 243/2003).
- It is assumed that the town's infrastructure would support future development on these parcels. As the proposed properties to be annexed are located near a residential area, an established industrial park, hotels, restaurants, Olds College and the town office, additional consideration should be taken as to the impact that future commercial and industrial applications may have on nearby residents and businesses.

EQUUS

No comments or concerns

Fortis Alberta

No concerns

Mountain View Water Services Commission

No objections

South Red Deer Regional Wastewater Commission

Given the location of the future development parcel, the Town of Olds will build out the wastewater collection infrastructure to deliver volumes to the Commission's facilities. The SRD regional system was sized with adequate capacity to accommodate a 25 growth profile for Olds based on a 3.2% annual compound growth in population. Both the population growth rate and water consumption rates are lagging far behind the original design basis of the SRD regional system, so I do not anticipate any adverse effect of the Annexation on SRD's level of service commitments.

Telus

No objections to the annexation

FINANCIAL ANALYSIS OF PROPOSED ANNEXATION

The Town and County have reviewed and considered the potential financial impact of annexation on the two municipalities. The tables presented below contain the financial indicators that were considered as part of this assessment.

Tables 6 through 8 show the relative impact on the proposed annexation on the Town of Olds and Mountain View County. By all measures the impact on Mountain View County is comparatively small; typically measured as a fraction of a percent. The impact to the Town of Olds is more significant in percentage terms and by all measures is positive.

Table 6: Annexation Area Relative to Mountain View County			
Item	Mountain View County	Annexation Area	Percent of Total
Population	13,074	20	0.15
Dwelling Units	6,483	8	0.12
Total Equalized Assessment	\$4,587,977,236	\$2,857,788	0.06
Roadways (km)	2,914	2.875	0.09
Area (ha)	380,915	198.46	0.05

Table 7: Annexation Area Relative to Town of Olds			
Item	Town of Olds	Annexation Area	Percent of Total
Population	9,184	20	0.21
Dwelling Units	4,190	8	0.19
Total Equalized Assessment	\$1,441,938,171	\$2,857,788	0.16
Roadways (km)	105	2.875	2.7
Area (ha)	1,492	198.46	13.3

Table 8: Impact on Select Financial Indicators		
Item	Without Annexation	With Annexation
Mountain View County – Equalized Assessment Per Capita	\$350,924	\$351,242
Town of Olds – Equalized Assessment Per Capita	\$157,005	\$156,974

The cost of the municipal tax compensation package to Mountain View County in the first year following annexation is estimated to be \$92,637.05. This is a flow through amount, collected from the annexed properties and will not impact existing Town of Olds ratepayers.

The most significant immediate additional operating cost absorbed by the Town following annexation will be the maintenance of the 400 m portion of Range Road 14. The annual operating costs to maintain this section of road in the current state is estimated at \$2,000.00. This is based on routine annual operating costs for an additional 400 m of gravel road along Range Road 14. This amount represents a 0.006% increase in Town expenditures in comparison to the \$30,674,164 operating budget for the 2020 fiscal year.

Further operating costs relating to road maintenance responsibilities will occur five (5) years after the effective date of annexation. At that point, the Town will be responsible for the annual operating expenses for 1,600 m (1 mile) of gravel road along Range Road 13. This is estimated at \$4,000.00 per year and represents a 0.013% increase in Town expenditures in comparison to the 2020 fiscal year. However, once the Town takes over responsibility for road maintenance, all municipal tax revenue from the annexation properties will be available to offset the expenditure.

In addition to the road maintenance above, the Town will have added operating expenses related to the provision of general governance and administrative services to the properties in the annexation area (e.g. annual tax notice). These costs are considered minor.

It is the opinion of the Town of Olds that the additional operating expenses related to responsibility for the gravel roads within the annexation area do not have an adverse effect on the Town's overall financial capacity.

RELATION TO ANNEXATION PRINCIPLES

The following section addresses the annexation principles that have been established under the MGB Order 123/06. Each principle is listed below and is followed by a response describing how the proposed annexation meets the principle.

Principle 1: Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an intermunicipal development plan will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.

Response: The proposed annexation is a key component in implementing the recently adopted Intermunicipal Development Plan between the Town of Olds and Mountain View County.

Principle 2: Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of the purposes of a municipality described in the Act.

Response: The proposed annexation reflects the mutually agreed upon Intermunicipal Development Plan which provides for long term growth opportunities for both the Town and the County.

Principle 3: An annexation or annexation conditions should not infringe on the local autonomy given to municipalities in the Act unless provisions of the Act have been breached or the public interest and individual rights have been unnecessarily impacted.

Response: The proposed annexation does not infringe upon the ability of either municipality to manage land use and govern within their respective boundaries.

Principle 4: An annexation must be supported by growth projections, availability of lands within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).

Response: The proposed annexation reflects the need for additional lands to accommodate long term commercial and industrial growth within the Town, in order to achieve the community vision.

Principle 5: An annexation must achieve a logical extension of growth patterns, transportation and infrastructure servicing for the affected municipalities.

Response: The proposed annexation is based on logical growth patterns that reflect the ability to accommodate the needs of commercial and industrial land uses and an efficient extension of roadways and municipal water and wastewater systems.

Principle 6: Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.

Response: The proposed annexation involves lands that can be serviced with municipal infrastructure in a cost effective manner.

Principle 7: Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.

Response: There are no key environmental or natural features within the annexation area.

Principle 8: Coordination and cost effective use of resources will be demonstrated when annexations are aligned with and supported by intermunicipal development plans, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.

Response: The proposed annexation is consistent with the Town of Olds/Mountain View County Intermunicipal Development Plan and the Town of Olds Municipal Development Plan.

Principle 9: Annexation proposals must fully consider the financial impact on the initiating and responding municipality.

Response: The proposed annexation has considered the financial impact on the Town of Olds and Mountain View County and it does not pose a significant impact on either municipality.

Principle 10: Inter-agency consultation, coordination and cooperation is demonstrated when annexations proposals fully consider the impacts on other institutions providing services to the area.

Response: The proposed annexation involved consultation with other local authorities and seeks to address impacts where possible.

Principle 11: Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.

Response: The proposed annexation includes requested conditions to mitigate tax impact on affected landowners based on a clear time horizon.

Principle 12: Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.

Response: The proposed annexation involved public consultation throughout the process.

Principle 13: Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.

Response: The proposed annexation does not propose long term revenue sharing.

Principle 14: Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in section 3 of the Act. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.

Response: The proposed annexation is not motivated solely by the transfer of tax revenue from one municipality to another. The financial impact on the Town of Olds and Mountain View County is reasonable.

Principle 15: Conditions of annexation must be certain, unambiguous, enforceable and be time specific.

Response: The proposed annexation includes a request for conditions that are certain, unambiguous, enforceable and time specific.

CLOSURE AND REQUESTED OUTCOMES

Based on negotiations with Mountain View County and responses to concerns raised by landowners, the Town wishes to pursue annexation of the lands shown on Figure 1 and listed in Appendix A.

The Town is seeking annexation of these lands because:

- The lands are needed to accommodate the Town's long term commercial and industrial land needs;
- The subject areas are serviceable with extensions of municipal water, wastewater and storm drainage systems;
- The lands are contiguous with the Town's boundaries and represent a logical extension of the Town's jurisdiction;
- The annexation area reflects the agreement reached by the Town and County in the annexation discussions and the creation of the Town of Olds/Mountain View County Intermunicipal Development Plan.

The Town requests the following:

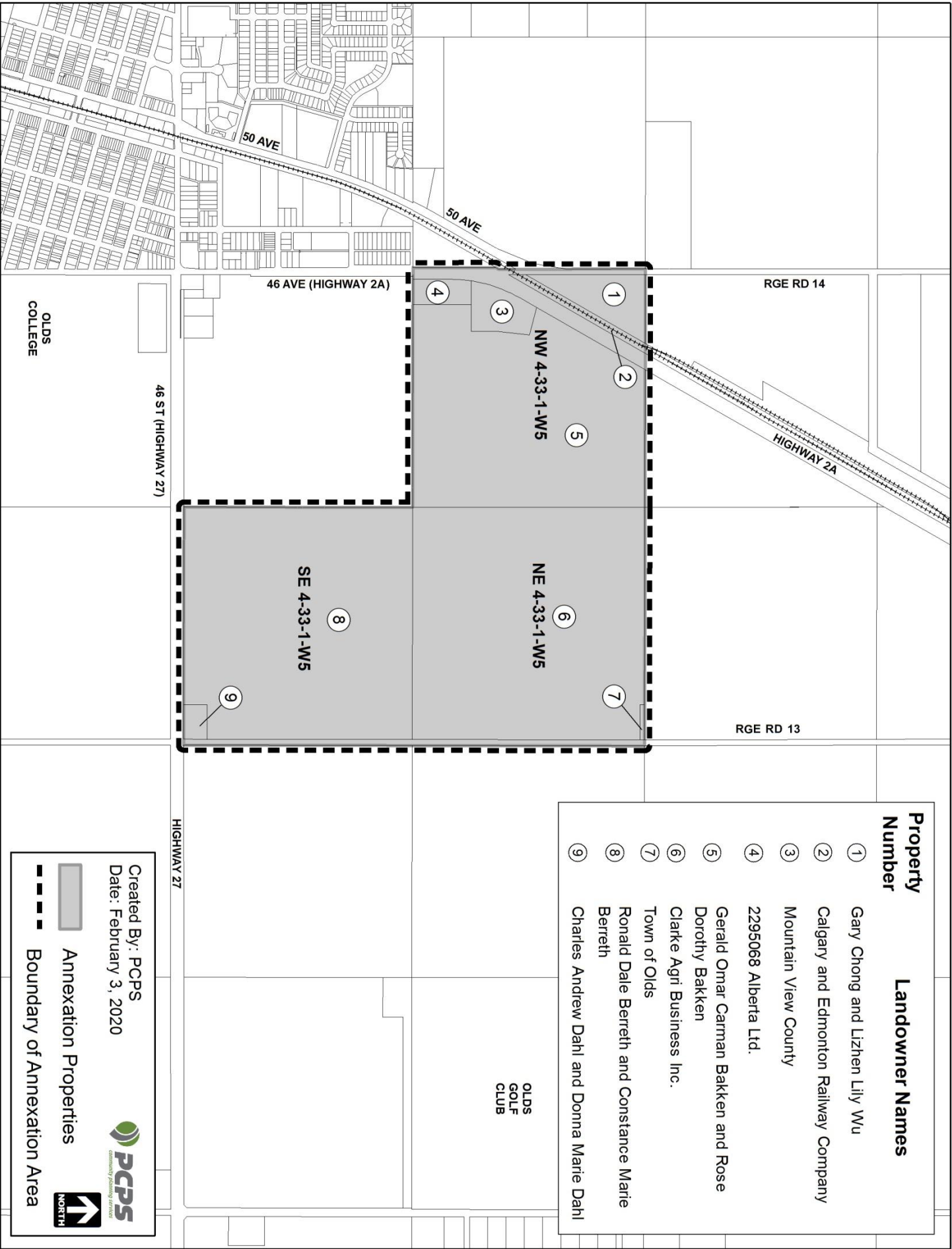
- That the lands described in Appendix A be annexed to the Town of Olds;
- That the effective date of annexation be January 1, 2022;
- That the conditions pertaining to the assessment and taxation of annexed lands as outlined in Appendix D of this report be attached to the Order-in-Council giving effect to annexation; and
- That the conditions pertaining to compensation for the loss of municipal tax revenue as outlined in Appendix C of this report be attached to the Order-in-Council giving effect to annexation.

CERTIFICATIONS

A copy of the resolution by Town of Olds Council authorizing the annexation application and certifying the Negotiation Report as accurate and a copy of the resolution by Mountain View County Council accepting the Negotiation Report are attached as Appendix J.

APPENDIX A

Map and List of Lands to be Annexed

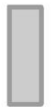


Property Number

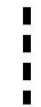
Landowner Names

①	Gary Chong and Lizhen Lily Wu
②	Calgary and Edmonton Railway Company
③	Mountain View County
④	2295068 Alberta Ltd.
⑤	Gerald Omar Carman Bakken and Rose Dorothy Bakken
⑥	Clarke Agri Business Inc.
⑦	Town of Olds
⑧	Ronald Dale Berreth and Constance Marie Berreth
⑨	Charles Andrew Dahl and Donna Marie Dahl

Created By: PCPS
Date: February 3, 2020



Annexation Properties



Boundary of Annexation Area



LANDS PROPOSED TO BE ANNEXED – SUMMARY AND DETAILED LEGAL DESCRIPTIONS

Titled Lands

Property No. 1

Owner(s): Gary Chong & Lizhen Lily Wu

Title Number: 191 060 794

ATS Reference: NW 4-33-1-W5

Area (Ha): 4.93

Location: Northeast of the Town boundary, west of Highway 2A

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

THAT PORTION OF THE NORTH WEST QUARTER

WHICH LIES TO THE NORTH AND WEST OF THE CALGARY AND

EDMONTON RAILWAY, CONTAINING 12.18 ACRES MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 2

Owner(s): Calgary and Edmonton Railway Company

Title Number: AF12

ATS Reference: NW 4-33-1-W5

Area (Ha): 1.54

Location: Northeast of the Town boundary, west of Highway 2A

LEGAL DESCRIPTION

PLAN RY9

THE RAILWAY

(IN TWP 33 - RGE 1 - W5M)

CONTAINING IN:

QUARTER SECTION	HECTARES	ACRES (MORE OR LESS)
NORTH WEST 4	1.52	3.76
NORTH EAST 5	1.12	2.77
SOUTH EAST 5	2.57	6.34
NORTH EAST 9	2.13	5.27
NORTH WEST 9	0.599	1.48
SOUTH WEST 9	2.78	6.87
NORTH WEST 15	1.79	4.42

NORTH EAST 16	1.80	4.44
SOUTH EAST 16	2.47	6.10
NORTH EAST 22	2.46	6.08
SOUTH EAST 22	1.72	4.25
SOUTH WEST 22	1.31	3.25
NORTH EAST 27	2.48	6.13
SOUTH EAST 27	2.45	6.05
NORTH EAST 34	1.37	3.40
SOUTH EAST 34	2.45	6.05

EXCEPTING THEREOUT ALL MINES AND MINERALS

**Note: this Title contains areas outside of the annexation area, the highlighted line is the portion contained in the annexation area.*

Property No. 3

Owner(s): Mountain View County

Title Number: 011 128 013

ATS Reference: NW 4-33-1-W5

Area (Ha): 3.12

Location: Northeast of the Town boundary, east of Highway 2A

LEGAL DESCRIPTION

PLAN 8710431

MAINTENANCE YARD

CONTAINING 3.53 HECTARES MORE OR LESS

EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	9411212	0.41	1.01	

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 4

Owner(s): 2295068 Alberta Ltd.

Title Number: 121 263 041

ATS Reference: NW 4-33-1-W5

Area (Ha): 1.82

Location: Northeast of the Town boundary, east of Highway 2A

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

ALL THAT PORTION OF THE NORTH WEST QUARTER

DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER

OF THE SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH

BOUNDARY THEREOF 339 FEET; THENCE NORTH PARALLEL WITH THE

WEST BOUNDARY THEREOF 660 FEET; THENCE WEST PARALLEL WITH

SAID SOUTH BOUNDARY TO THE SAID WEST BOUNDARY; THENCE SOUTH

ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT

EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	1873EZ	PORTION	
ROAD	9411212	0.26	0.64

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 5

Owner(s): Gerald O.C. Bakken (Farmer) & Rose D. Bakken

Title Number: 941 152 704 +9

ATS Reference: NW 4-33-1-W5

Area (Ha): 49.8

Location: Northeast of the Town boundary, east of Highway 2A

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

THAT PORTION OF THE NORTH WEST QUARTER

WHICH LIES TO THE SOUTH AND EAST OF THE NO. 2A HIGHWAY

ON PLAN 1873EZ CONTAINING 56.1 HECTARES (138.83 ACRES)

MORE OR LESS

EXCEPTING THEREOUT

(A) THAT PORTION OF THE WESTERLY 339 FEET OF THE SOUTHERLY
660 FEET OF THE SAID QUARTER SECTION WHICH LIES TO THE
EAST OF THE NO. 2A HIGHWAY ON SAID PLAN 1873EZ CONTAINING
2.02 HECTARES (5 ACRES) MORE OR LESS

(B)	PLAN	NUMBER	HECTARES	ACRES
	SUBDIVISION	8710431	3.53	8.71
	ROAD	9411212	0.75	1.85

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 6

Owner(s): Clarke Agri Business Inc.

Title Number: 971 278 435

ATS Reference: NE 4-33-1-W5

Area (Ha): 64.5

Location: Northeast of the Town boundary, east of Highway 2A and west of Range Road 13

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THE NORTH 50 FEET OF THE EAST 400 FEET

CONTAINING 0.186 OF A HECTARE (0.46 OF AN ACRE) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 7

Owner(s): Town of Olds

Title Number: 75R150

ATS Reference: NE 4-33-1-W5

Area (Ha): 1.86

Location: Northeast of the Town boundary, east of Highway 2A and west of Range Road 13

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

THE NORTH 50 FEET OF THE EAST 400 FEET OF THE NORTH EAST QUARTER

CONTAINING 0.46 OF AN ACRE MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 8

Owner(s): Ronald D. Berreth & Constance M. Berreth

Title Number: 931 173 585

ATS Reference: SE 4-33-1-W5

Area (Ha): 62.67

Location: Northeast of the Town boundary, north of Highway 27 and west of Range Road 13

LEGAL DESCRIPTION

THE SOUTH EAST QUARTER OF SECTION FOUR (4)

IN TOWNSHIP THIRTY THREE (33)

RANGE ONE (1)

WEST OF THE FIFTH MERIDIAN

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT :

FIRST: 1.06 HECTARES (2.61 ACRES) MORE OR LESS FOR CONNECTING
HIGHWAY UNDER PLAN 7027HX

SECONDLY: 0.97 HECTARES (2.4 ACRES) MORE OR LESS DESCRIBED AS
FOLLOWS:

COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF ROAD PLAN
7027HX INTERSECTS THE EAST BOUNDARY OF THE SAID QUARTER
SECTION;

THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY EIGHTY ONE AND
EIGHT HUNDREDTHS (81.08) METRES;

THENCE WESTERLY AND AT RIGHT ANGLES THERETO ONE HUNDRED AND
NINETEEN AND SEVENTY NINE HUNDREDTHS (119.79) METRES;

THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO
A POINT ON THE NORTH LIMIT OF THE SAID ROAD PLAN

THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT

EXCEPTING THEREOUT ALL MINES AND MINERALS

Property No. 9

Owner(s): Charles A. Dahl & Donna M. Dahl

Title Number: 151 128 292

ATS Reference: SE 4-33-1-W5

Area (Ha): 0.97

Location: Northeast of the Town boundary, north of Highway 27 and west of Range Road 13

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33

SECTION 4

ALL THAT PORTION OF THE SOUTH EAST QUARTER

DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF
ROAD PLAN 7027HX INTERSECTS THE EAST BOUNDARY
OF THE SAID QUARTER SECTION
THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY 81.08 METRES
THENCE WESTERLY AND AT RIGHT ANGLES THERETO 119.79 METRES
THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST
BOUNDARY TO A POINT ON THE NORTH LIMIT OF THE
SAID ROAD PLAN
THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT
CONTAINING 0.97 OF A HECTARE (2.4 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

Untitled Lands – Road Allowances and Road Plans

Description: The government road allowance lying east of the South East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The government road allowance lying east of the North East Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 13, North of Highway 27

Description: The portion of road widening plan 941 1212 and Highway 2A adjacent to and bisecting the west portion of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Highway 2A

Description: The portion of government road allowance lying west of the North West Quarter, Section Four (4), Township Thirty-Three (33), Range One (1), West of the Fifth (5) Meridian

Location: Part of Range Road 14

APPENDIX B

Copies of Certificates of Title as of January 2021



PROPERTY NO. 1

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 142 823 5;1;33;4;NW 191 060 794

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES TO THE NORTH AND WEST OF THE CALGARY AND
EDMONTON RAILWAY, CONTAINING 12.18 ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 071 105 844

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
191 060 794	27/03/2019	TRANSFER OF LAND		\$375,000	NOMINAL

OWNERS

GARY CHONG

AND

LIZHEN LILY WU

BOTH OF:

RR 3, SITE 14, BOX 10

OLDS

ALBERTA T4H 1P4

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2848EB	09/11/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

191 060 794

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AS TO PORTION OR PLAN:RW261
"DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001293577)
(DATA UPDATED BY: CHANGE OF NAME 041479489)

111 111 595 06/05/2011 MORTGAGE
MORTGAGEE - THE TORONTO DOMINION BANK.
500 EDMONTON CITY CENTER EAST
EDMONTON
ALBERTA T5J5E8
ORIGINAL PRINCIPAL AMOUNT: \$215,000

191 060 795 27/03/2019 MORTGAGE
MORTGAGEE - KOLB ENTERPRISES LTD.
20, 4513-52 AVE
OLDS
ALBERTA T4H1M8
ORIGINAL PRINCIPAL AMOUNT: \$70,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:45 P.M.

ORDER NUMBER: 40834829

CUSTOMER FILE NUMBER: Natasha



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).



PROPERTY NO. 2

LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0023 840 812 RY9;RLY;33

TITLE NUMBER
AF12 .

LEGAL DESCRIPTION

PLAN RY9

THE RAILWAY

(IN TWP 33 - RGE 1 - W5M)

CONTAINING IN:

QUARTER SECTION	HECTARES	ACRES (MORE OR LESS)
NORTH WEST 4	1.52	3.76
NORTH EAST 5	1.12	2.77
SOUTH EAST 5	2.57	6.34
NORTH EAST 9	2.13	5.27
NORTH WEST 9	0.599	1.48
SOUTH WEST 9	2.78	6.87
NORTH WEST 15	1.79	4.42
NORTH EAST 16	1.80	4.44
SOUTH EAST 16	2.47	6.10
NORTH EAST 22	2.46	6.08
SOUTH EAST 22	1.72	4.25
SOUTH WEST 22	1.31	3.25
NORTH EAST 27	2.48	6.13
SOUTH EAST 27	2.45	6.05
NORTH EAST 34	1.37	3.40
SOUTH EAST 34	2.45	6.05

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;33;4;NW

ATS REFERENCE: 5;1;33;5;E

ATS REFERENCE: 5;1;33;9;N

ATS REFERENCE: 5;1;33;9;SW

ATS REFERENCE: 5;1;33;15;NW

ATS REFERENCE: 5;1;33;16;E

ATS REFERENCE: 5;1;33;22;E

ATS REFERENCE: 5;1;33;22;SW

ATS REFERENCE: 5;1;33;27;E

ATS REFERENCE: 5;1;33;34;E

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY / TOWN OF OLDS

(CONTINUED)

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

AF12 . 24/12/1898

OWNERS

CALGARY AND EDMONTON RAILWAY COMPANY.
OF ROOM 208, WINDSOR STATION 910, PEEL STREET
MONTREAL
QUEBEC H3C 3E4

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION			
NUMBER	DATE (D/M/Y)	PARTICULARS	

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:46 P.M.

ORDER NUMBER: 40834846

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

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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).



PROPERTY NO. 3

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 055 815 8710431;OT 011 128 013

LEGAL DESCRIPTION

PLAN 8710431
MAINTENANCE YARD
CONTAINING 3.53 HECTARES MORE OR LESS
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	9411212	0.41	1.01	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;1;33;4;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 941 152 704 +10

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
011 128 013	10/05/2001	TRANSFER OF LAND	\$272,500	\$272,500

OWNERS

MOUNTAIN VIEW COUNTY.
OF BAG 100
DIDSBURY
ALBERTA T0M 0W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
2848EB	09/11/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

011 128 013

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:RW261
"DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001293577)
(DATA UPDATED BY: CHANGE OF NAME 041479489)

5095JF . 26/08/1965 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
"E 20' OF W 309.9' OF N 42.64' OF S 702.64'"

931 124 107 01/06/1993 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320 - 17 AVENUE S.W.
CALGARY
ALBERTA T2S2Y1
PORTION AS DESCRIBED
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001299593)
(DATA UPDATED BY: CHANGE OF NAME 051028392)

011 344 872 20/11/2001 CAVEAT
RE : LEASE
CAVEATOR - LEDCOR O & S LIMITED.
9910-39 AVE
P O BOX 8310 STN F
EDMONTON
ALBERTA T6H2W6

021 004 988 07/01/2002 CAVEAT
RE : LEASE
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY THE MINISTER FO INFRASTRUCTURE
ACTING DIRECTOR, LEASING
MAIN FLOOR, 6950-113 ST
EDMONTON
ALBERTA T6H5V7

081 155 598 29/04/2008 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ALBERTA HIGHWAY SERVICES LTD.
C/O BROWNLEE LLP
SUITE 2200, 10155-102 ST
EDMONTON
ALBERTA T5J4G8
AGENT - JOHN C MCDONNELL

111 123 701 19/05/2011 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

011 128 013

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
C/O THE DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR, 6950-113 ST
EDMONTON
ALBERTA T6H5V7

141 332 073 06/12/2014 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLOOR
6950 - 113 STREET
EDMONTON
ALBERTA T6H5V7
AGENT - LENNEA OSEEN

191 045 301 05/03/2019 CAVEAT
RE : LEASE INTEREST
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF INFRASTRUCTURE
DIRECTOR, LEASING, ALBERTA INFRASTRUCTURE
3RD FLR, 6950 113 ST
EDMONTON
ALBERTA T6H5V7

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:48 P.M.

ORDER NUMBER: 40834861

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

(CONTINUED)

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) .



PROPERTY NO. 4

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 055 773 5;1;33;4;NW 201 224 894

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4

ALL THAT PORTION OF THE NORTH WEST QUARTER
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER
OF THE SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH
BOUNDARY THEREOF 339 FEET; THENCE NORTH PARALLEL WITH THE
WEST BOUNDARY THEREOF 660 FEET; THENCE WEST PARALLEL WITH
SAID SOUTH BOUNDARY TO THE SAID WEST BOUNDARY; THENCE SOUTH
ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
ROAD	1873EZ	PORTION		
ROAD	9411212	0.26	0.64	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 121 263 041

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 224 894	07/12/2020	TRANSFER OF LAND	\$650,000	\$650,000

OWNERS

2295068 ALBERTA LTD.
OF 263119 RGE RD 281
ROCKY VIEW COUNTY
ALBERTA T4A 1J6

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 224 894

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

2848EB . 09/11/1928 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AS TO PORTION OR PLAN:RW261
"DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001293577)
(DATA UPDATED BY: CHANGE OF NAME 041479489)

5833FM . 05/03/1946 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
"WEST 16 1/2 FT OF SOUTH 280.10 FT DATA UPDATED BY:
TRANSFER OF UTRW NO. 1333FR"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001293577)
(DATA UPDATED BY: CHANGE OF NAME 041480621)

4377JG . 26/08/1965 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
"EAST 20 FT OF WEST 310.4 FT OF SOUTH 660 FT"

201 233 649 18/12/2020 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - DON BROWN
40 GLADSTONE GDNS SW
CALGARY
ALBERTA T3E7E4

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:49 P.M.

ORDER NUMBER: 40834870

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

(CONTINUED)

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.

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PROPERTY NO. 5

LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0026 055 807	5;1;33;4;NW	941 152 704 +9

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4

THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES TO THE SOUTH AND EAST OF THE NO. 2A HIGHWAY
ON PLAN 1873EZ CONTAINING 56.1 HECTARES (138.83 ACRES)
MORE OR LESS

EXCEPTING THEREOUT

(A) THAT PORTION OF THE WESTERLY 339 FEET OF THE SOUTHERLY
660 FEET OF THE SAID QUARTER SECTION WHICH LIES TO THE
EAST OF THE NO. 2A HIGHWAY ON SAID PLAN 1873EZ CONTAINING
2.02 HECTARES (5 ACRES) MORE OR LESS

(B)	PLAN	NUMBER	HECTARES	ACRES
	SUBDIVISION	8710431	3.53	8.71
	ROAD	9411212	0.75	1.85

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 871 047 603

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

941 152 704 10/06/1994 ROAD PLAN

OWNERS

GERALD OMAR CARMAN BAKKEN (FARMER)

AND

ROSE DOROTHY BAKKEN

BOTH OF:

BOX 6, SITE 12, R.R. 3

OLDS

ALBERTA T4H 1P4

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 951082858)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

941 152 704 +9

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2848EB .	09/11/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AS TO PORTION OR PLAN:RW261 "DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001293577) (DATA UPDATED BY: CHANGE OF NAME 041479489)

761 054 388	03/05/1976	UTILITY RIGHT OF WAY GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.
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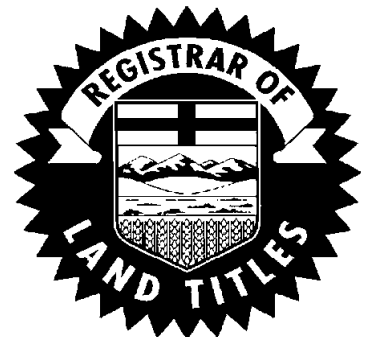
081 451 474	04/12/2008	NOTICE OF SECURITY INTEREST RE : FIXTURES IN FAVOUR OF - THE BANK OF NOVA SCOTIA. BOX 3769 OLDS ALBERTA T4H1P5 DEBTOR - WACEY J NASH DEBTOR - TRACEY J IRVING BOTH OF: R.R. 3, SITE 12, BOX 22 OLDS ALBERTA T4H1P4 AMOUNT: \$123,884 EXPIRES: 2033/12/01 (DATA UPDATED BY: 091007633)
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TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:51 P.M.

ORDER NUMBER: 40834898

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

(CONTINUED)

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PROPERTY NO. 6

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 142 857 5;1;33;4;NE 971 278 435

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THE NORTH 50 FEET OF THE EAST 400 FEET
CONTAINING 0.186 OF A HECTARE (0.46 OF AN ACRE) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 971 224 024

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
971 278 435	18/09/1997	TRANSFER OF LAND	\$248,000	SEE INSTRUMENT

OWNERS

CLARKE AGRI BUSINESS INC.
OF BOX 6, SITE 11, R.R. 4
OLDS
ALBERTA T4H 1T8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
3666GB .	09/08/1949	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF OLDS. AS TO PORTION OR PLAN:523GA
7913HC .	21/12/1956	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

971 278 435

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LIMITED.

AS TO PORTION OR PLAN:7765HC

"1.20 ACRES"

761 031 298 17/03/1976 UTILITY RIGHT OF WAY
GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES
COMMISSION.
35566 RGE RD 10
RED DEER COUNTY
ALBERTA T4G0H5
AS TO PORTION OR PLAN:7710507
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 961186106)
(DATA UPDATED BY: CHANGE OF ADDRESS 141266706)

761 061 019 14/05/1976 UTILITY RIGHT OF WAY
GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.

081 401 097 27/10/2008 CAVEAT
RE : VENDOR'S LIEN
CAVEATOR - CLARKE AGRI BUSINESS INC.
BOX 4110
OLDS
ALBERTA T4H1P7
AGENT - JAMES L MACINNIS.

131 054 371 06/03/2013 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - THE MOUNTAIN VIEW REGIONAL WATER
SERVICES COMMISSION.
35566 RGE RD 10
RED DEER COUNTY
ALBERTA T4G0H5
AGENT - SHARI FAVREAU
(DATA UPDATED BY: CHANGE OF ADDRESS 141265764)

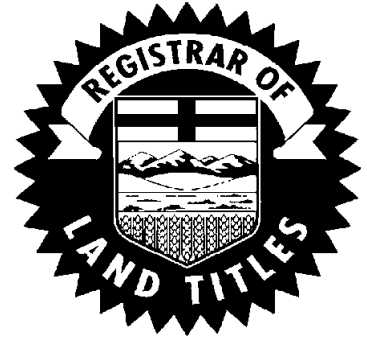
TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:53 P.M.

ORDER NUMBER: 40834914

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

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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).



PROPERTY NO. 7

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 142 849 5;1;33;4;NE 75R150 .

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4
THE NORTH 50 FEET OF THE EAST 400 FEET OF THE NORTH EAST QUARTER
CONTAINING 0.46 OF AN ACRE MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
75R150	.	13/07/1948		\$30	REF. 9087FT

OWNERS

THE TOWN OF OLDS.
OF OLDS
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
131 054 374	06/03/2013	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 AGENT - SHARI FAVREAU (DATA UPDATED BY: CHANGE OF ADDRESS 141265763)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:54 P.M.

ORDER NUMBER: 40834922

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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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).



PROPERTY NO. 8

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 501 491 5;1;33;4;SE 931 173 585

LEGAL DESCRIPTION

THE SOUTH EAST QUARTER OF SECTION FOUR (4)
IN TOWNSHIP THIRTY THREE (33)
RANGE ONE (1)
WEST OF THE FIFTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT :
FIRST: 1.06 HECTARES (2.61 ACRES) MORE OR LESS FOR CONNECTING
HIGHWAY UNDER PLAN 7027HX
SECONDLY: 0.97 HECTARES (2.4 ACRES) MORE OR LESS DESCRIBED AS
FOLLOWS:
COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF ROAD PLAN
7027HX INTERSECTS THE EAST BOUNDARY OF THE SAID QUARTER
SECTION;
THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY EIGHTY ONE AND
EIGHT HUNDREDTHS (81.08) METRES;
THENCE WESTERLY AND AT RIGHT ANGLES THERETO ONE HUNDRED AND
NINETEEN AND SEVENTY NINE HUNDREDTHS (119.79) METRES;
THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO
A POINT ON THE NORTH LIMIT OF THE SAID ROAD PLAN
THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 851 048 467 A .

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
931 173 585	22/07/1993	TRANSFER OF LAND	\$224,000	\$224,000

OWNERS

RONALD DALE BERRETH

AND

CONSTANCE MARIE BERRETH

(CONTINUED)

BOTH OF:
BOX 5, SITE 1, RR 1
OLDS
ALBERTA T4H 1P2
AS JOINT TENANTS
(DATA UPDATED BY: CHANGE OF ADDRESS 951094121)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
7912HC .	02/12/1956	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7765HC "0.62 ACRES"
751 115 823	17/10/1975	UTILITY RIGHT OF WAY GRANTEE - THE MOUNTAIN VIEW REGIONAL WATER SERVICES COMMISSION. 35566 RGE RD 10 RED DEER COUNTY ALBERTA T4G0H5 "DISCHARGED EXCEPT ON PLAN 7710507" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 961186106) (DATA UPDATED BY: CHANGE OF ADDRESS 141266553)
881 103 364	21/06/1988	UTILITY RIGHT OF WAY GRANTEE - FOOTHILLS NATURAL GAS CO-OP LTD.
981 375 578	01/12/1998	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - ROGERS CANTEL INC. ONE MOUNT PLEASANT 11TH FLOOR TORONTO ONTARIO M4Y2Y5 AGENT - ANDREA D ESSERY
011 350 521	26/11/2001	UTILITY RIGHT OF WAY GRANTEE - SHAW CABLESYSTEMS COMPANY.
051 467 925	08/12/2005	CAVEAT RE : SURFACE LEASE UNDER 20 ACRES CAVEATOR - TRIDENT EXPLORATION (ALBERTA) CORP. 1000,444-7 AVE SW CALGARY ALBERTA T2P0X8 AGENT - TRENT FEDAK (DATA UPDATED BY: CHANGE OF NAME 121046023)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

931 173 585

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
161 293 980	09/12/2016	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
171 130 700	15/06/2017	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - ATCO GAS AND PIPELINES LTD. 909 11 AVE SW CALGARY ALBERTA T2R1L8
171 136 037	21/06/2017	CAVEAT RE : LEASE INTEREST UNDER 20 ACRES CAVEATOR - ATCO GAS AND PIPELINES LTD. 909 - 11TH AVENUE CALGARY ALBERTA T2R1L8
201 092 656	20/05/2020	CAVEAT RE : LEASE INTEREST CAVEATOR - SIGNALTA RESOURCES LIMITED. BOX 6150, STATION 'D', CALGARY ALBERTA T2P2C7 AGENT - WAYNE MACDONALD

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:55 P.M.

ORDER NUMBER: 40834935

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



PROPERTY NO. 9

LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0021 147 450 5;1;33;4;SE

TITLE NUMBER
151 128 292

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 33
SECTION 4

ALL THAT PORTION OF THE SOUTH EAST QUARTER
DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT WHERE THE NORTH LIMIT OF
ROAD PLAN 7027HX INTERSECTS THE EAST BOUNDARY
OF THE SAID QUARTER SECTION

THENCE NORTHERLY ALONG THE SAID EAST BOUNDARY 81.08 METRES

THENCE WESTERLY AND AT RIGHT ANGLES THERETO 119.79 METRES

THENCE SOUTHERLY AND PARALLEL TO THE SAID EAST
BOUNDARY TO A POINT ON THE NORTH LIMIT OF THE
SAID ROAD PLAN

THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT
CONTAINING 0.97 OF A HECTARE (2.4 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MOUNTAIN VIEW COUNTY

REFERENCE NUMBER: 121 035 550

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
151 128 292	22/05/2015	TRANSFER OF LAND	\$520,000	\$520,000

OWNERS

CHARLES ANDREW DAHL

AND

DONNA MARIE DAHL

BOTH OF:

4719 GREENVIEW DRIVE NE

CALGARY

ALBERTA T2E 5R5

AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

151 128 292

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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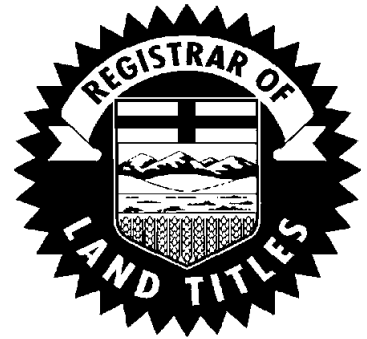
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2021 AT 03:56 P.M.

ORDER NUMBER: 40834952

CUSTOMER FILE NUMBER: Natasha



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

APPENDIX C

Municipal Tax Sharing Arrangement between Town and County

COMPENSATION FOR LOSS OF MUNICIPAL PROPERTY TAX REVENUE

Requested Condition Wording

- I. The Town of Olds shall pay to Mountain View County the sum of sixty-five thousand eight hundred one dollars ninety-five cents (\$65,801.95) in Canadian dollars, as follows:
 - a) Thirteen thousand one hundred sixty dollars thirty-nine cents (\$13,160.39) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
 - b) Fifty-two thousand six hundred forty-one dollars fifty-six cents (\$52,641.56) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.

- II. In addition to the amount in clause I, the Town of Olds shall pay to Mountain View County the sum of fifteen thousand five hundred two dollars fifty-four cents (\$15,502.54) in Canadian dollars, as follows:
 - a) Three thousand one hundred twenty dollars fifty-one cents (\$3,120.51) is to be paid no later than thirty (30) days after the date this Order in Council is made by the Lieutenant Governor in Council:
 - b) Twelve thousand three hundred eighty-two dollars three cents (\$12,382.03) is to be paid no later than one (1) year after the date this Order in Council is made by the Lieutenant Governor in Council.

APPENDIX D

Proposed Approach to Municipal Taxes for Annexed Lands

PROPOSED CONDITIONS REGARDING ASSESSMENT AND TAXATION

1. "Annexed land" means the land described in and shown on the sketch in Appendix A,
2. For taxation purposes in **2022 and subsequent years up to and including 2041 (if effective date is January 1, 2022)**, the annexed land and the assessable improvements to it
 - a) must be assessed by the Town of Olds on the same basis as if they had remained in Mountain View County, and
 - b) must be taxed by the Town of Olds in respect of each assessment class that applies to the annexed land and the assessable improvements to it, using
 - i. the municipal tax rate established by Mountain View County, or
 - ii. the municipal tax rate established by the Town of Olds,whichever is lower.
3. (1) Where in any taxation year, up to and including 2041, a portion of the annexed land
 - a) becomes a new parcel of land created as a result of subdivision or separation of title by registered plan of subdivision or by instrument or any other method that occurs at the request of, or on behalf of, the landowner, except for the subdivision of an existing farmstead from a previously un-subdivided quarter section,
 - b) becomes a residual portion of 16 hectares or less after a new parcel referred to in clause (i) has been created,
 - c) obtains a development permit that would intensify the use of the land beyond what is existing at the date of annexation, except for:
 - i. the replacement of existing structures;
 - ii. developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
 - iii. any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
 - iv. minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.
 - d) is redesignated at the request of, or on behalf of the landowner, under the Town of Olds Land Use Bylaw to another designation,

e) is the subject of a local improvement project described in a local improvement bylaw initiated by or with the support of the landowner pursuant to which the Town of Olds' water and sewer services are connected to the land, or

f) is connected to the water or sanitary sewer services provided by the Town of Olds

section 2 ceases to apply at the end of that taxation year in respect of that portion of the annexed land and the assessable improvements to it.

(2) Notwithstanding subsection (1)(d), section 2 does not cease to apply in respect of a portion of the annexed land that is redesignated under the Town of Olds Land Use Bylaw to the designation "Urban Reserve".

(3) Notwithstanding subsection (1)(e), section 2 does not cease to apply in respect of any portion of the annexed land that has an existing connection to water or sanitary sewer services provided by the Town of Olds on the date that annexation takes effect.

4. After section 2 ceases to apply to a portion of the annexed land in a taxation year, that portion of the annexed land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in that year in the same manner as other property of the same assessment class in the Town of Olds is assessed and taxed.

APPENDIX E

Letter to Affected Landowners



OFFICE OF THE MAYOR

July 14, 2020

Sent via email: _ _

Dear Gary Chong:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

As part of the process of planning for future growth, the IDP identifies a short term annexation area for the Town. Your lands form part of the short term annexation area. The lands being considered are shown on the accompanying map.

Council is inviting you, along with the other affected land owners, to a meeting with representatives of the Town and Mountain View County. We will outline our thoughts on the proposed annexation as well as provide you an opportunity to share your views and have questions answered. Our hope is to provide you with as much information as possible on the purpose of the annexation and changes for landowners, and to hear your feedback and any concerns you may have. This meeting will be held at the Olds Sportsplex (5133 – 52 Street) starting at 6:30pm on Tuesday, July 28, 2020.

The Town of Olds will take every step possible to ensure that any concerns you may have are taken into consideration prior to any final decisions being made during this annexation process.

We look forward to working with you during the upcoming annexation process. If you have any questions prior to the meeting or about annexation, please don't hesitate to contact Natasha Wright with Parkland Community Planning Services, at 403-343-3394 or natasha.wright@pcps.ab.ca. I am also kindly requesting that you RSVP to the meeting by contacting Natasha Wright.

I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a horizontal line.

His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*

4512 46 St. Olds, (Alberta) Canada T4H 1R5
Main 403.556.6981 Fax 403.556.6537

Email admin@olds.ca
www.olds.ca



OFFICE OF THE MAYOR

July 14, 2020

Sent via email:

Dear Herbert and Carolyn Rothenbacher:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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Sincerely,

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His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: Mayor's Read Board



OFFICE OF THE MAYOR

July 14, 2020

Sent via email:

Dear Gerald and Rose Bakken:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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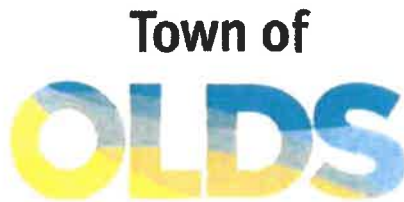
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Sincerely,

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His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*



OFFICE OF THE MAYOR

July 14, 2020

Sent via email:

Dear Brian Clarke:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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Sincerely,

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His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*



OFFICE OF THE MAYOR

July 14, 2020

Sent via email:

Dear Ronald and Constance Berreth:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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I look forward to seeing you on Tuesday, July 28, 2020 at 6:30pm.

Sincerely,

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His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*



OFFICE OF THE MAYOR

July 14, 2020

Sent via email:

Dear Charles and Donna Dahl:

RE: Town of Olds – Proposed Annexation

On behalf of Town Council, I am writing to let you know that the Town of Olds is proposing to extend the Town boundaries. The Town has been working with Mountain View County to develop a new Intermunicipal Development Plan (IDP). The IDP addresses the future growth of the Town and future development of the lands within the IDP area.

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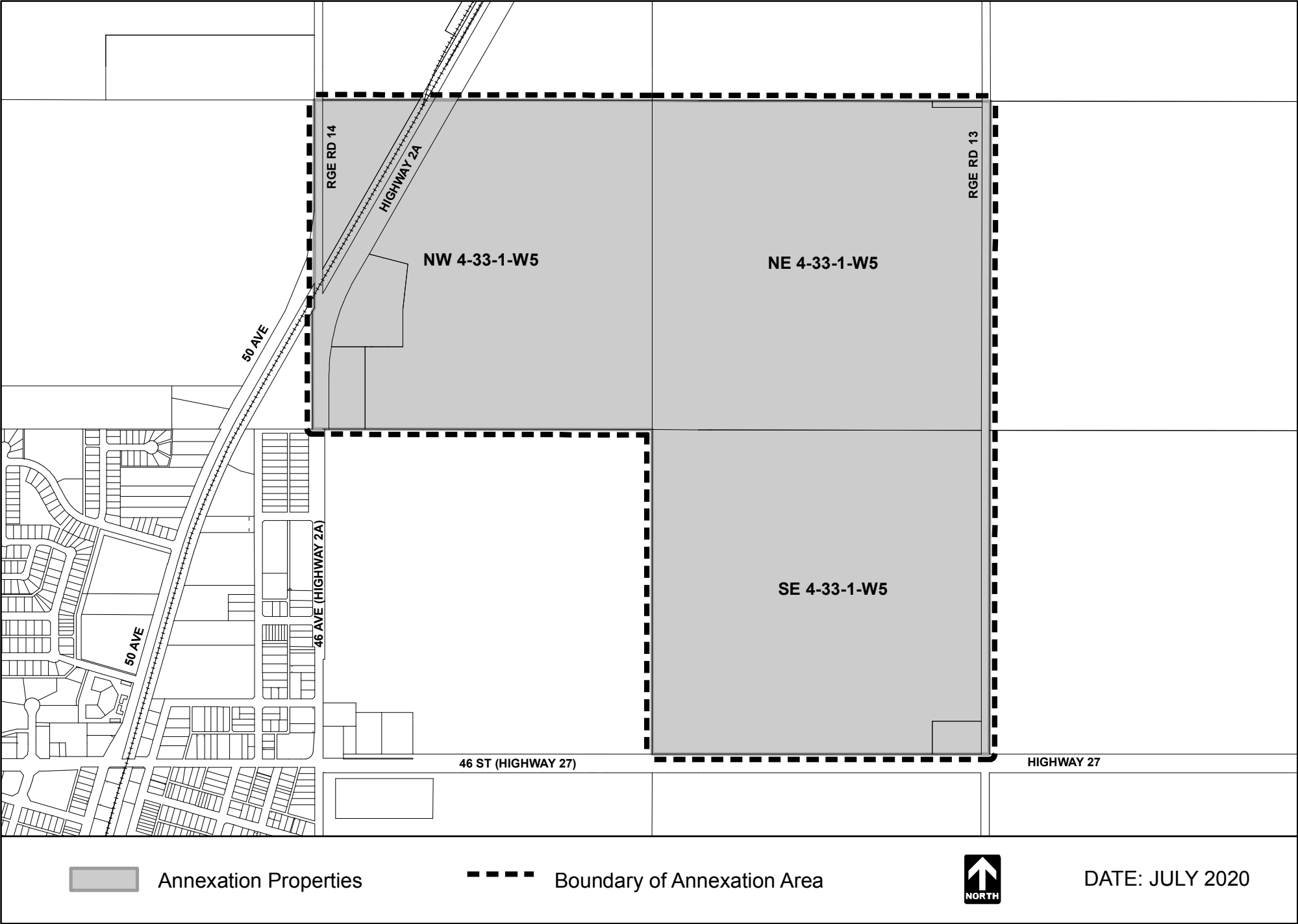
His Worship,
Michael Muzychka
Mayor – Town of Olds

cc: *Mayor's Read Board*

4512 46 St. Olds, (Alberta) Canada T4H 1R5
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Email admin@olds.ca
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TOWN OF OLDS - PROPOSED ANNEXATION AREA



APPENDIX F

Landowner Information Package and Follow-up Correspondence

TOWN OF OLDS – ANNEXATION LANDOWNER INFORMATION PACKAGE

What is annexation? How does it affect my ownership of property?

Annexation is the process of transferring land from one municipality's jurisdiction (County's jurisdiction) to another municipality's jurisdiction (Town's). This means the bylaws and regulations of the Town would replace those of the County for the areas that are annexed. Landowners who are annexed to the Town become Town ratepayers and voters and participate in Town decisions and elections rather than County decisions and elections.

Ownership of land and property is not affected by annexation. A parcel of land that is annexed continues to be owned by you until such time as you decide to sell it or transfer it to another party.

Who makes the decision on an annexation?

Annexation is a provincially regulated process, with the Municipal Government Board (MGB) recommending the final decision to the Government of Alberta. The Town is the applicant in the annexation process, submitting the application and supporting documentation to the MGB for recommendation. The Town of Olds and Mountain View County are working together to ensure the annexation addresses the concerns of each municipality and their residents. This collaborative process is being used to help ensure a positive outcome for all who are impacted. Everyone who is affected by a proposed annexation has the opportunity to express their views before the Province makes a final decision.

What is the Municipal Government Board (MGB)?

The Municipal Government Board (MGB) is an impartial and independent board established by provincial legislation to make decisions about matters such as annexation. They prepare a report and a recommendation is forwarded to the Minister of Municipal Affairs, and then to the Lieutenant Governor, who will make the final decision.

Has Town Council decided which lands are to be annexed?

Based on planning considerations and negotiations with Mountain View County, Town Council has identified the lands that they wish to be annexed as part of the current annexation application. These lands are shown on the attached map.

Why does the Town need to annex land?

In the last 15 years there has been significant interest in the Town of Olds for commercial and industrial activity. The available supply of land to accommodate new

commercial uses, with the most attractive along the Highway 27 corridor, has been depleted. Additional long term frontage along Highway 27 is required to facilitate future commercial development. Industrial development in the Town of Olds has also increased with sizeable blocks of land being developed and other large blocks of land being secured for future projects.

The Town wishes to be in a position to expand its level of commercial and industrial development to provide local employment opportunities and diversify the Town's tax base. Providing opportunities for commercial and industrial development involves identifying lands where these types of business can be successful and fit within the overall plans for the Town.

Having commercial and industrial development within the Town of Olds is an important way to diversify the tax base. This provides the opportunity to balance the tax load on residential properties with the contribution made by non-residential properties. In part this balancing helps make Olds a more affordable place to live.

Why is the Town looking at these particular lands?

The Town is investigating the annexation of the quarter sections of land that are identified as short term annexation in the proposed Intermunicipal Development Plan. These quarter sections would provide the Town with a long term supply of commercial and industrial land which would gradually be developed over the next 20 to 30 years.

Due to the amount of planning required for transportation routes and municipal utilities, land has to be brought into the town boundary many years in advance of subdivision and development. Having plans in place to accommodate urban growth in advance of actual proposals makes it more likely that industry and commerce will choose to locate in Olds. A 20 to 30 year supply provides a range of choices and greater ability to meet the diverse needs of industrial and commercial operations.

Investing in the planning for these areas and utility systems to support urban growth in these areas represents a significant financial commitment by the Town and annexation ensures that the Town will receive a return on this investment.

What will be the impact on the municipal portion of property taxes?

Once land is annexed, land that used to be located in the County and used to receive County services will be located in the Town and will start to receive Town services. As a result, the Town will collect property taxes.

Property tax within Mountain View County and the Town is calculated by multiplying the tax rate by the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the long-term change in taxes results from the difference in tax rates.

It is the Town's intention that landowners affected by annexation will be protected from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

The 20 year municipal tax arrangement will last until such time as the annexed property is subdivided, further developed, installs a new connection to Town water and/or sanitary sewer, or the 20 year time period ends, whichever occurs earliest. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

What will be the impact on the education portion of property taxes?

The education portion of property taxes is set by the Province, and the County and Town collect the education portion on behalf of the Province. Property taxes may increase based on the difference between the Town and County rates for the education tax. Generally the rate applied to lands within the Town is slightly higher than the rate applied to lands in the County.

Could our land be developed with Town water and sanitary sewer without being annexed?

The proposed Intermunicipal Development Plan (IDP) does allow for certain areas covered by the plan to be developed in the County using Town water and sanitary sewer. Each proposed development must meet the requirements of the IDP in order to utilize municipal services, such as appropriate agreements.

Will existing development and uses be expected to meet the Town's requirements?

All uses and development that were approved by the County prior to annexation will be allowed to continue. These developments and uses will not have to re-apply to the Town or fit the Town's regulations.

Will new development and uses be expected to meet the Town's requirements?

Yes, however after annexation the Town will continue to use the regulations specific to the annexed properties that were in place under Mountain View County's Land Use Bylaw. This means if a farm residence and a second dwelling were allowed on the same parcel before annexation they would continue to be allowed after annexation. Some time after annexation the Town may change the Land Use District and related regulations to more closely match those applied to other properties in the town. This process usually ensures that existing development can continue but any new development or uses must meet the Town's regulations. Affected landowners are able to participate in the process before Council makes a decision on any changes to the Land Use Bylaw regulations that apply to their property.

This change in Land Use District, to a district more appropriate for the annexed lands such as the Urban Reserve (UR) District, would not have an effect on the tax arrangement for landowners.

Can development permits be obtained for new developments?

As part of the annexation proposal the Town is giving landowners a 20 year municipal tax arrangement, where the lower of either the County's or the Town's tax rate will be applied. This arrangement does have a condition that if the land is further developed the arrangement will end. The types of development being referred to are an intensification of development beyond what is existing at the time of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Will building code standards be imposed on new structures? What about existing structures?

New construction will be required to meet the Alberta Building Code and may have to be inspected by the Town's building inspector. As well, any major renovation or expansions to a building will be required to meet Town bylaws once the land is annexed. Existing structures will not have to "re-apply" for development permit or building permit approval.

How will landowners with livestock and farming operations be impacted?

Annexation will not affect the keeping of livestock or farm operations. Landowners will be able to keep their livestock (such as, horses, cattle, chickens, etc.) as allowed under the

current County zoning. Farms and farming operations, with the exception of confined feeding operations or feedlots, are allowed within the town under the Town's Urban Reserve (UR) zoning. The UR District allows for existing uses and related improvements to continue into the future as they were existing at the time of annexation.

Will our children have to change schools?

Annexation does not affect which school authorities serve the annexed lands. Chinooks Edge School Division and the Red Deer Catholic Regional Schools would continue to provide education and school services. School busing arrangements and school assignments are also not changed by annexation.

What is the process and timing for connection to the Town water and sanitary sewer systems?

Town water and sanitary sewer services will be extended into the annexed lands as subdivision and development occurs. As developers create new lots to sell to commercial and industrial purchasers they are expected to pay for the installation of municipal utilities and roads. These costs are then recovered through the sale price for the new lots. The timing for extension of Town water and sanitary sewer is set by the pace of development interest in the area.

What if my well and private sewage disposal system is still in good working order? Do I have to connect to Town water and sanitary sewer?

Until Town water and sanitary sewer is available to a property, private wells and sewage disposal systems can continue to be used. After Town water and sanitary sewer become available it is expected that all properties able to be served will connect to the water and sanitary sewer lines. The Town will consider exceptions to this general rule on a case by case basis.

Who will maintain and plow the roads?

Portions of Range Road 13 and Range Road 14 are contained within the annexation area. After annexation Range Road 13 will be maintained by Mountain View County for a 5 year period, after which the Town would become responsible for maintenance. The portion of Range Road 14 in the annexation area will be maintained by the Town following annexation. Provincial highways and the responsibilities for maintaining highways are not affected by annexation.

Will addresses and mail service change?

Addresses will change as a result of annexation. Rural addresses will be replaced with civic addresses assigned by the Town. If no subdivision occurs, addresses will change but you will receive your mail at the same place. If subdivision occurs, the mail delivery

method will change to centralized delivery including community mailboxes or a group box.

When can I develop my land? What is the process?

Development of the areas being considered for annexation as urban commercial and industrial areas would be possible after annexation and after more detailed planning has been completed. The preparation of an Area Structure Plan would be required to guide subdivision approvals and make decisions on the best way to extend municipal water, sanitary sewer and roads. Completion of these plans can take time, upwards of two years, and can be completed by either the landowner or by the Town after annexation becomes effective.

How can I participate in the process?

The Town of Olds is committed to providing opportunities for residents and stakeholders to be fully informed. All impacted landowners will be notified by email and/or regular mail of upcoming opportunities to ask questions and provide input.

The Town of Olds will be hosting a Public Open House to present the draft Intermunicipal Development Plan for public review and further discuss the proposed Annexation.

Date: Thursday, August 27, 2020

Time: Open House runs from 4:00 pm to 7:30 pm – drop in when it fits your schedule

Place: Olds Royal Canadian Legion, 5241 – 46 Street – please use west entrance

You can also review the materials on the Town's website (<https://www.olds.ca/IDPupdate>), following the July 28 meeting, and submit your comments using the Town's website, or by email to:

Natasha Wright, Planner, Parkland Community Planning Services
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394

If you are not able to attend the August 27 Open House but would like to provide feedback, we are requesting you send in your comments by September 4, 2020.

Where can I find more information on annexation?

The Ministry of Municipal Affairs has more information available on annexation and the process. To learn more you can visit Alberta Municipal Affairs' website at <https://www.alberta.ca/annexation-board-orders.aspx>

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Gary Chong

Legal Description: NW 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$369,173

 \$60,022

Non-Residential: \$9,185

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$369,173 \times 0.0029) = \1070.60

$(\$60,022 \times 0.0029) = \174.06

Non-Residential: $(\$9,185 \times 0.0103) = \94.61

Total 2020 Municipal Taxes: \$1,339.27

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$369,173 \times 0.0029) = \1070.60

$(\$60,022 \times 0.0029) = \174.06

Non-Residential: $(\$9,185 \times 0.0081285) = \74.66

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,319.32

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Herbert and Carolyn Rothenbacher

Legal Description: NW 4-33-1-W5M

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The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$532,892

Non-Residential: \$43,724

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$532,892 \times 0.0029) = \$1,545.39$

Non-Residential: $(\$43,724 \times 0.0103) = \450.36

Total 2020 Municipal Taxes: \$1,995.75

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$532,892 \times 0.0029) = \$1,545.39$

Non-Residential: $(\$43,724 \times 0.0081285) = \355.41

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,900.80

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
- any development not yet constructed for which a development permit was approved prior to annexation taking effect; and,
- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Gerald and Rose Bakken

Legal Description: NW 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$451,363
 \$55,434
Farmland: \$37,276

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$451,363 \times 0.0029) = \$1,308.95$

$(\$55,434 \times 0.0029) = \160.76

Farmland: $(\$37,276 \times 0.00827) = \308.27

Total 2020 Municipal Taxes: \$1,777.98

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$451,363 \times 0.0029) = \$1,308.95$

$(\$55,434 \times 0.0029) = \160.76

Farmland: $(\$37,276 \times 0.0059414) = \221.47

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,691.18

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

- the replacement of existing structures;
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- minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages.

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TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Clarke Agri Business Inc.

Legal Description: NE 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Farmland: \$50,246

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Farmland: $(\$50,246 \times 0.00827) = \415.53

Total 2020 Municipal Taxes: \$415.53

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Farmland: $(\$50,246 \times 0.0059414) = \298.53

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$298.53

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

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- developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw;
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Once the annexed lands are no longer receiving the tax arrangement, they will be taxed at the Town's municipal property tax rate which tends to be higher than the County's. The annexed lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Ronald and Constance Berreth

Legal Description: SE 4-33-1-W5M

The Town of Olds recognizes that the greatest impact on landowners during annexation is through changes to municipal property taxes. The municipal portion of property tax is based upon the assessed value of the property being taxed. Because property located in the County and the Town, except for farmland, is assessed at market value, most of the change in taxes will result from the difference in municipal tax rates applied by the Town versus those applied by the County. The Town proposes to offset this change through a 20 year tax arrangement for affected landowners.

The 20 year tax arrangement is intended to protect landowners from facing a large fluctuation in the municipal portion of their property taxes for a twenty year period following annexation. Under this arrangement the Town will:

- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$542,756

Non-Residential: \$74,901

Farmland: \$47,834

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$542,756 \times 0.0029) = \$1,573.99$

Non-Residential: $(\$74,901 \times 0.0103) = \771.48

Farmland: $(\$47,834 \times 0.00827) = \395.59

Total 2020 Municipal Taxes: \$2,741.06

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$542,756 \times 0.0029) = \$1,573.99$

Non-Residential: $(\$74,901 \times 0.0081285) = \608.83

Farmland: $(\$47,834 \times 0.0059414) = \284.20

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$2,467.02

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

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lands will also be assessed as any other Town of Olds lands, meaning they would not benefit from being assessed as if they were still located in the County.

TOWN OF OLDS – ANNEXATION MUNICIPAL PROPERTY TAX PROPOSAL

Landowner: Charles and Donna Dahl

Legal Description: SE 4-33-1-W5M

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- Assess properties as if they are still located in the County, and
- Give annexed land the benefit of being taxed at the lower municipal rate of the two municipalities for twenty years after annexation.

What does this mean for your property?

Mountain View County's most recent assessment of your property values the separate residential and non-residential components at:

Residential: \$429,563

The 2020 Tax Rates for Mountain View County and the Town of Olds are:

Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414

The municipal taxes levied by Mountain View County for 2020, based upon the assessed value and tax rate, are:

Residential: $(\$429,563 \times 0.0029) = \$1,245.73$

Total 2020 Municipal Taxes: \$1,245.73

Under the tax arrangement being proposed, the lower of the two tax rates would be used to calculate the municipal portion of taxes. Using 2020 as an example, for residential assessments the County's tax rate would apply and for non-residential assessments the Town's tax rate would apply.

The results for your property based on the 2020 assessed values and rates are:

Residential: $(\$429,563 \times 0.0029) = \$1,245.73$

Total 2020 Municipal Taxes Under 20 Year Arrangement: \$1,245.73

This does not mean that taxes will not rise over the 20 year period; if both the County and Town increase their tax rates, taxes may increase. Taxes will also increase if the assessment of a property increases (for example the addition of an attached garage or the development of a basement will increase the assessed value of a property).

When does the tax arrangement end?

This 20 year municipal property tax arrangement will cease either at the end of the 20 years, or, if a property owner, subdivides their land, further develops or installs a new connection to Town water and/or sanitary sewer within the twenty years. In the case of further development, this would apply to developments that intensify the use of the land beyond what is existing at the date of annexation. Developments that are exempt from this are:

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Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:13 PM
To:
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Gary,

This is a reminder email about the upcoming open house that is being hosted by the Town of Olds and Mountain View County for the Intermunicipal Development Plan and proposed Annexation. The open house will be held this Thursday evening, and will be drop in format so you can come by any time that is convenient for you. The details for the open house are below. You are welcome to come by and discuss the proposed annexation, and ask any questions you may have.

- **Date:** Thursday, August 27, 2020
- **Time:** Open House runs from 4:00 PM to 7:30 PM – please drop in when it fits your schedule
- **Place:** Olds Royal Canadian Legion, 5241 – 46 Street - please use west entrance
- **Please Note:** Covid-19 pre-cautions and controls will be in place for the safety of all participants.

I have also attached a copy of the presentation that was given at the Landowner Meeting that was held July 28, 2020, for your information.

If you have any questions before the open house, please don't hesitate to contact me. You are also welcome to drop by the open house and discuss any questions you may have.

Kind Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:13 PM
To:
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Herbert,

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Kind Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
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Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:13 PM
To:
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Gerald,

This is a reminder email about the upcoming open house that is being hosted by the Town of Olds and Mountain View County for the Intermunicipal Development Plan and proposed Annexation. The open house will be held this Thursday evening, and will be drop in format so you can come by any time that is convenient for you. The details for the open house are below. You are welcome to come by and discuss the proposed annexation, and ask any questions you may have.

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Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:13 PM
To:
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Brian,

This is a reminder email about the upcoming open house that is being hosted by the Town of Olds and Mountain View County for the Intermunicipal Development Plan and proposed Annexation. The open house will be held this Thursday evening, and will be drop in format so you can come by any time that is convenient for you. The details for the open house are below. You are welcome to come by and discuss the proposed annexation, and ask any questions you may have.

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Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:14 PM
To: ~ ~ ~
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Ron,

This is a reminder email about the upcoming open house that is being hosted by the Town of Olds and Mountain View County for the Intermunicipal Development Plan and proposed Annexation. The open house will be held this Thursday evening, and will be drop in format so you can come by any time that is convenient for you. The details for the open house are below. You are welcome to come by and discuss the proposed annexation, and ask any questions you may have.

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I have also attached a copy of the presentation that was given at the Landowner Meeting that was held July 28, 2020, for your information.

If you have any questions before the open house, please don't hesitate to contact me. You are also welcome to drop by the open house and discuss any questions you may have.

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Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Natasha Wright
Sent: Tuesday, August 25, 2020 1:14 PM
To:
Subject: Proposed Annexation - Upcoming Open House
Attachments: July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Chuck,

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If you have any questions before the open house, please don't hesitate to contact me. You are also welcome to drop by the open house and discuss any questions you may have.

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Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca



Olds Annexation Proposal

Landowner Meeting - July 28, 2020

Presentation Outline

- ▶ **Background about Annexation**
 - ▶ What is annexation
 - ▶ What is the process
- ▶ **Process following Tonight's Meeting**
 - ▶ What are the next steps
 - ▶ What is the timing
- ▶ **Town's Annexation Proposal**
 - ▶ What areas are involved and when could this happen
 - ▶ Why is the Town annexing
 - ▶ Impacts on Landowners and ways to address impacts



What is Annexation?

- ▶ The transfer of land from one municipal jurisdiction (County) to another municipal jurisdiction (Town)
- ▶ Increases the size of the Town's boundary
- ▶ Means Town bylaws and expectations apply to lands rather than County bylaws and expectations
- ▶ Important note: it does not affect the ownership of the property



Who Decides on Annexations?

- ▶ Annexation is decided by the Province of Alberta
- ▶ Review process is managed by the Municipal Government Board (MGB)
- ▶ The Town submits the application to the MGB following local consultations and discussions
- ▶ The MGB will review the application and determine if a hearing is required
- ▶ If a hearing is held, it is run by the MGB and any affected party may participate

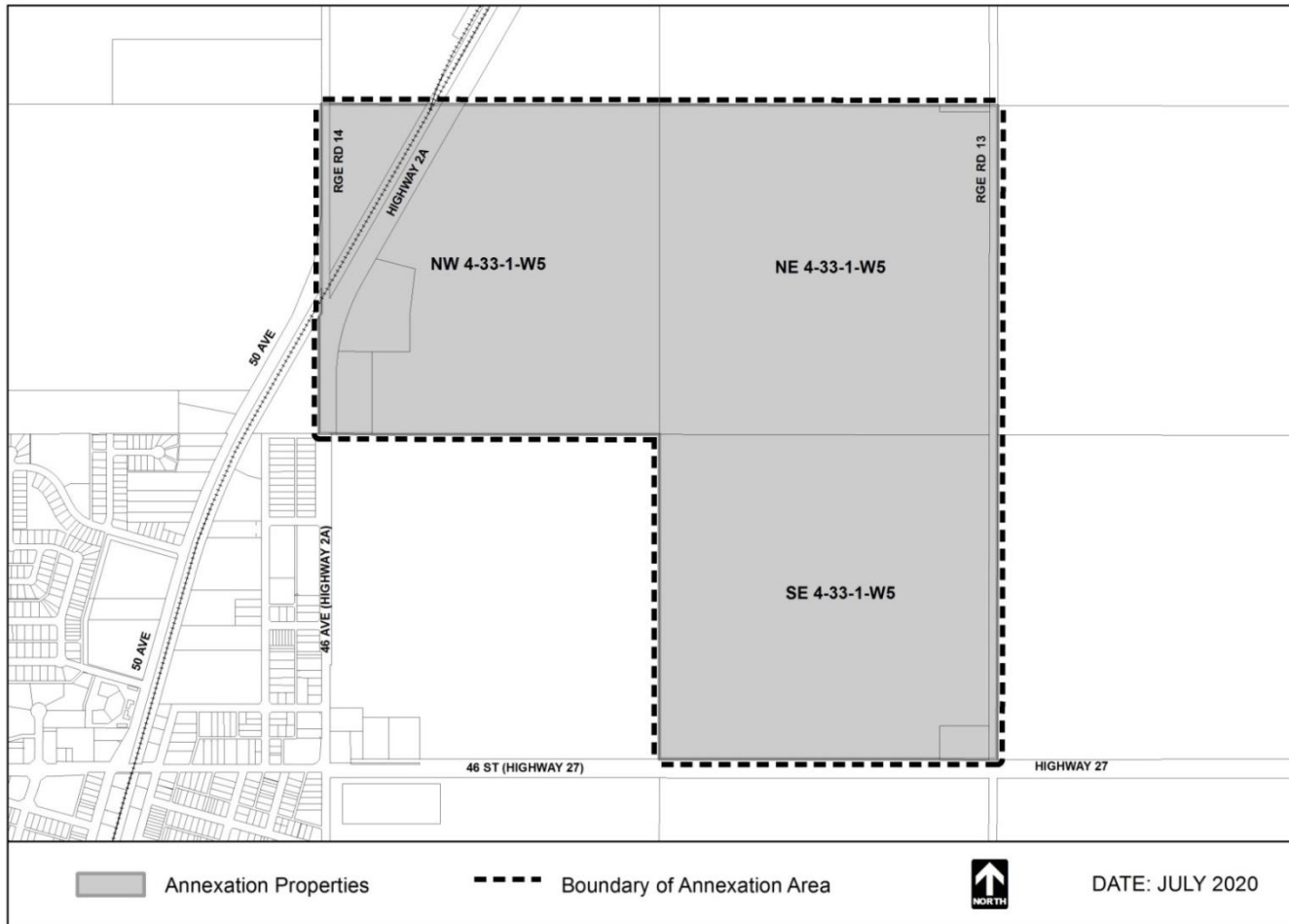


Process to Create the Application?

1. The Town identifies the proposed annexation areas and discusses it with the County
2. The Town and County negotiate issues relating to the change over in jurisdiction
3. Landowners are consulted on their views and concerns
4. Public input opportunity is arranged
5. A summary report of all consultations and input is prepared for both Councils to review and “sign off”
6. Report is sent to the MGB

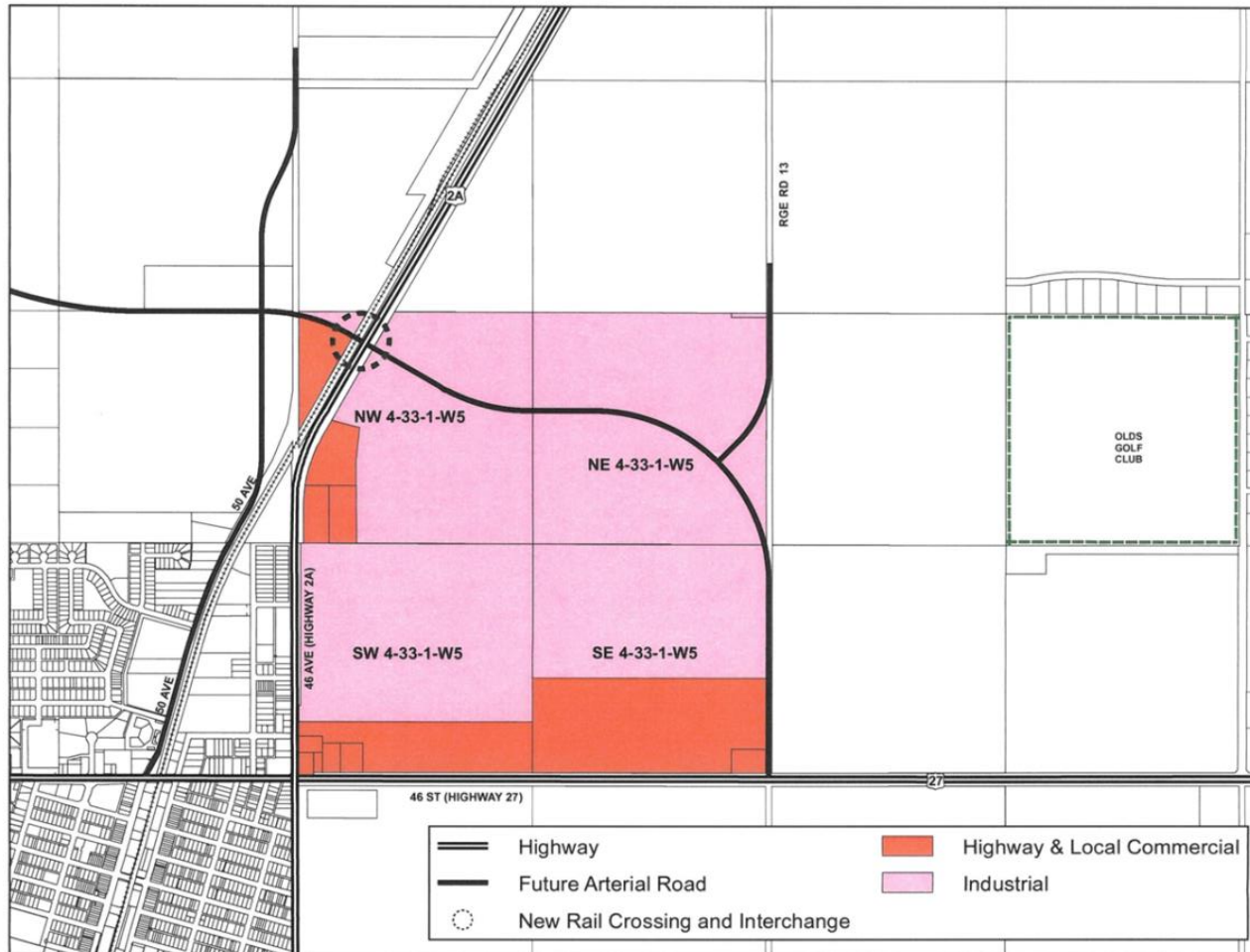


What Areas are Involved?



- ▶ Likely effective date is January 1, 2022
- ▶ Based on Town application being sent to MGB in March 2021

Reasons for Annexation



- ▶ Long term supply of land for commercial and industrial growth
- ▶ Logical area to design - roads, utilities planned for a large area
- ▶ More economical to provide future infrastructure



Landowner Impacts and Solutions

- ▶ Town is offering a 20 year tax arrangement to protect landowners from large fluctuations in the municipal portion of taxes
- ▶ Lands will be assessed as if they are still in the County
- ▶ Tax rate that is applied will be the lower of the County or Town's applicable tax rate

2020 Tax Rates	Mountain View County	Town of Olds
Residential	0.0029	0.0059414
Non-Residential	0.0103	0.0081285
Farmland	0.00827	0.0059414



Landowner Impacts and Solutions

- ▶ 20 year arrangement lasts until:
 - ▶ the annexed property is subdivided,
 - ▶ Is redesignated (zoned) to a district other than Urban Reserve,
 - ▶ further developed beyond minor additions and site improvements (see next slide),
 - ▶ installs a new connection to Town water and/or sanitary sewer, or
 - ▶ the 20 year time period ends



Landowner Impacts and Solutions

- ▶ Further development means developments that intensify the use beyond those existing at the date of annexation; does not include:
 - ▶ the replacement of existing structures
 - ▶ developments listed as not requiring a Development Permit under the Town of Olds Land Use Bylaw (e.g. fences)
 - ▶ any development not yet constructed for which a development permit was approved prior to annexation taking effect
 - ▶ minor developments that are accessory to the existing uses such as sheds, decks, gazebos, and detached garages



Landowner Impacts and Solutions

- ▶ Education Taxes
 - ▶ Education portion of property taxes is set by the Province
 - ▶ May see an increase based on the difference between the Town and County rates

- ▶ Existing Development and Uses
 - ▶ All uses and developments approved by the County are allowed to continue
 - ▶ You will not have to reapply to the Town or meet the Town's regulations



Landowner Impacts and Solutions

- ▶ **Livestock and Farming Operations**
 - ▶ Existing operations are allowed within the Town under the Urban Reserve (UR) District
 - ▶ UR District allows for existing uses and related improvements to continue as approved
- ▶ **Existing Private Water and Wastewater Services**
 - ▶ Until Town water and sanitary sewer services are available, private water and wastewater can continue to be used
 - ▶ When Town services become available close to the property, it's expected all properties able to be served will be connected
 - ▶ Town considers exceptions on a case by case basis



Landowner Impacts and Solutions

- ▶ New Developments and Uses
 - ▶ Will have to meet the Town's requirements, but the Town will continue to use the regulations specific to the properties that were in place under the County's Land Use Bylaw
 - ▶ The Land Use District may be changed after annexation to the Urban Reserve District to match those applied to other properties in the Town
 - ▶ Process will ensure that existing developments can continue, but new developments must meet Town standards



Landowner Impacts and Solutions

- ▶ **Building Code Standards**
 - ▶ New construction will be required to meet Alberta Building Code standards, and may be inspected by Town inspector
 - ▶ Any major renovation or expansion to buildings will be required to meet Town bylaws after annexation
 - ▶ Existing structures do not need to apply

- ▶ **Connection to Town water and sanitary services**
 - ▶ Are extended as subdivision and development occurs
 - ▶ Developers pay for the installation, with cost recovery through sale of lots
 - ▶ Timing for extension is set by the pace of development



Next Steps for Discussions

- ▶ Open House on Intermunicipal Development Plan and Annexation

Date: Thursday, August 27, 2020

Time: starts at 4:00 pm and goes to 7:30 pm

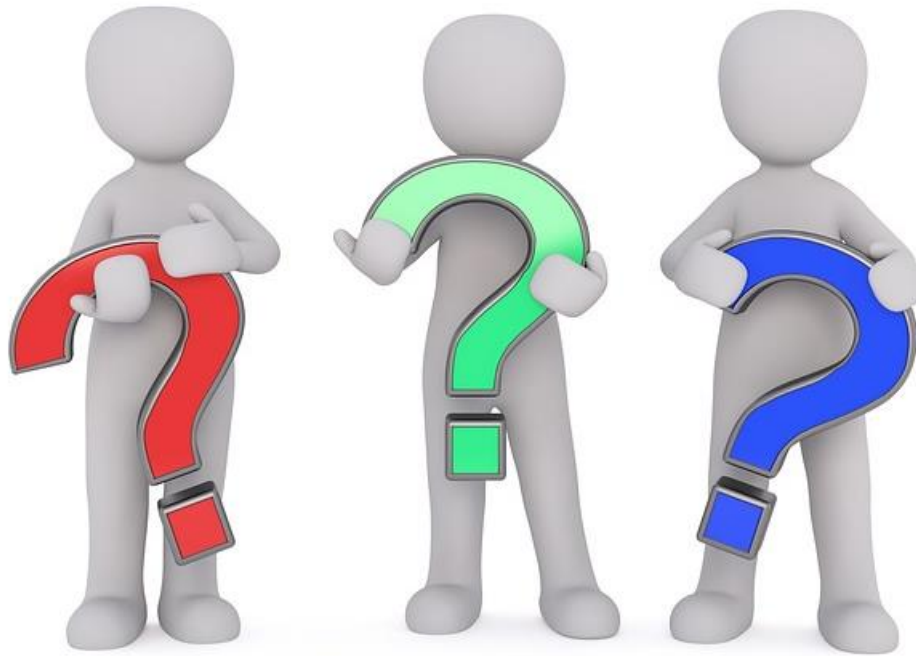
Place: Olds Royal Canadian Legion, 5241 – 46 Street

- ▶ Follow up calls and emails welcome

- ▶ Follow up letter requesting your written response/views on annexation in first half of September 2020



Questions/Discussion



October 9, 2020

Sent via email:

Dear Gary Chong:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

We are requesting that you complete the form below and indicate whether or not you are in favour of having your property annexed, and that you acknowledge that you have received the proposed assessment and taxation conditions.

The completed form can be returned by mail or email to Natasha Wright at the addresses provided below. We are requesting that you return the completed form by **October 23, 2020**.

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☐ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gary Chong and Lizhen Lily Wu



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Herbert and Carolyn Rothenbacher:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

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☐ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M. Herbert Rothenbacher and Carolyn Rothenbacher



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Gerald and Rose Bakken:

RE: Town of Olds – Proposed Annexation

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gerald Omar Carman Bakken and Rose Dorothy Bakken



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads 'Natasha Wright'.

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Brian Clarke:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

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☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NE 4-33-1-W5M, Clarke Agri Business Inc.



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink, appearing to read "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Ronald and Constance Berreth:

RE: Town of Olds – Proposed Annexation

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☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

SE 4-33-1-W5M. Ronald Dale Berreth and Constance Marie Berreth



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink that reads "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Charles and Donna Dahl:

RE: Town of Olds – Proposed Annexation

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

SE 4-33-1-W5M. Charles Andrew Dahl and Donna Marie Dahl



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink, appearing to read "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394

Natasha Wright

From: Leigh Scrivener
Sent: Monday, October 12, 2020 7:06 PM
To: Natasha Wright
Subject: Town of Olds Annexation

Follow Up Flag: Follow up
Flag Status: Completed

Hi Natasha,

We are in the process of purchasing 33043 – Hwy 2A (NW-4-33-1-W5) from Herbert and Carolyn Rothenbacher. Possession of the property will transfer to us on November 6, 2020.

Can you please forward information on the proposed annexation to us so we can participate in the process?

Thanks.

Leigh and Monica Scrivener

Natasha Wright

From: Natasha Wright
Sent: Tuesday, October 13, 2020 8:22 AM
To: Leigh Scrivener
Subject: RE: Town of Olds Annexation
Attachments: Landowner Information Package - FAQ(July 2020).pdf; Annexation Area Map (July 2020).pdf; July 28, 2020 Landowner Meeting - Presentation.pdf

Hi Leigh and Monica,

Thank you for reaching out to me regarding the proposed annexation.

Attached you will find a copy of the FAQ that was sent out to landowners in July with some background info on the annexation and answers to common questions. I have also attached a map of the proposed annexation area. I have also included a copy of the presentation that was used at the July landowner meeting, which largely covers the material that is in the FAQ.

If you have any questions about any of the information I have provided, please let me know.

Kind Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

From: Leigh Scrivener
Sent: Monday, October 12, 2020 7:06 PM
To: Natasha Wright
Subject: Town of Olds Annexation

Hi Natasha,

We are in the process of purchasing 33043 – Hwy 2A (NW-4-33-1-W5) from Herbert and Carolyn Rothenbacher. Possession of the property will transfer to us on November 6, 2020.

Can you please forward information on the proposed annexation to us so we can participate in the process?

Thanks.

Leigh and Monica Scrivener

Natasha Wright

From: Natasha Wright
Sent: Monday, October 19, 2020 3:53 PM
To: Leigh Scrivener
Subject: Town of Olds Proposed Annexation
Attachments: Landowner Letter - Sign Off (Scrivener).pdf

Hi Leigh,

Attached you will find the letter that was sent out to the landowners within the proposed annexation area, asking them to indicate their acceptance of the annexation proposal.

We are asking that the completed form be returned to me by this Friday October 23, 2020.

If you have any outstanding questions about the annexation, please let me know.

Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Leigh Scrivener
Sent: Monday, October 26, 2020 8:36 AM
To: Natasha Wright
Subject: RE: Town of Olds Proposed Annexation
Attachments: Proposed Annexation Letter.pdf

Morning Natasha,
Please find attached the signed letter accepting the annexation proposal.
Have a good day.
Leigh and Monica Scrivener


From: [Natasha Wright](#)
Sent: October 19, 2020 3:52 PM
To: [Leigh Scrivener](#)
Subject: Town of Olds Proposed Annexation

Hi Leigh,

Attached you will find the letter that was sent out to the landowners within the proposed annexation area, asking them to indicate their acceptance of the annexation proposal.

We are asking that the completed form be returned to me by this Friday October 23, 2020.

If you have any outstanding questions about the annexation, please let me know.

Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

October 16, 2020

Sent via email:

Dear Leigh Scrivener:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation.

The next step in the annexation process is for the Town to prepare the annexation report to go to the Municipal Government Board, who will recommend a decision to the Government of Alberta. As part of that report we will be including input from the affected landowners and their acceptance or opposition to the proposal.

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As a property owner affected by the Town's annexation application, I am:

☐ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Legal Description and Name(s) on Title:

NW 4-33-1-W5M,



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

A handwritten signature in blue ink, appearing to read "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394

APPENDIX G

Landowner Response Forms

October 21, 2020

Gary Chong
R.R#3, Site 14, Box 10
Olds, AB
T4H 1P4

Dear Gary Chong:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

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As a property owner affected by the Town's annexation application, I am:

☒ **In favour** of having my property annexed into the Town of Olds.

☐ **Not in favour** of having my property annexed into the Town of Olds.

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

GARY CHONG, RR3, SITE 14, BOX 10, OLDS, AB T4H. 1P4



Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gary Chong and Lizhen Lily Wu

Signature: _____

A handwritten signature in black ink, appearing to be "Gary Chong", is written over the signature line.

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Four horizontal lines for additional comments.

Sincerely,

A handwritten signature in blue ink, appearing to be "Natasha Wright", is written below the "Sincerely," text.

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 16, 2020

Sent via email:

Dear Leigh Scrivener:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation.

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☐ **Not in favour of having my property annexed into the Town of Olds.**

And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Leigh & Monica Scrivener 33043 HWY 2A (NW-4-33-1-W5 (4.36 Acre parcel))
Mailing Address

Legal Description and name(s) on title.

NW 4-33-1-W5M,



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: We would like to work with Mountain View County and the Town of Olds to obtain proper zoning to open Rv storage and self storage on the property. We would like to start the process immediately so we can be approved and open by the summer of 2021.

Sincerely,

A handwritten signature in cursive script, appearing to read "Natasha Wright".

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Gerald and Rose Bakken:

RE: Town of Olds – Proposed Annexation

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Name and Address (please print):

GERALD BAKKEN, Box 6 Sct 12 RR3, Olds, AB. T4H 1P4

Legal Description and Name(s) on Title:

NW 4-33-1-W5M, Gerald Omar Carman Bakken and Rose Dorothy Bakken



Sent via email: :

October 9, 2020

Dear Brian Clarke:

RE: Town of Olds – Proposed Annexation

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

CLARKE AGRI BUSINESS INC
BRIAN CLARKE

Legal Description and Name(s) on Title:

NE 4-33-1-W5M, Clarke Agri Business Inc.



Signature: BRIAN CHAPMAN

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

Natasha Wright

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



October 9, 2020

Sent via email:

Dear Ronald and Constance Berreth:

RE: Town of Olds – Proposed Annexation

On behalf of the Town of Olds, I am writing to thank you for sharing your thoughts with us about the Town's proposed annexation over the last three months.

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

Connie Berreth
Ron Berreth Box 5, Site 1, RRI Olds, AB T4H 1P2

Legal Description and Name(s) on Title:

SE 4-33-1-W5M, Ronald Dale Berreth and Constance Marie Berreth



Signature: Conne Barrett, R. [Signature]

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: _____

Sincerely,

Natasha Wright

Natasha Wright, Planner, PCPS
Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2
Email: natasha.wright@pcps.ab.ca
Phone: 403-343-3394



OCT 2 2020

Sent via email:

October 9, 2020

Dear Charles and Donna Dahl:

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And I acknowledge I have received the proposed assessment and taxation conditions that would apply after annexation.

Name and Address (please print):

CA Dahl Wm. Dahl.

Legal Description and Name(s) on Title:

SE 4-33-1-W5M, Charles Andrew Dahl and Donna Marie Dahl



Signature: _____

If you have any additional comments you would like to pass on, please fill out the section below:

Comments: RR 13 @ Hwy 27 is a safety
hazard with -Dust- Mail Box Traffic and "STOP" sign

At any given time the dust created by traffic "Bath wrap" becomes
hazardous when wind is from North followed by clouds of dust
encompassing the vehicle causing the dust, it becomes encompassed
in the cloud as it slows for stop. creating a danger to those
standing getting "Mail" as well as traffic on Hwy 27 who can not
Sincerely, see because of the clouds caused by trucks especially as
well as smaller vehicles! Anxious the drivers sometimes proceed
into the dust cloud from the "STOP" and create dangerous / close
additional "Accident" potential! FIRST HAND AT SCHOOL BUS HAS BEEN
STOTTED COMING NORTH ON RR 11/12 AND PULLED OUT INTO HIS/HER OWN
Cloud, ALMOST GETTING HIT BY A TRUCK WHICH
THE DRIVER OF TOOK EVASIVE ACTION TO
AVOID!

Natasha Wright, Planner, PCPS

Mail: Unit B, 4730 Ross Street, Red Deer AB, T4N 1X2

Email:

Phone: 403-343-3394

THE BUS STOP A SECOND TIME WHEN THE TRUCK
WAS NOTICED!

I WOULD RECOMMEND THAT THE FIRST 1000 FT OF APPROX.
ON ALL GRAVEL ROADS BE PAVED OR GRIED! THIS PROVINCE
IS RICH IN CHEAP OIL! THERE IS NO REASON WHY SAFETY AND
HEALTH SHOULD BE AT RISK HERE! NOT TO MENTION THE OVER
WEIGHT TRUCKS!

APPENDIX H

Letter to Local Authorities and Distribution List



September 1, 2020

Sent via email

Alberta Environment and Parks Land
AB Culture & Community Spirit
AB Health Services
AB Transportation
Alberta Advanced Education
Alberta Environment and Parks Water
Alberta Energy Regulator
AltaLink
ATCO Gas
ATCO Pipelines
Canada Post
Canadian Pacific Railway
Fortis Alberta
EQUUS
Chinook's Edge School Division
Red Deer Catholic Schools
Olds Mountain View Christian School Association
O-NET
Foothills Gas Co-Op
Telus
South Red Deer Regional Wastewater Commission
Mountainview Regional Water Services Commission

Dear Sir/Madam:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

Please find attached a copy of the Town of Olds Notice of Intent to Annex Land which describes our annexation proposal, in accordance with Section 116 of the Municipal Government Act. This proposal was recently provided to Mountain View County and over the coming months the Town will be undertaking discussions with the County, affected landowners and the general public. Following this process, a formal annexation application will be made to the Municipal Government Board.

Your thoughts and comments on the proposed annexation would be greatly appreciated. Please highlight any potential impacts that this change in municipal boundaries may have on your organization or the services provided by your organization.



If you have any questions about the Town's annexation proposal please contact Natasha Wright at Parkland Community Planning Services at:

Natasha Wright, Planner
Parkland Community Planning Services
Unit B, 4730 Ross Street
Red Deer, Alberta, T4N 1X2
Phone: (403) 343-3394
Email: natasha.wright@pcps.ab.ca

We look forward to hearing your thoughts on annexation at your earliest convenience.

Sincerely,

A handwritten signature in blue ink that reads "Natasha Wright".

Natasha Wright, Planner
Parkland Community Planning Services

Local Authorities Distribution List

Alberta Advanced Education – Strategic Policy and Planning/Governance and Legislation
Branch: Angela Woo Director (angela.woo@gov.ab.ca)

Alberta Culture: historical.lup@gov.ab.ca

Alberta Energy Regulator – Sour Gas Wells: setbackreferrals@aer.ca

Alberta Environment and Parks – Land: Implan@gov.ab.ca

Alberta Environment and Parks – Water: waterapprovals.reddeer@gov.ab.ca

Alberta Health Services: CentralZone.EnvironmentalHealth@albertahealthservices.ca

Alberta Transportation – TransDevelopmentRedDeer@gov.ab.ca

AltaLink: 3rdpartyrequests@altalink.ca

ATCO Gas – TWP 37: land.admin@atcogas.com

ATCO Pipelines: HP.Circulations@atco.com

Canada Post: Malcolm.Nevers@canadapost.postescanada.ca

Canadian Pacific Railway: cyrus_njung@cpr.ca

Chinook's Edge School Division: srussell@cesd73.ca

EQUUS – innisfail_area@equus.ca

Foothills Gas Co-Op: swest@foothillsgas.ca

Fortis Alberta: landserv@fortisalberta.com

Mountainview Regional Water Services Commission: watermtn@telus.net – 403-227-5825 –
35566 Rge Rd 10, Red Deer County T4G 0H5

O-Net: osp@O-NET.ca

Olds Mountain View Christian School Association: board@omvcs.ca – 403-55-1551 – RR2, Site
8, Box 2, Olds AB T4H 1P3

Red Deer Catholic Schools: rod.steeves@rdcrs.ca

South Red Deer Regional Wastewater Commission - CAO@srdrwc.com – 403-507-5139 – Bay 1,
7889 49th Ave Red Deer AB T4P 2B4

Telus: circulations@telus.com



OFFICE OF THE MAYOR

August 27, 2020

Reeve Bruce Beattie
Mountain View County
1408 Twp Rd 320
Didsbury, AB T0M 0W0

Dear Reeve Beattie:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

The Town of Olds appreciates Mountain View County's cooperation with our annexation proposal. I am writing as follow up to our discussions at ICC with a copy of the Town of Olds Notice of Intent to Annex Land which describes our annexation proposal, in accordance with Section 116 of the Municipal Government Act.

The Notice of Intent describes the lands being considered for annexation, the reasons for annexation, and a process for intermunicipal negotiation, public consultation and landowner participation. We look forward to our discussions with you and your fellow County representatives.

Copies of the Notice of Intent have been forwarded to the Municipal Government Board, Minister of Municipal Affairs, local authorities and Provincial Departments that may be affected by the proposed change in municipal boundaries. A copy has also been sent to our local MLA to keep him informed about the process. Should you have any questions regarding annexation or the attached materials please contact me.

Again, I look forward to meeting with you and the County's other representatives to discuss our annexation proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a faint, larger signature.

His Worship,
Michael Muzychka
Mayor - Town of Olds

CC: Mayor's Read Board
CAO, Michael Merritt



OFFICE OF THE MAYOR

August 27, 2020

Susan McRory, Chair, Municipal Government Board
Municipal Affairs
Summerside Business Centre
1229 – 91 Street SW
Edmonton, AB T6X 1E9

Dear Susan:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

Please find attached a copy of the Town of Olds Notice of Intent to Annex Lands which describes our annexation proposal. The Town wishes to initiate the formal annexation process as per Section 116 of the Municipal Government Act.

The intent to pursue annexation as described in this document was shared with Mountain View County earlier this year and the Notice of Intent was forwarded to the County. A copy of the Notice was also sent to other local authorities that may be affected by the proposed change in municipal boundaries.

The Notice document describes the lands being considered for annexation, the reasons behind annexation, and a process for intermunicipal negotiation, public consultation and landowner participation. Over the coming months, the Town will be meeting with the County, affected landowners and the general public to discuss the proposed annexation.

Should you have any questions about our annexation proposal or require additional information, please contact Natasha Wright at Parkland Community Planning Services (403-343-3394).

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a horizontal line.

His Worship,
Michael Muzychka
Mayor - Town of Olds

CC: *Mayor's Read Board*
CAO, Michael Merritt
Rick Duncan, Case Manager



OFFICE OF THE MAYOR

August 27, 2020

Honourable Tracy Allard
Minister of Municipal Affairs
Office of the Minister of Municipal Affairs
132 Legislature Building
10800 – 97 Avenue
Edmonton, AB T5K 2B6

Dear Honourable Tracy Allard:

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County

The Town of Olds has been working in cooperation with Mountain View County to prepare an updated Intermunicipal Development Plan and annexation proposal. I respectfully submit to you, on behalf of Council, the Town of Olds Notice of Intent to Annex Land which describes our annexation proposal, in accordance with Section 116 of the Municipal Government Act.

This proposal was recently provided to Mountain View County and over the coming months the Town will be undertaking discussions with the County, affected landowners and the general public. Following this process, a formal annexation application will be made to the Municipal Government Board.

If you have any questions about the Town's annexation proposal, or wish to discuss it, please contact me at mmuzychka@olds.ca or 403-438-0229.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Muzychka", is written over a horizontal line.

His Worship,
Michael Muzychka
Mayor - Town of Olds

CC: *Mayor's Read Board*
CAO, Michael Merritt
Honourable Nathan Cooper, MLA Olds-Didsbury-Three Hills

Natasha Wright

From: Natasha Wright
Sent: Wednesday, January 13, 2021 2:09 PM
To: srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; historical.lup@gov.ab.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@srdwrc.com; board@omvcs.ca; angela.woo@gov.ab.ca
Subject: Town of Olds Proposed Annexation - Request for Comments
Attachments: Letter to Local Authorities - Notice of Intent (August 2020).pdf; Notice of Intent to Annex Land (August 2020).pdf

Importance: High

Good Afternoon,

This is a follow up email regarding the Town of Olds proposed annexation. Attached is a copy of the referral that was sent to you in September 2020 along with a copy of the Notice of Intent.

As an agency or local authority who may be impacted by the proposed annexation, we are requesting that you submit any relevant comments you may have on the proposed annexation. **If you have no comments or concerns, please respond back indicating as such.**

If I could have your response by **January 20, 2021** it would be greatly appreciated.

If you have any questions about the proposal please feel free to contact me.

Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Natasha Wright
Sent: Thursday, January 14, 2021 9:54 AM
To: cyrus_njung@cpr.ca
Subject: Town of Olds Proposed Annexation - Request for Comments
Attachments: Map - Annexation Area.pdf; Notice of Intent to Annex Land (August 2020).pdf; Landowner Information Package - FAQ(July 2020).pdf

Hi Cyrus,

Your contact information was forwarded to our office as the CPR contact for referrals.

The Town of Olds is proposing to annex lands from Mountain View County, as seen on the attached map. The proposed annexation area contains a portion of CPR lands, in the NW 4-33-1-W5M.

As a landowner in the proposed annexation area we are asking for your comments on the proposed annexation, and whether you are in favour of the annexation or not. Attached is a copy of the Notice of Intent as well as a copy of a landowner FAQ for your information.

If you have any questions please let me know.

Regards,
Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca

APPENDIX I

Responses from Local Authorities

Natasha Wright

From: Gordon Ludtke <Gordon.Ludtke@gov.ab.ca>
Sent: Thursday, September 10, 2020 9:16 AM
To: Natasha Wright
Cc: Angela Fulton; Ben McPhee; Aster Wang; plandev@mvcountry.com; Dolu Gonzalez
Subject: FW: Town of Olds - Notice of Intent to Annex Land
Attachments: Letter to Local Authorities - Notice of Intent (September 2020).pdf; Notice of Intent to Annex Land (August 2020).pdf; Olds_LineB_LineC_BW_20190201.pdf

Natasha

Alberta Environment and Parks, Red Deer District, has reviewed the proposed annexation area and have some potential Water Management concerns that will need to be addressed at some point in time, in particular before any future development is approved or may occur in this annexation area. The Town of Olds stormwater outlet for the Northeast portion of the Town follows a route to the north and then west, ultimately reaching Olds Creek (Line B as shown on the attached plan). Line B was never properly authorized under the Water Act and it's predecessor the Water Resources Act back in the 1990's. The Town is currently in the process of obtaining the proper authorization. However, there are downstream concerns that need to be addressed by the Town and also Line B is of limited capacity for the existing stormwater flows from the Town, let alone potential additional post development stormwater flows from new areas.

This new area to be annexed appears to outlet into this same Line B and as such would most likely aggravate the existing situation and downstream concerns. Proper stormwater management within the proposed annexation area is required and additional improvements to Line B may be also required so that downstream landowners are not further impacted by these future developments. The Town will need to address how these potential new stormwater flows will be controlled so that they will not impact downstream landowners, prior to development occurring in this new area. An amendment to their current Water Act application or a new application may be required to incorporate these areas into their overall stormwater system for Line B.

We are currently working with the Town's administration on their application and these issues. I appreciate the request to respond to this annexation proposal. I am also copying Mountain View County on this matter, as the downstream landowners are within their jurisdiction.

If you have any questions, please contact me.

Thase

Gordon J. Ludtke, P. Eng.
Senior Water Administration Engineer
Regulatory Assurance Division – Southern Region
Environment and Parks
304 4920 51 St
Red Deer AB T4N 6K8
Telephone: 403-340-7052 (Toll free: first dial 310-0000)

Emergencies/Complaints 1.800.222.6514

Classification: Protected A

From: AEP Water Approvals RedDeer <WaterApprovals.RedDeer@gov.ab.ca>
Sent: Wednesday, September 02, 2020 8:43 AM
To: Gordon Ludtke <Gordon.Ludtke@gov.ab.ca>; Bryan Poll <bryan.poll@gov.ab.ca>
Subject: FW: Town of Olds - Notice of Intent to Annex Land

FYI

Todd Aasen P.Eng.,
Acting Approval Manager
Environment and Parks
Regulatory Assurance Division
Southern Region
304, 4920 - 51 Street (Provincial Building) Red Deer, AB T4N 6K8
phone: 403-340-7782, fax: 403-340-5022

Classification: Protected A

From: Natasha Wright <natasha.wright@pcps.ab.ca>
Sent: September-01-20 10:29 AM
To: landserv@fortisalberta.com; srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; AEP Land Mgt-Plan <Implan@gov.ab.ca>; AEP Water Approvals RedDeer <WaterApprovals.RedDeer@gov.ab.ca>; Trans Development Red Deer <TransDevelopmentRedDeer@gov.ab.ca>; SetbackReferrals <SetbackReferrals@gov.ab.ca>; CMSW Historical Lup <Historical.Lup@gov.ab.ca>; CentralZone.EnvironmentalHealth@albertahealthservices.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; HP.Circulations@atco.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@srdrrwc.com; watermtn@telus.net; board@omvcs.ca; Angela Woo <Angela.Woo@gov.ab.ca>
Subject: Town of Olds - Notice of Intent to Annex Land

CAUTION: This email has been sent from an external source. Treat hyperlinks and attachments in this email with care.

Good Morning,

Please see the attached letter and Notice of Intent regarding the Town of Olds' proposed annexation.

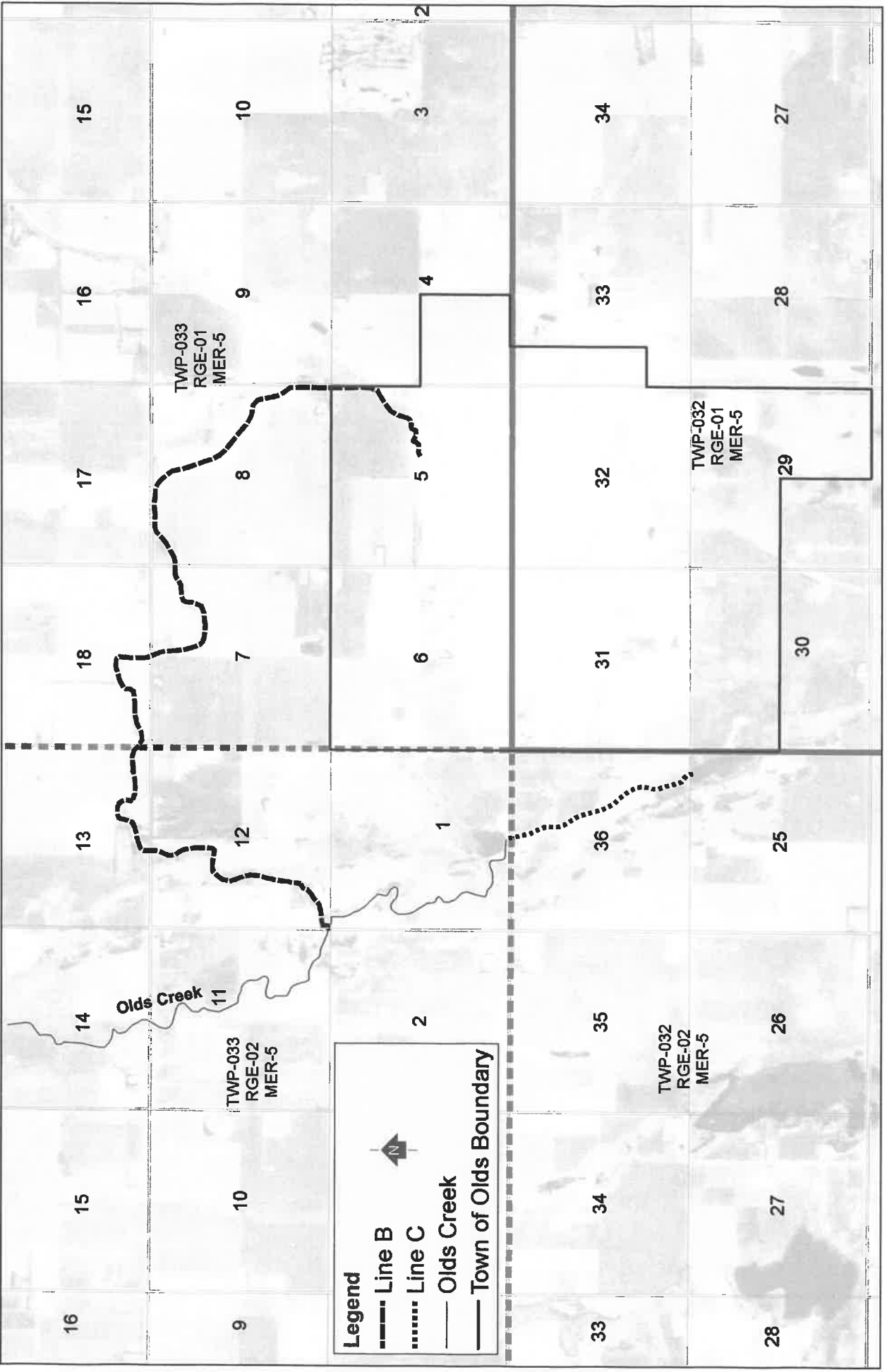
Please forward any comments or questions you may have to the undersigned by **September 29, 2020**.

Regards,

Natasha Wright
Planner
Ph: 403.343.3394
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2



www.pcps.ca





Delivery Services, Transportation
Central Region, Red Deer District
4920 - 51 Street
Red Deer, Alberta T4N 6K8

Permit No.: RSDP032125
File Number: Town of Olds (Annex)

September 8, 2020

Parkland Community Planning Services
Unit B 4730 Ross Street
Red Deer, AB T4N 1X2
Email: natasha.wright@pcps.ab.ca

Regarding application for the following:

Proposed Annexation of Lands to the Town of Olds from Mountain View County

Permit / File Number	Description	Location
RSDP032125-1 Development	Proposed Annexation of Lands to the Town of Olds from Mountain View County; Highway 2a & Highway 27	NW-4-33-1-5; NE-4-33- 1-5; SE-4-33-1-5

Thank you for the referral and opportunity to provide comments on the proposed annexation noted above.

Please consider the following comments:

- Prior to subdivision or development occurring on lands within the jurisdiction of the highway, we may require the preparation of Area Structure Plans (ASP) or other acceptable planning documents to be reviewed by this Department for impact on the provincial highway network. Traffic Impact Assessments (TIAs) may be required as part of these planning documents and the TIAs are to be reviewed and accepted by Alberta Transportation.
- The Towns future planning documents should identify the local road hierarchy and internal road circulation and routes to take the need away from provincial highway access. This prevents isolated development adjacent to provincial highways.
- Intersection improvements required on Highways 2A and 27 to accommodate the proposed changes in the existing agricultural land use to commercial, industrial and residential is the responsibility of the Town of Olds.
- As future growth occurs on these lands, we would like to ensure coordination with the Town with respect the Department's future plans for Highway 2A and Highway 27, particularly as it pertains to highway access. Intersection spacing on provincial highways shall be in accordance with Alberta Transportation access management guidelines and Functional Planning Studies.

Signed:

 Carly Cowles
2020.09.08
12:17:13 -06'00'

Carly Cowles
Develop&Planning Tech.
carly.cowles@gov.ab.ca

September 14, 2020

Our File No.: 20-2764

Your File No.: Notice of Intext to Annex Land

PCPS Community Planning Services
Planning and Development Department

SENT: via email

Attention: Natasha Wright

RE: **Proposed Annexation in Town of Olds from Mountain View County (04-033-01 W5M)**

The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Pipelines' requires a separate utility lot for its sole use.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
 - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
 - Contact ATCO Pipelines' Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
4. Road crossings are subject to Engineering review and approval.
 - Road crossing(s) must be paved and cross at a perpendicular angle.
 - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
 - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
5. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
6. Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.
7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
 - If alterations are required, the cost will be borne by the developer/owner.
9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.

If you have any questions or concerns, please contact the undersigned at Maira.Wright@atco.com.

Sincerely,
ATCO Gas and Pipelines Ltd.



Maira Wright
Sr. Administrative Coordinator, Operations Engineering



September 22, 2020

Natasha Wright, Planner
PCPS
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

Email: natasha.wright@pcps.ab.ca

Dear Natasha,

RE: Proposed Annexation of Lands to the Town of Olds from Mountain View County
Location: NW, NE, SE 4-33-1 W5M

The notice of intent for the Town of Olds to annex parcels of land from Mountain View County for commercial and industrial use has been reviewed. Although there are no objections to this proposal, from a public health perspective, it is worth noting that land use areas where commercial operations and residential areas are co-located can give rise to physical and environmental concerns. These issues may generate greater public expectations for the management of interface issues that may arise.

In general, the complaints received by Alberta Health Services – Environmental Public Health that involve commercial and industrial operations are primarily related to air quality, including odour and dust concerns, traffic issues and noise. These issues may create a nuisance as defined in the Public Health Act: *Nuisance and General Sanitation Regulation* (AR 243/2003).

It is assumed that the town's infrastructure would support future development on these parcels. As the proposed properties to be annexed are located near a residential area, an established industrial park, hotels, restaurants, Olds College and the town office, additional consideration should be taken as to the impact that future commercial and industrial applications may have on nearby residents and businesses.

If you have any questions or concerns regarding this application, please contact me at phone 403-559-2152.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. Holbein".

Kelly Holbein CPHI(C)
Environmental Health Officer
Environmental Public Health
Alberta Health Services- Central Zone

Natasha Wright

From: Angie Barbas <ABarbas@equs.ca>
Sent: Wednesday, January 13, 2021 2:19 PM
To: Natasha Wright
Subject: RE: [External] Town of Olds Proposed Annexation - Request for Comments

Hello

EQUUS has no comments or concerns

Thank you

Angie Barbas
Area Service Administrator



Office: 403.227.3542 ext 101
Fax: 403.227.7540

5803 - 42 Street, Innisfail AB

ABarbas@equs.ca | EQUS.ca |   



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From: Natasha Wright <natasha.wright@pcps.ab.ca>

Sent: Wednesday, January 13, 2021 2:09 PM

To: srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; historical.lup@gov.ab.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; Innisfail_area <innisfail_area@equs.ca>; CAO@srdrrwc.com; board@omvcs.ca; angela.woo@gov.ab.ca

Subject: [External] Town of Olds Proposed Annexation - Request for Comments

Importance: High

CAUTION: This email originated from outside of EQUUS. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

This is a follow up email regarding the Town of Olds proposed annexation. Attached is a copy of the referral that was sent to you in September 2020 along with a copy of the Notice of Intent.

Natasha Wright

From: Aldcroft, Erin <erin.aldcroft@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: Tuesday, September 22, 2020 1:30 PM
To: Natasha Wright
Subject: Town of Olds - Notice of Intent to Annex Land

FortisAlberta has no concerns.

Warm Regards,

Erin Aldcroft

Erin Aldcroft | Land Coordinator

FortisAlberta Inc. | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | Tel: 587-775-6331

Project Status Portal | Check the status of your New Service Connection or Project.

Get Connected | Getting connected with us is a five-phase process. Learn more here.



For more information please visit fortisalberta.com

From: Natasha Wright <natasha.wright@pcps.ab.ca>
Sent: Tuesday, September 1, 2020 10:29 AM
To: Land Service <landserv@fortisalberta.com>; rusSELL@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; Implan@gov.ab.ca; waterapprovals.reddeer@gov.ab.ca; TransDevelopmentRedDeer@gov.ab.ca; setbackreferrals@aer.ca; historical.lup@gov.ab.ca; CentralZone.EnvironmentalHealth@albertahealthservices.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; HP.Circulations@atco.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@srdrrwc.com; watermtn@telus.net; board@omvcs.ca; angela.woo@gov.ab.ca
Subject: [EXTERNAL] due september 29 Town of Olds - Notice of Intent to Annex Land

EXTERNAL EMAIL: Use caution with links and attachments.

Good Morning,

Please see the attached letter and Notice of Intent regarding the Town of Olds' proposed annexation.

Please forward any comments or questions you may have to the undersigned by **September 29, 2020**.

Natasha Wright

From: Craig Teal
Sent: Wednesday, September 09, 2020 1:20 PM
To: Natasha Wright
Subject: FW: Annexation - Town of Olds

From: John Van Doesburg [<mailto:johnvand@telusplanet.net>]
Sent: Wednesday, September 09, 2020 1:18 PM
To: Craig Teal
Subject: Annexation - Town of Olds

Craig

The Mountain View Water Services Commission has no objection to the annexation of lands to the Town of Olds.

John

Natasha Wright

From: CAO SRDRWC <cao@sdrwc.com>
Sent: Thursday, January 14, 2021 12:35 PM
To: Natasha Wright; Craig Teal
Subject: Fwd: Town of Olds Municipal Development Plan - Bylaw No. 2020-14

Natasha, as a follow up to your email received yesterday regarding the proposed annexation proposal in Olds I have forwarded on comments sent to Parkland and the Town last December that applied to the IDP planning. Overall SRD's comments would be the same regarding the annexation.

Given the location of the future development parcel, the Town of Olds will build out the wastewater collection infrastructure to deliver volumes to the Commission's facilities. The SRD regional system was sized with adequate capacity to accommodate a 25 growth profile for Olds based on a 3.2% annual compound growth in population. Both the population growth rate and water consumption rates are lagging far behind the original design basis of the SRD regional system, so I do not anticipate any adverse effect of the Annexation on SRD's level of service commitments.

Michael Wuetherick, P.Eng
Chief Administrative Officer
South Red Deer Regional Wastewater Commission
Bay 1, 7889 - 49th Avenue
Red Deer, AB T4P 2B4
Tel: (403) 507.5139

----- Forwarded message -----

From: CAO SRDRWC <cao@sdrwc.com>
Date: Mon, Dec 7, 2020 at 12:23 PM
Subject: Re: Town of Olds Municipal Development Plan - Bylaw No. 2020-14
To: Craig Teal <craig.teal@pcps.ab.ca>, Michael Merritt <mmerritt@olds.ca>, Scott Chant <schant@olds.ca>

Good afternoon Craig, I am the CAO for two Regional Services Commission's serving the Town of Olds.

First, the South Red Deer Regional Wastewater Commission provides transportation of untreated wastewater to the City of Red Deer for treatment. The provisions in the MDP adequately reflect the long-term strategic planning that occurs between SRD and the Town to ensure that take away capacity is available to handle future growth. One area that the Commission and Town Administration has recognized as a future need is an emergency storage pond that would provide the ability to handle high-flow rain events (peak shaving) and short-term storage in the event of a major equipment failure, or failure of downstream facilities. SRDRWC will be constructing an emergency pond in Bowden that will provide some back-up to Olds. SRD would suggest that the Town MDP recognize a commitment from both parties to encourage grant funding from the Provincial and Federal governments to fund the development of a future emergency storage pond specifically for the Town of Olds.

Second, the Mountain View Regional Waste Management Commission provides solid waste and recycling collection services to the Town of Olds. Section 5.17 of the MDP refers to the Town's preference to encourage the MVRWMC to relocate the site.

5.17	Relocation of Waste Transfer Site	The Town shall encourage the Mountain View Regional Waste Management Commission to relocate the existing waste transfer site on 70 Avenue to remove the impact of the associated development setback from existing and future growth areas of the town.
-------------	--	---

As a point of updating the plan, the MVRWMC board resolved to permanently close the Olds Transfer Station in 2019. The property is currently under contract for a conditional sale to a private investor with the closing expected by late January 2021. MVRWMC recently completed a Level 1 ESA of the property that only identified low to moderate risk of environmental impairment. The prospective purchaser plans to renovate the current structure and use the site for office/equipment storage either for his own businesses or Commercial leasing.

If you have any questions regarding the comments above, please give me a call.

Michael Wuetherick, P.Eng
Chief Administrative Officer
South Red Deer Regional Wastewater Commission
Bay 1, 7889 - 49th Avenue
Red Deer, AB T4P 2B4
Tel: (403) 507.5139

On Mon, Dec 7, 2020 at 9:04 AM Craig Teal <craig.teal@pcps.ab.ca> wrote:

Hello,

Please find attached materials relating to the proposed Town of Olds Municipal Development Plan.

I would appreciate hearing back from you by January 11, 2021. Please forward any comments you may have via email.

If you do not have any comments please send me an email indicating that is the case.

Thank you for your time and attention to this matter.

Regards,

Craig Teal, RPP MCIP

Director

Ph: 403.343.3394

Unit B, 4730 Ross Street

Red Deer, AB T4N 1X2



www.pcps.ca

Natasha Wright

From: Chris Rvachew <CHRIS.RVACHEW@telus.com> on behalf of circulations <circulations@telus.com>
Sent: Monday, January 25, 2021 11:00 AM
To: Natasha Wright
Subject: RE: Town of Olds Proposed Annexation - Request for Comments

Good Morning Natasha,

TELUS Communications Inc. has no objections to the annexation.

Thanks,

Chris Rvachew | Real Estate Specialist
Customer Network Implementation | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
Phone: (403) 384-3066 | circulations@telus.com

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From: Natasha Wright [<mailto:natasha.wright@pcps.ab.ca>]
Sent: January 13, 2021 02:09 PM
To: srussell@cesd73.ca; rod.steeves@rdcrs.ca; osp@O-NET.ca; swest@foothillsgas.ca; historical.lup@gov.ab.ca; 3rdpartyrequests@altalink.ca; land.admin@atcogas.com; Malcolm.Nevers@canadapost.postescanada.ca; circulations@telus.com; innisfail_area@equs.ca; CAO@sdrwc.com; board@omvcs.ca; angela.woo@gov.ab.ca
Subject: Town of Olds Proposed Annexation - Request for Comments
Importance: High

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OCT 05 2020



ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Grande Prairie*



AR102622

SEP 23 2020

His Worship Michael Muzychka
Mayor
Town of Olds
4512 - 46 Street
Olds AB T4H 1R5

Dear Mayor Muzychka,

Thank you for your letter of August 27, 2020, advising me that the Town of Olds is initiating the annexation of land from Mountain View County.

The Municipal Government Board is responsible for dealing with annexations. If you have questions about the annexation process or require more information, please contact Rick Duncan, Municipal Government Board Case Manager. Mr. Duncan can be reached at 780-422-8652 or richard.duncan@gov.ab.ca.

I wish you well with the development of your annexation application.

Yours truly,

Tracy Allard
Minister

cc: Honourable Nathan Cooper, MLA, Olds-Didsbury-Three Hills
Rick Duncan, Case Manager, Municipal Government Board
Michael Scheidl, Manager, Intermunicipal Relations, Municipal Affairs

September 10, 2020

RECEIVED

SEP 17 2020

His Worship Michael Muzychka
Mayor
Town of Olds
4512 – 46 Street
Olds, AB T4H 1R5

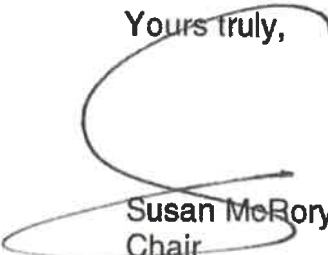
Dear Mayor Muzychka,

Thank you for your letter of August 27, 2020, notifying the Municipal Government Board (MGB) that the Town of Olds is initiating the annexation of land from Mountain View County.

The MGB is responsible for dealing with annexations. If you have questions about the annexation process or require more information, please contact Rick Duncan, MGB Case Manager. Rick can be reached at 780-422-8652 or richard.duncan@gov.ab.ca.

Good luck with the development of your annexation application.

Yours truly,


Susan McRory
Chair

cc: Rick Duncan, Case Manager, Municipal Government Board
Michael Scheidl, Manager, Intermunicipal Relations, Alberta Municipal Affairs

APPENDIX J

Resolutions for Negotiation Report

SCHEDULE A

Town of Olds Resolution, Annexation Negotiation Report

Whereas the Municipal Government Act and the Provincial Land Use Policies urge municipalities to plan co-operatively, and

Whereas Mountain View County and the Town of Olds have successfully negotiated the terms of an annexation, and

Whereas affected landowners, local authorities and the public have been consulted and the expressed concerns considered by both municipalities,

Now therefore be it resolved that:

1. The Town of Olds approves the Annexation Negotiation Report dated February 17, 2021 relating to the Town of Olds annexation application; and
2. The Municipal Government Board is requested to recommend the annexation of the lands described in this report subject to the terms of the Annexation Negotiation Report; and
3. The Town of Olds certifies that this report accurately reflects the results of the negotiations between the Town of Olds and Mountain View County and the results of the landowner and public consultations.

Signed this 20th day of April, 2021



Approved by Resolution # 21-103

Mountain View County Resolution, Annexation Negotiation Report

Whereas the Municipal Government Act and the Provincial Land Use Policies urge municipalities to plan co-operatively, and

Whereas Mountain View County and the Town of Olds have successfully negotiated the terms of an annexation, and

Whereas affected landowners, local authorities and the public have been consulted and the expressed concerns considered by both municipalities,

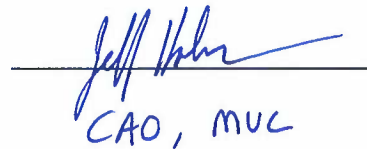
Now therefore be it resolved that:

1. Mountain View County approves the Annexation Negotiation Report dated February 17, 2021; and
2. The Municipal Government Board is advised that Mountain View County agrees with the annexation of the lands described in this report subject to the items agreed to as set out in the Annexation Negotiation Report.

Signed this 10 day of March, 2021



RECUSE, MUC



CAO, MUC

Approved by Resolution # RC 21-166