

PLS 180042

October 23, 2023

Municipal District of Greenview No.16
4707 50 St. Box 1079
Valleyview, Alberta T0H 3N0

Attention:
Martino Verhaeghe, RPP/MCIP
Director, Planning and Economic Development Martino.Verhaeghe@mdgreenview.ab.ca

Dear Mr. Verhaeghe:

Re: Application for Purchase PLS 180042
Applicant: Municipal District of Greenview No.16
Crown Land: NE 35-68-6 W6 (152.7 ac.); NW 36-68-6 W6 (156.6 ac.)

This is to advise that referral for your Application to purchase the above referenced lands has been completed. The department has determined that the Crown Land is available for sale, subject to conditions, including the requirement that you obtain a plan registerable at the Land Titles Office for the Crown Land, at your sole cost.

The estimated purchase price for the Crown Land has been determined to be \$749,596.00 (subject to final determination following survey). Once you have confirmed that you are willing to continue with the transaction at the estimated purchase price we will prepare a draft Offer to Purchase.

You may wish to obtain the plan of survey prior to an Offer to Purchase being finalized. However, there is a risk that prior to finalizing the Offer a boundary change may be needed, requiring re-surveying at additional cost.

Any Offer to Purchase for the sale of the Crown Land will make note of the following considerations:

1. Wetland specific concerns

There may be some wetlands on the eastern edge of the parcel and if developed could impact the buffering capacity of the soil and flow into nearby streams. The MD of Greenview must ensure that any and all areas identified as wetlands are properly mitigated and addressed prior to any developments taking place on the land.

2. Existing land uses in area

Forestry conducts wildfire operations at Graham Fire Base located in SW-35-68-06-W6. The MD should be aware that frequent low level R/W flight operations occur out of this area associated with wildfire activities, predominately between the dates of March 1-Oct. 31 annually. It is recommended that this activity be considered with respect to any developments, to alleviate complaints to Forestry regarding their continued use of the area with rotary wing (noise etc).

3. High potential for Human-Wildlife conflict

The site has a high potential for human-wildlife conflict as the area has a high density of large predators (bears, wolves, cougar) as well as other wildlife species (elk, moose deer). The nature of this will depend on the intended end-use. It is important for the MD to consider within their planning processes that enhanced approaches to managing attractants, and deterring wildlife will be necessary to avoid future conflicts in the area. It is recommended that the MD investigate and incorporate the highest caliber human-wildlife conflict prevention practices into their Area Structure Planning and bylaw processes to ensure human-wildlife conflicts are avoided or minimized. Many communities across North America that exist in areas with high human-wildlife conflict potential have implemented enhanced measures to reduce such occurrences.

Until a formal Offer to Purchase agreement is signed, neither party is bound to proceed with the sale.

Should you have any questions or concerns I can be reached by e-mail at robert.walker@gov.ab.ca or by telephone at 780-819-7492.

Yours truly,

Robert Walker, LL.B.
Legal Analyst,
Public Lands Disposition Management

cc: Chris Yaremchuk, Lands Officer NW
Andrew Goldberg, Lands Manager NW