

**COMMUNITY DEVELOPMENT COMMITTEE
MEETING
Tuesday, October 10, 2006 at 12:00 noon**

Present: Mayor Louise Krewusik
Councillor Terry Coray (Chair)
Councillor Gordon Frenz
Councillor Paul Bailey
Darren Ottaway, Chief Administrative Officer
Bob Krewusik, Land Development Officer
Debbie McCann, Coordinator of Land Development
Vangie Wiseman, Executive Secretary

1. Call to Order

Councillor Coray called the meeting to order at 12:00 noon.

2. Approval of the Agenda

The agenda was approved with one addition, Item 3.2.4.

3. Departmental Reports, Correspondence and/or Presentations

3.1 Community Development Officer:

The Community Development Officer submitted a written report, it was reviewed by D. Ottaway. The following points were noted:

- Downtown Revitalization/Beautification is well underway. The next committee meeting is scheduled for November 8, 2006.
- A budget overview of the Death Race shows a small deficit of \$541.30, this does not include \$200.00 revenue for posters and there are still some supplies left for next year.
- T. Fesyk will be attending the Tourism symposium in Edmonton on October 31, 2006.
- An economic profile has been prepared and distributed to an investor representative out of Vancouver.

3.1.1 Letter to Mr. Brian Bildson, re: Complaint about Sheep Creek Lodge

Accepted as information.

3.2 Land Development Officer's Monthend Report

No written report.

3.2.2 Provincial Land Use Framework

Grande Cache, along with many other communities in the region, has had trouble acquiring land from the Province. This report is a culmination of sixteen meetings on the subject, started by Municipal Affairs. The intent is to create a better, more streamlined process.

3.2.3 Letter from Mr. Louie Beis, re: Highway Commercial Land

Committee asked Administration to draft a letter to Mr. Beis offering to purchase his land back for the price he paid.

Action: D. Ottaway to draft a letter to Mr. Beis, offering to purchase his land back by the Town for the original price paid.

3.3 Land Development Directives

D. Ottaway presented an Inter-office Memo outlining Land Development Directives. The Committee reaffirmed their land development priorities, as approved by Motion No. 190-06 at the July 4, 2006 Regular Council Meeting, and to move forward with development of the following:

- Car dump area
- Commercial and industrial park
- Phase 6 extension

Acreage development was not identified as a priority, development was to cease immediately.

4. New Business

4.1 Issue Sheet – Stage 6 Extension, Residential Site

The Land Development Officer, along with the Coordinator of Land Development, presented recommendations to Administration for the Stage 6 Extension, Residential Site. The Committee reviewed the issue sheet and forwarded the following revised recommendations to Council for approval:

- Preliminary prices indicate a starting point of \$7.00/sq.ft. for the smaller lots, \$8.00/sq.ft. for the larger lots, and \$9.00/sq.ft. for the view lots. Solid prices will be confirmed once final costs are verified.
- The lots be sold on a draw basis, which will occur as follows: between the hours of 8:30 am and 3:00 pm on Monday, November 6, 2006, all members of the public, including contractors, are invited to put their names in a draw, accompanied by a non-refundable deposit of \$2,000.00 per lot to a maximum of one lot, on the first day of the sale. At 3:30 pm that same day, a random draw of names, to a maximum of forty, will be done and posted by no later than 4:00 pm that same day. The number one name on the draw list will have the first pick of lots and so on.
- The successful individuals will have 45 days from the day of the draw to pay for their lots in full, and one year from that day to have significant construction completed.
- If the draw continues to the second day, there will be no cap on the amounts of lots.
- Title to the lot will be vested in the individual whose name was successfully drawn.

RECOMMEND TO COUNCIL FOR APPROVAL

P. Bailey suggested contacting the Edmonton Journal regarding the draw.

Action: D. Ottaway to draft a press release regarding the draw for the lots in Stage 6 and circulate to provincial media outlets.

4.2 Issue Sheet – Tower, Commercial and Industrial Park

The Land Development Officer, along with the Coordinator of Land Development, presented recommendations to Administration for the Tower, Commercial and Industrial Park.

The Committee reviewed the issue sheet and forwarded the recommendations to Council for approval.

RECOMMENDED TO COUNCIL FOR APPROVAL

4.3 Issue Sheet – Car Dump Industrial Area

The Land Development Officer, along with the Coordinator of Land Development, presented recommendations to Administration for the Car Dump Industrial Area.

The Committee reviewed the issue sheet and forwarded the recommendations to Council for approval with the following revision:

- That the land be sold for \$1.83/sq.ft. or \$79,715.00/acre.

RECOMMENDED TO COUNCIL FOR APPROVAL

The Committee directed the Land Department to contact the other parties interested in the industrial lots and inform them of the process.

Action: The Land Development Department will contact the other parties who expressed interest in the industrial lots and inform them of the process, and to proceed with the sale of the land on a first come-first serve basis.