



REQUEST FOR DECISION

SUBJECT:	Crown Land Acquisition - PLS 180042		
SUBMISSION TO:	REGULAR COUNCIL MEETING	REVIEWED AND APPROVED FOR SUBMISSION	
MEETING DATE:	March 25, 2025	CAO:	MANAGER:
DEPARTMENT:	PLANNING & EC. DEVELOPMENT	DIR: MAV	PRESENTER: MAV
STRATEGIC PLAN:	Economy	LEG: SS	

RELEVANT LEGISLATION:

Provincial (cite) – *Municipal Government Act Sec 633, 636, & 638*

Council Bylaw/Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council direct Administration to seek quotations on the costs and timelines associated with developing a Commercial and Light Industrial Park Minor Area Structure Plan within NE 35-68-6 W6 (152.7 acres; 61.8 hectares) and NW 36-68-6 W6 (156.6 acres; 63.4 hectares) and applicable development studies which may include Wetland Assessment, Preliminary Stormwater, Transportation Impact Assessment, Heritage Resources, and Servicing Feasibility Study.

MOTION: That Council direct Administration to prepare a 2026 Planning Administration Budget item based on the quotations obtained relating to developing a Commercial and Light Industrial Park Minor Area Structure Plan within NE 35-68-6 W6 and NW 36-68-6 W6.

BACKGROUND/PROPOSAL:

In 2018, Greenview undertook an application to purchase the NE 35-68-6 W6 (152.7 acres; 61.8 hectares) and NW 36-68-6 W6 (156.6 acres; 63.4 hectares). These lands are located along Twp Road 690 (2 miles south of the Grovedale Pond), directly west of Highway 40 and north of the Secure Energy service facility 14 km north of the Greenview Industrial Gateway (GIG).

The process to acquire these lands was delayed facilitating appropriate measures for First Nations consultation, which Greenview completed in early 2023 allowing this public land sale to proceed. A decision letter (attached) has now been issued on Public Land Sale (PLS) 180042 after more than 8 months of provincial review and that letter is attached for consideration by Council. The price established for these lands was \$749,596.00 and the requirement to undertake environmental (e.g., wetland assessment) and engineering studies (e.g., transportation impact assessment) prior to any development occurring.

Administration understands these lands were sought as an area where industrial uses supporting the GIG could be in proximity to our strategic industrial park without utilizing the more valuable, finite land of the GIG. These uses may include logistics, truck stops, light industrial supply, laydown yards, etc. Proposal Information and Mapping provided to the Province on PLS 180042 is attached for information. The concepts in these materials are not formal and any final land use and detailed design would be established by Greenview via common land use processes and approved by Council.

At the Committee of the Whole meeting held on November 21, 2023, the proposal to purchase the PLS 180042 was presented. Council approved the Capital expenditure of the purchase of these lands in 2024 and the extensive work to complete the surveys and existing oil and gas interested proceeded through 2024. Title is anticipated to be issued shortly at the time of the writing of this report.

BENEFITS OF THE RECOMMENDED ACTION:

1. The benefit of Council accepting the recommended motion is the progression of this strategic development area towards marketability and a reduction in risk for future investors in whole or in part of the project when deemed suitable for sale by Council.
2. The benefit of Council accepting the recommended motion is the value of the land increases as the time and risks associated with studies and provincial and local planning approvals are addressed in this process.

DISADVANTAGES OF THE RECOMMENDED ACTION:

1. The disadvantage is the timeframe and costs of associated with of the recommended motion prior to potentially marking the lands for future industrial and commercial development.

ALTERNATIVES CONSIDERED:

Alternative #1: Council may direct Administration to begin the marketing of the lands through the Economic Development Department to see if the property can be sold to a development proponent at this stage. This option is not recommended as the value of the lands may end up being acquired on a speculative basis at a value reduced from what can be gained if the investment on planning and studies is undertaken.

Alternative #2: Council may direct Administration to defer any action on the future planning or marketing of the property until 2027 to allow Greenview to review its Municipal Development Plan and observe how development is proceeding within the GIG.

FINANCIAL IMPLICATION:

The financial implication should Council accept the recommendation would be determined and included in the 2026 Budget Discussions. Detailed studies are commonly required for an ASP or subdivision to be approved by Alberta Transportation and Economic Corridor (AT) as the lands are located within 1.6 km of Highway 40 and AT approval to be developed. Any costs could be passed along during the future sale of the project.

STAFFING IMPLICATION:

The staffing implications to the recommended motion is this project will take time for management, but no new FTE (full time employee) would be required.

PUBLIC ENGAGEMENT LEVEL:

Greenview has adopted the IAP2 Framework for public consultation.

INCREASING LEVEL OF PUBLIC IMPACT

Inform

PUBLIC PARTICIPATION GOAL

Inform - To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.

PROMISE TO THE PUBLIC

Inform - We will keep you informed.

FOLLOW UP ACTIONS:

Administration will bring forward the quotations and a budget proposal for the 2026 budget discussions.

ATTACHMENT(S):

- Decision Letter
- PLS 180042 Proposal Information and Mapping
- Photos