



**Council - Regular Meeting
Agenda**

Tuesday, February 25, 2020

6:00 p.m.

Council Chambers

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STAFF REPORT

Title: Council - Regular Meeting February 11, 2020

Meeting Date: February 25, 2020

Executive Summary:

Background:

Alternatives:

Recommended Action:

That the minutes of Council's regular meeting held February 11, 2020 be accepted as presented.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer



Council - Regular Meeting Minutes

Tuesday, February 11, 2020

6:00 p.m.

Council Chambers

Council Present: Mayor Craig Copeland
Councillor Bob Buckle
Councillor Jurgen Grau
Councillor Duane Lay
Councillor Vicky Lefebvre
Councillor Kirk Soroka
Councillor Chris Vining

Staff Present: Chief Administrative Officer Kevin Nagoya
General Manager of Corporate Services Linda Mortenson
General Manager of Infrastructure Services Azam Khan
General Manager of Community Services Glenn Barnes
Manager of Strategic Initiatives Andrew Serba
Executive/Recording Secretary Cindy Reimer
Planner Brad Schultz

Staff Absent: General Manager of Planning & Development Services Howard Pinnock

CALL TO ORDER

The meeting was called to order at this time being 6:00 p.m. by Mayor Copeland.

ADOPTION OF AGENDA

Resolution # CRM20200211.1001

Moved by Councillor Vining

That the agenda be adopted as presented with the following addition:

Add New Business Item 9.8 Request for Funding - Kids Time Out Play Program - 12th Annual Diamonds and Studs Gala

Carried Unanimously

DISCLOSURE OF INTEREST

Councillor Soroka declared a disclosure of interest with respect to In Camera Item15.2 Lease Agreement - Cold Lake Regional Airport Lease Assignment - Lot C3.

MINUTES APPROVAL

Council - Regular Meeting January 28, 2020

Resolution # CRM20200211.1002

Moved by Councillor Grau

That the minutes of Council's regular meeting held January 28, 2020 be accepted as presented.

Carried Unanimously

PUBLIC QUESTION PERIOD

None.

PUBLIC HEARINGS

Bylaw No. 659-ST-20 - Bylaw to Close a Portion of Road (PH)

Mayor Copeland declared the public hearing for reviewing Bylaw No. 659-ST-20, being a Bylaw for the Purpose of Closing and Disposing of a Portion of a Public Roadway in Accordance with Section 22 of the Municipal Government Act, in the City of Cold Lake, open at this time being 6:00 p.m.

Mayor Copeland reviewed the rules of the public hearing and reminded all individuals of the public hearing protocol and purpose, and then asked Administration to introduce the bylaw.

Planner B. Schultz briefly introduced Bylaw No. 659-ST-20, being a Bylaw for the Purpose of Closing and Disposing of a Portion of a Public Roadway in Accordance with Section 22 of the Municipal Government Act, in the City of Cold Lake.

Mayor Copeland opened the floor for public concerns and comments with respect to Bylaw No. 659-ST-20.

4 Wing Representative LCol Alain Gagnon queried if there would be any impact on the museum itself?

Planner B. Schultz advised that there would be no impact on the museum.

As there were no other public in attendance to voice their concerns and/or provide comments with respect to Bylaw No. 659-ST-20, Mayor Copeland declared the public hearing closed at this time being 6:03 p.m.

DELEGATIONS

None.

OLD BUSINESS

Bylaw No. 659-ST-20 - Bylaw to Close a Portion of Road

Resolution # CRM20200211.1003

Moved by Councillor Lay

That Bylaw No. 659-ST-20, being a Bylaw for the Purpose of Closing and Disposing of a Portion of a Public Roadway in Accordance with Section 22 of the Municipal Government Act (MGA), in the City of Cold Lake, be given second reading.

Carried Unanimously

Resolution # CRM20200211.1004

Moved by Councillor Buckle

That Bylaw No. 659-ST-20 be given third and final reading.

Carried Unanimously

NEW BUSINESS

Bylaw No. 658-AN-20 - 2020 Supplementary Tax Imposition Bylaw

Resolution # CRM20200211.1005

Moved by Councillor Lefebvre

That Bylaw No. 658-AN-20, being a Bylaw to Authorize the Preparation of Supplementary Assessments for Improvements for the Purpose of Imposing a Supplementary Tax Rate for the 2020 Taxation Year, in the City of Cold Lake, be given first reading.

Carried Unanimously

Bylaw No. 661-ST-20 - Bylaw to Close and Dispose of a Portion of Road

Resolution # CRM20200211.1006

Moved by Councillor Vining

That Bylaw No. 661-ST-20, being a Bylaw for the Purpose of Closing and Disposing of a Portion of a Public Roadway in Accordance with Section 22 of the Municipal Government Act, in the City of Cold Lake, be given first reading, and that Administration be directed to schedule the required statutory public hearing.

Carried Unanimously

Draft AUMA Resolution - Sustainable Funding for Water and Wastewater Infrastructure

Resolution # CRM20200211.1007

Moved by Councillor Buckle

That Council bring the resolution, as presented, to the Alberta Urban Municipalities Association (AUMA) as both a Request for Decision at the Spring Leaders' Caucus and a Resolution at the AUMA's annual convention.

Carried Unanimously

Letter of Support - Cold Lake Public Library - 2020 Community Facility Enhancement Program (CFEP) Grant

Resolution # CRM20200211.1008

Moved by Councillor Lay

That Council authorize the letter of support, as presented, to the Cold Lake Library Board to accompany their Community Facility Enhancement Program (CFEP) Grant Application to upgrade the ceiling lighting in the children's area of the library.

Carried Unanimously

Request for Funding - Alexander Cordes - January 28, 2020 Delegation

Resolution # CRM20200211.1009

Moved by Councillor Grau

That Council accept Alexander Cordes' delegation presentation made at the January 28, 2020 regular meeting of Council as information and deny the request for funding.

Carried Unanimously

Request for Funding - Lakeland Midget Jaguars Hockey Team - January 28, 2020 Delegation

Resolution # CRM20200211.1010

Moved by Councillor Soroka

That Council accept the Lakeland Midget Jaguars Hockey Team delegation presentation made at the January 28, 2020 regular meeting of Council as information, and support a credit of up to \$5,000.00 to host the Midget Female Provincial tournament to be held at the Energy Centre from March 26-29, 2020 with funds to come from Council Goodwill (1-2-11-20-229).

Carried Unanimously

Request for Funding - Lakeland Bantam Jaguars Hockey Team - January 28, 2020 Delegation

Resolution # CRM20200211.1011

Moved by Councillor Vining

That Council accept the Lakeland Bantam Jaguars Hockey Team delegation presentation made at the January 28, 2020 regular meeting of Council as information, and support a credit of up to \$5,000.00 to host the Bantam Female Provincial tournament to be held at the Energy Centre from March 19-22, 2020 with funds to come from Council Goodwill (1-2-11-20-229).

Carried Unanimously

Request for Funding - Kids Time Out Play Program - 12th Annual Diamonds and Studs Gala

Resolution # CRM20200211.1012

Moved by Councillor Lefebvre

That Council support a table sponsorship donation in the amount of \$100.00, along with a silent auction item, to the Kids Time Out Play Program's 12th Annual Diamonds and Studs Gala being held February 22, 2020 with funds to come from Council Goodwill (1-2-11-20-229) for 2020.

Carried Unanimously

COMMITTEE REPORTS

Minutes April 12, 2018 Cold Lake Combative Sports Commission

Information.

Minutes November 20, 2019 Recreation and Culture Advisory Committee
Information.

Minutes November 25, 2019 Cold Lake Library Board
Information.

Minutes January 13, 2020 Cold Lake Combative Sports Commission
Information.

STAFF REPORTS

Chief Administrative Officer's Monthly Report - January 2020
Information.

Report to Chief Administrative Officer - Corporate Services - January 2020
Information.

Report to Chief Administrative Officer - Infrastructure Services - January 2020
Information.

Report to Chief Administrative Officer - Planning and Development Services - January 2020
Information.

Report to Chief Administrative Officer - Community Services - January 2020
Information.

COUNCIL HIGHLIGHTS/ REPORTS

Mayor & Council reported on their recent activities and attendance at various events.

NOTICES OF MOTION /PROCLAMATIONS/ ANNOUNCEMENTS

None.

QUESTIONS

Councillor Grau commented with respect to Staff Reports Item 11.5 Report to Chief Administrative Officer - Community Services - January 2020 (page 152) and the Call for Services Comparisons querying as to what "Property Standard" was?

Chief Administrative Officer K. Nagoya advised the "Property Standard" refers to the Property Standards Bylaw.

Councillor Lefebvre advised that she had listened to the most recent City of Cold Lake podcast and queried what the fee would be to pay for City taxes, etc. with a credit card?

Chief Administrative Officer K. Nagoya advised that the January 28, 2020 Council agenda package included the fees.

Resolution # CRM20200211.1013

Moved by Councillor Vining

That the meeting be recessed at this time being 6:55 p.m., and reconvened at the call of the Chair.

Carried Unanimously

Planner B. Schultz left the meeting at this time being 6:55 p.m.

Mayor Copeland reconvened the meeting at this time being 7:08 p.m.

IN CAMERA

AUMA Energy Program

Present: Mayor Copeland, Councillors Buckle, Grau, Lay, Lefebvre, Soroka, and Vining, Chief Administrative Officer K. Nagoya, General Manager of Corporate Services L. Mortenson, General Manager of Infrastructure Services A. Khan, General Manager of Community Services G. Barnes, Manager of Strategic Initiatives A. Serba, and Executive/Recording Secretary C. Reimer.

The following sections of the FOIP Act apply for exemption of the disclosure:

- FOIP Section 16, Disclosure harmful to business interests of a third party
- FOIP Section 24, Advice from officials

Resolution # CRM20200211.1014

Moved by Councillor Lay

That the meeting go "In-Camera" at this time being 7:08 p.m., pursuant to Section 197(2) of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information & Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regard to the AUMA Energy Program.

Carried Unanimously

Resolution # CRM20200211.1015

Moved by Councillor Vining

That the meeting come "Out-of-Camera" at this time being 7:20 p.m.

Carried Unanimously

Having declared a disclosure of interest with respect to In Camera Item 15.2 Lease Agreement - Cold Lake Regional Airport Lease Assignment - Lot C3, Councillor Soroka left the meeting at this time being 7:20 p.m.

Lease Agreement - Cold Lake Regional Airport Lease Assignment - Lot C3

Present: Mayor Copeland, Councillors Buckle, Grau, Lay, Lefebvre, and Vining, Chief Administrative Officer K. Nagoya, General Manager of Corporate Services L. Mortenson, General Manager of Infrastructure Services A. Khan, General Manager of Community Services G. Barnes, Manager of Strategic Initiatives A. Serba, and Executive/Recording Secretary C. Reimer.

The following sections of the FOIP Act apply for the exemption of the disclosure:

- FOIP Section 17, Disclosure harmful to personal privacy
- FOIP Section 24, Advice from officials

Resolution # CRM20200211.1016

Moved by Councillor Vining

That the meeting go "In-Camera" at this time being 7:20 p.m., pursuant to Section 197(2) of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information & Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regard to a Lease Agreement - Cold Lake Regional Airport Lease Assignment - Lot C3.

Carried Unanimously

Resolution # CRM20200211.1017

Moved by Councillor Lefebvre

That the meeting come "Out-of-Camera" at this time being 7:41 p.m.

Carried Unanimously

Councillor Soroka re-entered the meeting at this time being 7:41 p.m.

Intermunicipal Collaboration Framework (ICF) Update

Present: Mayor Copeland, Councillors Buckle, Grau, Lay, Lefebvre, Soroka, and Vining, Chief Administrative Officer K. Nagoya, General Manager of Corporate Services L. Mortenson, General Manager of Infrastructure Services A. Khan, General Manager of Community Services G. Barnes, Manager of Strategic Initiatives A. Serba, and Executive/Recording Secretary C. Reimer.

The following sections of the FOIP Act apply for the exemption of the disclosure:

- FOIP Section 24, Advice from officials
- FOIP Section 27, Privileged information

Resolution # CRM20200211.1018

Moved by Councillor Lefebvre

That the meeting go "In-Camera" at this time being 7:42 p.m., pursuant to Section 197(2) of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information & Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regard to an Intermunicipal Collaboration Framework (ICF) Update.

Carried Unanimously

Resolution # CRM20200211.1019

Moved by Councillor Vining

That the meeting come "Out-of-Camera" at this time being 8:25 p.m.

Carried Unanimously

Resolution # CRM20200211.1020

Moved by Councillor Vining

That the meeting be recessed at this time being 8:25 p.m., and reconvened at the call of the Chair.

Carried Unanimously

Mayor Copeland reconvened the meeting at this time being 8:29 p.m.

Legal - 4 Wing Cold Lake Golf and Winter Club

Present: Mayor Copeland, Councillors Buckle, Grau, Lay, Lefebvre, Soroka, and Vining, Chief Administrative Officer K. Nagoya, General Manager of Corporate Services L. Mortenson, General Manager of Infrastructure Services A. Khan, General Manager of Community Services G. Barnes, Manager of Strategic Initiatives A. Serba, and Executive/Recording Secretary C. Reimer.

The following sections of the FOIP Act apply for exemption of the disclosure:

- FOIP Section 21, Disclosure harmful to intergovernmental relations
- FOIP Section 23, Local public body confidences
- FOIP Section 24, Advice from officials
- FOIP Section 27, Privileged information

Resolution # CRM20200211.1021

Moved by Councillor Lefebvre

That the meeting go "In-Camera" at this time being 8:29 p.m., pursuant to Section 197(2) of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information & Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regard to Legal - 4 Wing Cold Lake Golf and Winter Club.

Carried Unanimously

Resolution # CRM20200211.1022

Moved by Councillor Grau

That the meeting come "Out-of-Camera" at this time being 8:36 p.m.

Carried Unanimously

ADJOURNMENT

Resolution # CRM20200211.1023

Moved by Councillor Grau

That the meeting be adjourned at this time being 8:36 p.m.

Carried Unanimously

Mayor

Chief Administrative Officer



STAFF REPORT

Title: Council - Corporate Priorities Committee Meeting February 18, 2020

Meeting Date: February 25, 2020

Executive Summary:

Background:

Alternatives:

Recommended Action:

That the minutes of Council's Corporate Priorities Committee meeting held February 18, 2020 be accepted as presented.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer



Council - Corporate Priorities Committee Meeting Minutes

Tuesday, February 18, 2020

6:00 p.m.

Council Chambers

Council Present: Mayor Craig Copeland
Councillor Bob Buckle
Councillor Jurgen Grau
Councillor Duane Lay
Councillor Vicky Lefebvre
Councillor Kirk Soroka
Councillor Chris Vining

Staff Present: Chief Administrative Officer Kevin Nagoya
General Manager of Corporate Services Linda Mortenson
General Manager of Infrastructure Services Azam Khan
General Manager of Planning & Development Services Howard Pinnock
General Manager of Community Services Glenn Barnes
Manager of Strategic Initiatives Andrew Serba
Intermediate/Recording Secretary Valerie Saini

CALL TO ORDER

The meeting was called to order at this time being 6:00 p.m. by Mayor Copeland.

ADOPTION OF AGENDA

Resolution # CPC20200218.1001

Moved by Councillor Lay

That the agenda be adopted as presented.

Carried Unanimously

DISCLOSURE OF INTEREST

None.

PUBLIC QUESTION PERIOD

None.

OLD BUSINESS

None.

NEW BUSINESS

Policy No. 141-RC-12 - Marina Operations and Allocation Policy

General Manager of Community Services G. Barnes provided the Corporate Priorities Committee of Council with information regarding Policy No. 141-RC-12, being the Marina Operations and Allocation Policy.

Lengthy discussions and questions ensued with the Corporate Priorities Committee of Council providing feedback to Administration regarding Policy No. 141-RC-12, being the Marina Operations and Allocation Policy.

Request for Increased Security

Chief Administrative Officer K. Nagoya provided the Corporate Priorities Committee of Council with an update regarding a delegation request, received at Council's January 14, 2020 regular meeting of Council, for increased security.

Extensive discussions and questions ensued with feedback being provided to Administration.

Council accepted the report as information, and directed Administration to bring the request for increased security to the next Corporate Priorities Committee meeting being March 17, 2020 for further discussion.

Cold Lake Transit - Cashless Fare System Information

General Manager of Infrastructure Services A. Khan provided the Corporate Priorities Committee of Council with an update regarding a cashless fare system for Cold Lake Transit.

Brief discussions ensued with feedback being provided to Administration.

The Corporate Priorities Committee of Council accepted the report as information.

Letters - Investing in Canada Infrastructure Program

Manager of Strategic Initiatives A. Serba provided the Corporate Priorities Committee of Council with an update on letters received from the Investing in Canada Infrastructure Program grant applications.

Brief discussions ensued.

The Corporate Priorities Committee of Council accepted the update/letters as information.

QUESTIONS

Councillor Vining queried if Administration has received an update regarding the City's expression of interest with the Family Resource Network?

Chief Administrative Officer K. Nagoya advised that an update is expected early next week.

Resolution # CPC20200218.1002

Moved by Councillor Vining

That the meeting be recessed at this time being 7:14 p.m., and reconvened at the call of the Chair.

Carried Unanimously

General Manager of Corporate Services L. Mortenson, General Manager of Infrastructure Services A. Khan, General Manager of Planning & Development H. Pinnock, General Manager of Community Services G. Barnes, Manager of Strategic Initiatives A. Serba, and Intermediate/Recording Secretary V. Saini left the meeting at this time being 7:14 p.m.

Mayor Copeland reconvened the meeting at this time being 7:22 p.m.

IN CAMERA

Personnel

Present: Mayor Copeland, Councillors Buckle, Grau, Lay, Lefebvre, Soroka, and Vining, and Chief Administrative Officer K. Nagoya.

The following section of the FOIP Act applies for exemption of the disclosure:

- FOIP Section 17, Disclosure harmful to personal privacy

Resolution # CPC20200218.1003

Moved by Councillor Soroka

That the meeting go "In-Camera" at this time being 7:22 p.m., pursuant to Section 197(2) of the Municipal Government Act, 2000, Chapter M-26 and amendments thereto, and Division 2 of Part 1 of the Freedom of Information & Protection of Privacy Act, Revised Statutes of Alberta 2000, Chapter F-25 and amendments thereto, to discuss Privileged Information with regard to Personnel.

Carried Unanimously

Resolution # CPC20200218.1004

Moved by Councillor Soroka

That the meeting come "Out-of-Camera" at this time being 7:38 p.m.

Carried Unanimously

ADJOURNMENT

Resolution # CPC20200218.1005

Moved by Councillor Soroka

That the meeting be adjourned at this time being 7:38 p.m.

Carried Unanimously

Mayor

Chief Administrative Officer



STAFF REPORT

Title: City Financial Reports - January 2020

Meeting Date: February 25, 2020

Executive Summary:

Administration presents monthly financial information to Council which includes accounts payable cheques, bank reconciliation and variance reports. The Variance Report budget column shows only the \$12M interim budget passed by Council on December 23, 2019.

Background:

As of January 31, 2020 the bank had a balance of \$6,793,095. The Investment portfolio had a book value of \$51,423,640 inclusive of accrued interest, and a market value of \$51,540,580.

Figures for the January 31, 2020 variance report are as follows inclusive of tax penalties due to the ongoing legal case regarding the Payment in Lieu of taxes (PILT) of \$2,374,843. Annually Administration sets up an allowance to offset the penalty for PILT.

	YTD	Budget	%
Revenue	\$ 5,018,255	\$ 12,000,000	41.82
Expenses	\$ 5,564,862	\$ 12,000,000	46.37

Figures excluding recognized revenue from PILT penalty and allowances:

	YTD	Budget	%
Revenue	\$ 2,643,412	\$ 12,000,000	22.03
Expenses	\$ 3,190,019	\$ 12,000,000	26.58

Alternatives:

Recommended Action:

Administration recommends that Council accept the financial reports for the period ending January 31, 2020 including accounts payable cheque numbers 135517 to 135990.



Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

MONTH END CASH SUMMARY
CITY OF COLD LAKE
January 31, 2020

	BANK CURRENT	INVESTMENTS	TOTAL
Receipts:	\$3,866,921	<u>Lakeland Credit Union - January 1, 2020</u>	\$5,000,000
Cash Receipts	\$6,685,080	Purchase (Redemption) - GIC	\$0
Auto Debits - UT/TX	\$614,633	Balance as January 31, 2020	\$5,000,000
Interest	\$1,625	Accrued interest - Credit Union	\$58,685
Common Shares	\$0	Balance as at January 31, 2020	\$5,058,685
Cancelled Cheques	\$3,764	<u>ATB Financial HISA - January 1, 2020</u>	\$4,586,443
Returned Cheques	(\$2,821)	Purchase (Redemption) - High Interest Savings	\$0
Stale Dated Cheques	\$0	Interest paid-ATB	\$14,609
Interest Received Investment	\$363,063	Balance as at January 31, 2020	\$4,601,052
Transfer from Investment	\$1,000,000	Accrued Interest-ATB	\$9,379
Alberta Capital Debenture	\$0	Balance as at January 31, 2020	\$4,610,431
Total Receipts	\$12,532,265	<u>CIBC HISA (AUMA) - January 1, 2020</u>	\$5,044,530
		Purchase (Redemption) -High Interest Savings	\$0
Disbursements:		Interest paid-CIBC	\$10,281
Accounts Payables	\$3,801,884	Balance as at January 31, 2020	\$5,054,811
Payroll	\$607,197	Accrued Interest-CIBC	\$10,283
Bank Wires & Drafts	\$26,200	Balance as at January 31, 2020	\$5,065,093
Alberta Capital Debenture	\$0	<u>Wood Gundy-Kurt Miller - January 1, 2020</u>	\$5,000,000
Transfer to Investment	\$1,302,000	Purchase (Redemption) - GIC	(\$5,000,000)
ASFF Payment	\$0	Balance as at January 31, 2020	\$0
Service Charges	\$1,889	Interest paid-CIBC	\$0
Total Disbursements	\$5,739,170	Balance as at January 31, 2020	\$0
NET BALANCE:	\$6,793,095	<u>Wood Gundy</u>	
		Investment-Book Value January 1, 2020	\$35,812,400
		Premium paid on Bonds January 1, 2020	\$433,616
		Sold: BMO S&P TSX Comp Low Vol	(\$1,000,000)
		Purchased: BMO Growers Indx	\$1,302,000
		Wood Gundy-Book Value as at January 31, 2020	\$36,548,016
		Accrued Interest-Fixed income securities	\$141,415
Statement end balance:	\$8,032,850		
O/S deposits	\$41,107	WG Balance as January 31, 2020	\$36,689,431
Cash on hand	\$400		
		WG Market Value	\$36,806,372
Sub Total	\$8,074,358		
		TOTAL INVESTMENTS MARKET VALUE	\$51,540,580
Less:Outstanding cheques	\$1,281,263		
NET BALANCE:	\$6,793,095	TOTAL INVESTMENTS-BOOK VALUE	\$51,423,640

MAYOR

CHIEF ADMINISTRATIVE OFFICER

CITY SUMMARY OF VARIABLE REVENUES/EXPENSES BY FUNCTION

January 31, 2020

REVENUES	YTD ACTUAL	BUDGET	VARIANCE	% OF BUDGET
LEVY(penalties,investment returns)	2,591,382	-	- 2,591,382	0.00%
ADMINISTRATION	13,828	-	- 13,828	0.00%
POLICING	25,009	-	- 25,009	0.00%
FIRE RESCUE SERVICES	43,424	-	- 43,424	0.00%
BYLAW/SPEC CONSTABLES	10,830	-	- 10,830	0.00%
PUBLIC WORKS	3,264	-	- 3,264	0.00%
INFRASTRUCTURE SERVICES	-	-	-	0.00%
AIRPORT	23,324	-	- 23,324	0.00%
SPECIAL TRANSPORTATION	1,064	-	- 1,064	0.00%
PUBLIC TRANSPORTATION	1,366	-	- 1,366	0.00%
WATER	357,583	-	- 357,583	0.00%
SEWER	223,498	-	- 223,498	0.00%
WASTE DISPOSAL	187,863	-	- 187,863	0.00%
RECYCLING	84,626	-	- 84,626	0.00%
FCSS	7,717	-	- 7,717	0.00%
DAYCARE/SENIORS	6,529	-	- 6,529	0.00%
CEMETERY	-	-	-	0.00%
MUNICIPAL SERVICES	23,982	-	- 23,982	0.00%
ECONOMIC DEVELOPMENT	43	-	- 43	0.00%
LAND, HOUSING & BLDG RENTAL	5,555	-	- 5,555	0.00%
RECREATION ADMIN-LEISURE	-	-	-	0.00%
ARENA	102,350	-	- 102,350	0.00%
ENERGY CENTRE	92,525	-	- 92,525	0.00%
GOLF & WINTER CLUB	56,470	-	- 56,470	0.00%
PARKS & SPORTS FIELDS	-	-	-	0.00%
MARINA	15,739	-	- 15,739	0.00%
TOTAL VARIABLE REVENUES	3,877,972	-	- 3,877,972	0.00%

FIXED REVENUES	YTD ACTUAL	BUDGET	VARIANCE	% OF BUDGET
LEVIES/REQUISITIONS	89,498.53	-	- 89,499	0.00%
PROVINCIAL GRANTS	102,194	-	- 102,194	0.00%
OTHER LOCAL GOV'T	38,591	-	- 38,591	0.00%
FEDERAL GRANTS	-	-	-	0.00%
LAND SALES	-	-	-	0.00%
TRANSFER FROM RESERVE	-	-	-	0.00%
FEES FOR SERVICE RUSC	910,000	-	- 910,000	0.00%
LEVY - ID349 (CAPITAL)	-	-	-	0.00%
TOTAL FIXED REVENUES	1,140,283	-	- 1,140,283	0.00%
TOTAL REVENUES	5,018,255	12,000,000	6,981,745	41.82%

EXPENSES	YTD ACTUAL	BUDGET	VARIANCE	% OF BUDGET
COUNCIL & LEGISLATIVE	2,100	-	2,100	0.00%
ADMINISTRATION	704,448	-	704,448	0.00%
POLICING	59,381	-	59,381	0.00%
FIRE RESCUE SERVICES	83,525	-	83,525	0.00%
DISASTER SERVICES	44	-	44	0.00%
BYLAW/SPEC CONSTABLE	77,811	-	77,811	0.00%
PUBLIC WORKS	554,592	-	554,592	0.00%
INFRASTRUCTURE SERVICES	80,380	-	80,380	0.00%
AIRPORT	12,012	-	12,012	0.00%
SPECIAL TRANSPORTATION	12,804	-	12,804	0.00%
PUBLIC TRANSPORTATION	66,742	-	66,742	0.00%
STORM SEWER	12,584	-	12,584	0.00%
WATER SUPPLY/DISTRIBUTION	182,860	-	182,860	0.00%
WATER TREATMENT/RESERVOIR	29,969	-	29,969	0.00%
SEWER COLLECTION	174,162	-	174,162	0.00%
LIFT STATIONS	30,653	-	30,653	0.00%
WASTE DISPOSAL	197,459	-	197,459	0.00%
RECYCLING	23,177	-	23,177	0.00%
FCSS	103,190	-	103,190	0.00%
DAYCARE/PLAYSCHOOL	807	-	807	0.00%
SENIORS	1,274	-	1,274	0.00%
CEMETERY	-	-	-	0.00%
MUNICIPAL SERVICES	55,677	-	55,677	0.00%
ECONOMIC DEVELOPMENT	40,122	-	40,122	0.00%
LAND, HOUSING & BLDG RENTAL	53	-	53	0.00%
RECREATION ADMINISTRATION	69,466	-	69,466	0.00%
ARENA	116,149	-	116,149	0.00%
ENERGY CENTRE	166,399	-	166,399	0.00%
GOLF & WINTER CLUB	44,554	-	44,554	0.00%
PARKS & SPORTS FIELDS	63,490	-	63,490	0.00%
MARINA	5,901	-	5,901	0.00%
LIBRARY	78,246	-	78,246	0.00%
MUSEUM	223	-	223	0.00%
TOTAL VARIABLE EXPENSES	3,050,254	-	3,050,254	0.00%

FIXED EXPENSES	YTD ACTUAL	BUDGET	VARIANCE	% OF BUDGET
REQUISITIONS	-	-	-	0.00%
DEBENTURES	-	-	-	0.00%
LOCAL IMPROVEMENT ALLOC	-	-	-	0.00%
TRANSFER TO CAPITAL RESERVE	-	-	-	0.00%
ALLOWANCES	2,374,843	-	2,374,843	0.00%
TRANSFER TO OTHER AGENCY	14,765	-	14,765	0.00%
CONTINGENCY	125,000	-	125,000	0.00%
TRANSFER TO CAPITAL (ID349)	-	-	-	0.00%
TOTAL FIXED EXPENSES	2,514,608	-	2,514,608	0.00%
TOTAL EXPENSES	5,564,862	12,000,000	5,564,862	46.37%

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135517	2020/01/03	11292	A.M.C. TRANSMISSIONS	2,353.39
135518	2020/01/03	156	ACCESS OVERDOOR LTD.	7,328.96
135519	2020/01/03	8218	ALBERTA MUNICIPAL HEALTH & SAFETY	2,848.28
135520	2020/01/03	58	ATCO GAS	462.58
135521	2020/01/03	10515	AUDIO CINE FILMS INC.	320.25
135522	2020/01/03	4312	AXIA SUPERNET LTD.	1,156.68
135523	2020/01/03	104	B & R ECKEL'S TRANSPORT LTD.	1,091.65
135524	2020/01/03	12750	BAR ENGINEERING	6,877.50
135525	2020/01/03	2741	BELL CANADA	4.76
135526	2020/01/03	8747	BERNIER'S DIESEL & AUTO REPAIR & P	5,272.31
135527	2020/01/03	11814	BERNIER-SHARP, MICHELLE	248.06
135528	2020/01/03	5720	BEST WESTERN COLD LAKE INN	137.33
135529	2020/01/03	9258	BOYCHUK, SHANNON	209.00
135530	2020/01/03	10090	BROWN'S INDUSTRIAL SALES	181.89
135531	2020/01/03	11107	BUMPER TO BUMPER	190.35
135532	2020/01/03	9662	BUSSARD, JUSTIN	60.00
135533	2020/01/03	2572	BUSY BEE SANITARY SUPPLIES INC.	2,599.92
135534	2020/01/03	12784	CAMMS TAXI SERVICE	295.00
135535	2020/01/03	12789	CAMPBELL, JAMIE C	50.00
135536	2020/01/03	4481	CANADIAN ASSOCIATION OF FIRE CHIEF	913.50
135537	2020/01/03	5823	CANADIAN LINEN & UNIFORM SERVICE	896.60
135538	2020/01/03	9798	CANADIAN TIRE #450	1,566.86
135539	2020/01/03	11869	CIMCO REFRIGERATION	3,017.44
135540	2020/01/03	111	COLD LAKE HOME HARDWARE BUILDING C	789.62
135541	2020/01/03	278	COMMUNICATIONS COLD LAKE INC.	1,844.59
135542	2020/01/03	5101	CONTINENTAL CABS INC.	238.35
135543	2020/01/03	6100	DBS ENVIRONMENTAL	6,560.58
135544	2020/01/03	12785	DC OVERHEAD LTD.	203.70
135545	2020/01/03	2657	DE LAGE LANDEN FINANCIAL SERVICES	668.80
135546	2020/01/03	9137	DENNIS, JAMES & ELIZABETH	7.51
135547	2020/01/03	12431	DR. MANJU MATHEW	1,360.00
135548	2020/01/03	12237	DYNAMIC RESCUE EQUIPMENT	1,092.13
135549	2020/01/03	145	E CONSTRUCTION LIMITED	152,813.59
135550	2020/01/03	12638	EFFECTIVE PEST CONTROL	84.00
135551	2020/01/03	12494	ELEMENT MATERIALS TECHNOLOGY CANAD	277.76
135552	2020/01/03	1877	EMCO CORPORATION	56.45
135553	2020/01/03	12221	ERAMOSA	1,394.66
135554	2020/01/03	6523	FABER LLP	7,192.50
135555	2020/01/03	3595	FLEETWOOD CONSTRUCTION LTD.	7,802.53
135556	2020/01/03	967	FM GRAPHX INC.	309.75
135557	2020/01/03	6433	FORT GARRY INDUSTRIES LTD.	351.02
135558	2020/01/03	9978	FOUNTAIN TIRE (COLD LAKE) LTD.	478.91
135559	2020/01/03	11838	FRIESEN, WADE	160.00
135560	2020/01/03	11639	GANTZ HEAVY EQUIPMENT & OILFIELD R	1,196.82
135561	2020/01/03	5410	GLOBAL KNOWLEDGE NETWORK CANADA IN	1,307.25
135562	2020/01/03	6983	HOGAN, MELANIE	375.00
135563	2020/01/03	25	GOVERNMENT OF ALBERTA	200.00
135564	2020/01/03	134	GRAND & TOY	143.31
135565	2020/01/03	5498	GREAT WEST NEWSPAPERS, LP	4,290.10
135566	2020/01/03	8219	HACH SALES & SERVICE CANADA LP	4,211.55
135567	2020/01/03	9356	HERBS FOR LESS	138.37
135568	2020/01/03	8228	ISL ENGINEERING & LAND SERVICES LT	10,126.75
135569	2020/01/03	82	JESTER PAINT SUPPLY LTD.	2,286.55
135570	2020/01/03	9309	JOLY'S FINE CUISINE	21,115.63
135571	2020/01/03	7175	KOVTCHEGA, STANISLAV	365.00
135572	2020/01/03	1215	KYETECH CANADA INC.	

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135573	2020/01/03	231	LAKELAND RCSD #150	195,187.80
135574	2020/01/03	4546	LAWSON PRODUCTS INC.	166.30
135575	2020/01/03	7835	LUCKETT WENMAN & ASSOCIATES	3,308.89
135576	2020/01/03	2842	M/T SINC PLUMBING & HEATING	378.00
135577	2020/01/03	12428	MCGOWAN, SUSAN	600.00
135578	2020/01/03	3844	MCSNET	73.40
135579	2020/01/03	11777	MEIER, DAWN	225.00
135580	2020/01/03	6127	NASH, LISA	365.00
135581	2020/01/03	449	NOVLAN BROS. SALES	7.29
135582	2020/01/03	262	OK TIRE - COLD LAKE	1,924.65
135583	2020/01/03	2167	PETTY CASH - ADMIN	382.58
135584	2020/01/03	5537	PETTY CASH - ENERGY CENTRE	140.88
135585	2020/01/03	2164	PETTY CASH - FCSS	191.97
135586	2020/01/03	7606	PINNACLE DISTRIBUTION INC.	431.63
135587	2020/01/03	3289	PJ'S LIQUOR STORE	77.88
135588	2020/01/03	11348	POSTMEDIA PAYMENT CENTRE	2,131.60
135589	2020/01/03	12240	PREVOST, A DIVISON OF VOLVO GROUP	345.13
135590	2020/01/03	10312	PRIMCO COMMERCIAL CORPORATION	29,263.10
135591	2020/01/03	12788	PROCH, WESLEY G	80.71
135592	2020/01/03	4534	PUMPS & PRESSURE INC.	728.93
135593	2020/01/03	12787	RAVEN RESCUE SAFETY MEDICAL LTD	6,877.50
135594	2020/01/03	1799	ROCKY MOUNTAIN PHOENIX	12,547.50
135595	2020/01/03	110	RONA	100.43
135596	2020/01/03	12009	RURAL MUNICIPALITIES OF ALBERTA	4,867.74
135597	2020/01/03	850	SAFE-NET GROUP INC.	189.00
135598	2020/01/03	5884	SHRED-IT INTERNATIONAL ULC	244.48
135599	2020/01/03	12711	SPARK'D CONNECTIONS	1,400.00
135600	2020/01/03	9794	SPECIAL EVENT SALES	1,394.50
135601	2020/01/03	2220	STAR AUTO & INDUSTRIAL LTD.	224.69
135602	2020/01/03	12553	STINGRAY RADIO INC./RADIO STINGRAY	1,266.30
135603	2020/01/03	6409	SUPERIOR PROPANE	5,116.03
135604	2020/01/03	124	SYLOGIST LTD.	2,838.99
135605	2020/01/03	12576	TEKNIK HANDHOLDS INC.	3,478.26
135606	2020/01/03	20	TELUS COMMUNICATIONS INC	5,630.80
135607	2020/01/03	12520	UNI-SELECT CANADA STORES INC.	371.34
135608	2020/01/03	71	URLACHER CONSTRUCTION LTD.	133,057.84
135609	2020/01/03	5319	WASTE MANAGEMENT OF CANADA CORPORA	6,339.34
135610	2020/01/03	8314	XYLEM CANADA COMPANY	471.53
135611	2020/01/03	12786	YAING, STEPHANIE	73.75

*** Total : \$ 690,716.49

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135620	2020/01/10	12790	A+ FITNESS	150.00
135621	2020/01/10	81	ABOVE & BEYOND FLORIST	52.50
135622	2020/01/10	11941	ACHIEVING EDEN LTD	2,033.90
135623	2020/01/10	123	ACKLANDS - GRAINGER INC.	782.05
135624	2020/01/10	12310	AGGREKO CANADA, INC.	7,877.96
135625	2020/01/10	2315	ALBERTA DEVELOPMENT OFFICERS ASSOC	125.00
135626	2020/01/10	2863	ALBERTA FIRE CHIEFS ASSOCIATION	756.00
135627	2020/01/10	12777	ALBERTA PROFESSIONAL PLANNERS INST	616.00
135628	2020/01/10	5782	ALBERTA UNION OF PROVINCIAL EMPLOY	3,806.61
135629	2020/01/10	6593	AMSC INSURANCE SERVICES LTD.	2,439.51
135630	2020/01/10	11560	ANDRZEJEWSKI, ADA	222.32
135631	2020/01/10	6595	APPLE FITNESS STORE LTD.	2,437.72
135632	2020/01/10	832	ASSOCIATED ENGINEERING ALBERTA LTD	62,858.05
135633	2020/01/10	11549	ASSOCIATED ENVIRONMENTAL CONSULTAN	12,425.16
135634	2020/01/10	2934	ATCO ELECTRIC LTD.	77,935.79
135635	2020/01/10	104	B & R ECKEL'S TRANSPORT LTD.	247.60
135636	2020/01/10	12741	BEAUCHAMP, ROGER	233.10
135637	2020/01/10	12796	BLACKWELL, GREGORY A	174.76
135638	2020/01/10	6089	BONNYVILLE WATER CONDITIONING LTD.	28.00
135639	2020/01/10	11436	BORDER CITY AVIATION	780.94
135640	2020/01/10	1229	BROWNLEE LLP	9,933.04
135641	2020/01/10	9362	BRULLER CORPORATION	12,458.04
135642	2020/01/10	2572	BUSY BEE SANITARY SUPPLIES INC.	726.98
135643	2020/01/10	5823	CANADIAN LINEN & UNIFORM SERVICE	164.29
135644	2020/01/10	4631	CDW CANADA CORP.	337.85
135645	2020/01/10	11869	CIMCO REFRIGERATION	835.44
135646	2020/01/10	8735	COLD LAKE FOODS (2003) INC	394.12
135647	2020/01/10	111	COLD LAKE HOME HARDWARE BUILDING C	38.83
135648	2020/01/10	4517	COLD LAKE SENIORS' SOCIETY	15,867.95
135650	2020/01/10	7249	COLLABWARE SYSTEMS INC.	2,079.00
135651	2020/01/10	12795	COOK, ANGELA	56.59
135652	2020/01/10	11050	DD CONTRACTING & CONSTRUCTION LTD.	20,259.75
135653	2020/01/10	12791	DIMENSION VOLUMES	2,300.87
135654	2020/01/10	10422	DOVE CENTRE	32.00
135655	2020/01/10	9123	EASTLINK	249.43
135656	2020/01/10	12494	ELEMENT MATERIALS TECHNOLOGY CANAD	133.73
135657	2020/01/10	967	FM GRAPHX INC.	20.90
135658	2020/01/10	134	GRAND & TOY	176.99
135659	2020/01/10	4241	GRAND CENTRE GOLF & COUNTRY CLUB	906.00
135660	2020/01/10	11460	GRAVITY UNION SOLUTIONS LIMITED	78.75
135661	2020/01/10	3479	GRAY, JOE & SKARSEN, SHERRY	146.34
135662	2020/01/10	8219	HACH SALES & SERVICE CANADA LP	234.47
135663	2020/01/10	699	INDUSTRIAL MACHINE INC.	248.64
135664	2020/01/10	6480	JENA MACHINING LTD.	220.74
135665	2020/01/10	12722	IOAKIM, DEBRA	337.50
135666	2020/01/10	3019	KRAZEE KLEAN INC.	236.79
135667	2020/01/10	4587	K3 PROMOTIONS INC.	533.30
135668	2020/01/10	158	LAKE CITY MOTOR PRODUCTS LTD.	261.11
135669	2020/01/10	357	LAKELAND LODGE & HOUSING FOUNDATIO	340.95
135670	2020/01/10	231	LAKELAND RCSD #150	878.03
135671	2020/01/10	9828	LICA	750.00
135672	2020/01/10	117	LOCAL AUTHORITIES PENSION	80,102.46
135673	2020/01/10	50	LOOMIS EXPRESS	191.58
135674	2020/01/10	7835	LUCKETT WENMAN & ASSOCIATES	3,485.00
135675	2020/01/10	2843	MAINTENANCE ENFORCEMENT PROGRAM	550.154

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135676	2020/01/10	10290	MICROSOFT CORPORATION	72,752.15
135677	2020/01/10	10205	MODAK, SHAILESH	795.00
135678	2020/01/10	7188	MUSICWORKS LTD.	31.50
135679	2020/01/10	12497	NICKEL, THERESA	58.85
135680	2020/01/10	8308	NSC MINERALS	3,916.66
135681	2020/01/10	12798	PIPPY, MORGAN	26.25
135682	2020/01/10	4534	PUMPS & PRESSURE INC.	114.66
135683	2020/01/10	64	PUROLATOR COURIER LTD	554.78
135684	2020/01/10	9	RECEIVER GENERAL FOR CANADA	175.00
135685	2020/01/10	9	RECEIVER GENERAL FOR CANADA	103,821.70
135686	2020/01/10	10294	REEVES, KARL	274.53
135687	2020/01/10	4393	REIMER, CYNTHIA	157.42
135688	2020/01/10	12006	RMA FUEL LTD.	20,812.98
135689	2020/01/10	12009	RURAL MUNICIPALITIES OF ALBERTA	1,859.00
135690	2020/01/10	841	SAFETY CODES COUNCIL	156.34
135691	2020/01/10	12255	SAINI, VALERIE	50.00
135692	2020/01/10	2062	SCHOLAR'S CHOICE MOYER	448.59
135693	2020/01/10	5052	SE DESIGN AND CONSULTING (2009) IN	12,755.93
135694	2020/01/10	11579	SITE RESOURCE GROUP INC.	19,023.56
135695	2020/01/10	5672	STAPLES #332 COLD LAKE	286.07
135696	2020/01/10	2220	STAR AUTO & INDUSTRIAL LTD.	318.52
135697	2020/01/10	1247	STONEHOCKER, DIANE	2,952.93
135698	2020/01/10	11214	STRATEGIC ALLIANCE OF BUSINESS TEC	1,212.75
135699	2020/01/10	9164	STREETER, TERRANCE	500.00
135700	2020/01/10	4555	SUMMIT VALVE & CONTROLS INC.	23,339.40
135701	2020/01/10	6409	SUPERIOR PROPANE	5,996.46
135702	2020/01/10	124	SYLOGIST LTD.	152,843.85
135703	2020/01/10	6868	ULINE CANADA CORPORATION	2,244.47
135704	2020/01/10	71	URLACHER CONSTRUCTION LTD.	2,520.00
135705	2020/01/10	12338	VALLEY BLADES LIMITED	322.46
135706	2020/01/10	9163	VALLEY TRAFFIC SYSTEMS INC.	3,267.26
135707	2020/01/10	6173	VISTA RADIO	141.75
135708	2020/01/10	12797	WARNKE, KIM	623.20
135709	2020/01/10	9560	WASSELL, JACKLYN	480.00
135710	2020/01/10	2743	WFR WHOLESALE FIRE & RESCUE LTD	1,534.87
135711	2020/01/10	12794	WILSON, BRIAN	50.12
135712	2020/01/10	12535	ZIMMERMAN, JILLIAN	26.25
135713	2020/01/10	7894	LAKELAND LAWN CARE (1743626 ALBERT	3,203.97
135714	2020/01/10	10180	1756389 ALBERTA LTD.	5,615.27
135715	2020/01/10	159	320364 ALBERTA LTD.	372.00

*** Total : \$ 779,731.02

*** Total # Of Cheques: 96

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135718	2020/01/10	12324	COLLABRIA	6,572.94
*** Total : \$				6,572.94
*** Total # Of Cheques:				1

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135719	2020/01/17	2670	ACCURATE ASSESSMENT GROUP	10,825.50
135720	2020/01/17	123	ACKLANDS - GRAINGER INC.	83.40
135721	2020/01/17	9153	ALBERTA MUNICIPAL SERVICES CORPORA	243,071.97
135722	2020/01/17	9578	AUST, CATHY	145.00
135723	2020/01/17	9605	AXIA CONNECT LTD.	947.84
135724	2020/01/17	104	B & R ECKEL'S TRANSPORT LTD.	672.00
135725	2020/01/17	6678	BELL	454.63
135726	2020/01/17	6481	BIG TIME TOWING AND RECOVERY	451.61
135727	2020/01/17	12801	BRAMWELL, ALISHA	30.00
135728	2020/01/17	1229	BROWNLEE LLP	20,082.11
135729	2020/01/17	2572	BUSY BEE SANITARY SUPPLIES INC.	140.87
135730	2020/01/17	3896	CANADIAN ASSOCIATION OF MUNICIPAL	693.00
135731	2020/01/17	5823	CANADIAN LINEN & UNIFORM SERVICE	311.32
135732	2020/01/17	9798	CANADIAN TIRE #450	382.71
135733	2020/01/17	11329	CINTAS CANADA LIMITED	253.71
135734	2020/01/17	9229	COBRA PUMA GOLF CANADA	181.13
135735	2020/01/17	2803	COLD LAKE FIREFIGHTER SOCIAL FUND	225.00
135736	2020/01/17	111	COLD LAKE HOME HARDWARE BUILDING C	68.24
135737	2020/01/17	278	COMMUNICATIONS COLD LAKE INC.	420.00
135738	2020/01/17	2392	COPELAND, CRAIG JOHN	223.64
135739	2020/01/17	8307	CORVUS BUSINESS ADVISORS INC.	11,130.00
135740	2020/01/17	7691	CWB NATIONAL LEASING	2,756.61
135741	2020/01/17	11050	DD CONTRACTING & CONSTRUCTION LTD.	1,727.25
135742	2020/01/17	2657	DE LAGE LANDEN FINANCIAL SERVICES	4,083.42
135743	2020/01/17	8303	DESCHAMPS, RYAN	300.07
135744	2020/01/17	10361	E. LEES + ASSOCIATES CONSULTING LT	16,461.94
135745	2020/01/17	12494	ELEMENT MATERIALS TECHNOLOGY CANAD	71.80
135746	2020/01/17	10163	ENTERPRISE RENT A CAR CANADA COMPA	601.19
135747	2020/01/17	12221	ERAMOSA	13,657.98
135748	2020/01/17	12804	GERVAIS, JOANN	26.25
135749	2020/01/17	9174	GIBBS, CORY	47.24
135750	2020/01/17	8302	GOVERNMENT OF ALBERTA	14.00
135751	2020/01/17	12805	HAGGERTY, RYLEE	316.46
135752	2020/01/17	11405	HAMEL MEATS (2015) LTD.	62.00
135753	2020/01/17	6928	HARLAN FAIRBANKS	413.99
135754	2020/01/17	8658	HIGH Q GREENHOUSES	334.11
135755	2020/01/17	6170	HOLLIS, BARBARA	20.00
135756	2020/01/17	82	JESTER PAINT SUPPLY LTD.	357.00
135757	2020/01/17	12800	JETSTREAM PERSONNEL CONSULTING	284.89
135758	2020/01/17	8815	KMI PUBLISHING & EVENTS LTD.	501.90
135759	2020/01/17	1215	KYETECH CANADA INC.	690.64
135760	2020/01/17	352	LAKELAND CREDIT UNION	1,357.61
135761	2020/01/17	4290	LAKELAND FIRE & SAFETY SUPPLY	493.50
135762	2020/01/17	2993	LAKELAND HUMANE SOCIETY	13,590.08
135763	2020/01/17	9816	LATERAL INNOVATIONS	228.90
135764	2020/01/17	3292	MCMILLAN, SEAN T	363.73
135765	2020/01/17	12025	MILLER, JONATHAN	200.00
135766	2020/01/17	10360	NOVA MECHANICAL SYSTEMS LTD.	23,065.52
135767	2020/01/17	4471	OLLENBERGER, DONALD MYLES	9,016.14
135768	2020/01/17	5537	PETTY CASH - ENERGY CENTRE	195.97
135769	2020/01/17	2175	PITNEY WORKS	5,250.00
135770	2020/01/17	12799	QUESTYME TECHNOLOGIES	28,241.85
135771	2020/01/17	2052	RECEIVER GENERAL FOR CANADA	5,171.61
135772	2020/01/17	12712	REFLEXIONS COACHING	250.00
135773	2020/01/17	413	REYNOLDS MIRTH RICHARDS & FARMER L	41.48
135774	2020/01/17	1946	RIDERS CONNECTION	

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135775	2020/01/17	12006	RMA FUEL LTD.	1,441.94
135776	2020/01/17	12009	RURAL MUNICIPALITIES OF ALBERTA	294.39
135777	2020/01/17	2062	SCHOLAR'S CHOICE MOYER	301.38
135778	2020/01/17	6048	SCHULTZ, BRADLEY	47.79
135779	2020/01/17	8450	SHAW DIRECT	136.45
135780	2020/01/17	12802	SLUSARENKO, GARY	435.67
135781	2020/01/17	8679	SOLIDEARTH GEOTECHNICAL INC.	802.09
135782	2020/01/17	5277	SOS SAFETY MAGAZINE	366.45
135783	2020/01/17	6701	STAGEFAB CUSTOM MANUFACTURING INC.	2,879.42
135784	2020/01/17	5672	STAPLES #332 COLD LAKE	23.61
135785	2020/01/17	2220	STAR AUTO & INDUSTRIAL LTD.	94.77
135786	2020/01/17	492	TELUS MOBILITY INC.	4,193.33
135787	2020/01/17	8250	THIBEAU, COLIN J	410.00
135788	2020/01/17	12181	THOMPSON INFRASTRUCTURE LTD.	94,166.73
135789	2020/01/17	5684	TIM HORTONS #2880	89.98
135790	2020/01/17	12520	UNI-SELECT CANADA STORES INC.	5.08
135791	2020/01/17	4790	UPS CANADA	5.35
135792	2020/01/17	71	URLACHER CONSTRUCTION LTD.	635.04
135793	2020/01/17	12803	URLACHER, PETER	1,500.00
135794	2020/01/17	7946	VALUE MASTER BUILDERS LTD.	1,237.95
135795	2020/01/17	2125	VOLUNTEER ALBERTA	120.00
135796	2020/01/17	5169	WALKER, PATRICIA	50.12
135797	2020/01/17	12779	YOUNG, STEPHANIE	73.75

*** Total : \$ 530,617.58

*** Total # Of Cheques: 79

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135804	2020/01/24	687	AECOM CANADA LTD.	5,093.55
135805	2020/01/24	12044	ALBERTA ONE-CALL CORPORATION	72.45
135806	2020/01/24	5782	ALBERTA UNION OF PROVINCIAL EMPLOY	3,678.62
135807	2020/01/24	6593	AMSC INSURANCE SERVICES LTD.	2,340.91
135808	2020/01/24	58	ATCO GAS	448.56
135809	2020/01/24	4312	AXIA SUPERNET LTD.	1,179.81
135810	2020/01/24	104	B & R ECKEL'S TRANSPORT LTD.	1,509.06
135811	2020/01/24	5072	BEAVER RIVER REGIONAL WASTE MANAGE	66,857.96
135812	2020/01/24	2741	BELL CANADA	4.78
135813	2020/01/24	8747	BERNIER'S DIESEL & AUTO REPAIR & P	1,153.95
135814	2020/01/24	4350	BRETT YOUNG	2,430.00
135815	2020/01/24	1229	BROWNEE LLP	212.21
135816	2020/01/24	2572	BUSY BEE SANITARY SUPPLIES INC.	374.91
135817	2020/01/24	5823	CANADIAN LINEN & UNIFORM SERVICE	204.15
135818	2020/01/24	9798	CANADIAN TIRE #450	2,128.54
135819	2020/01/24	5559	CAPITAL COLOUR PRESS LTD	1,132.95
135820	2020/01/24	8371	CHARTERED PROFESSIONAL ACCOUNTANTS	316.05
135821	2020/01/24	11381	CLASSIC DISPLAYS	143.59
135822	2020/01/24	9478	CLASSIC EXPRESS INC.	3,150.00
135823	2020/01/24	8735	COLD LAKE FOODS (2003) INC	149.40
135824	2020/01/24	111	COLD LAKE HOME HARDWARE BUILDING C	300.06
135825	2020/01/24	11483	COLD LAKE MINOR FOOTBALL ASSOCIATI	1,175.00
135826	2020/01/24	5199	COMMUNITY PLANNING ASSOCIATION OF	250.00
135827	2020/01/24	2725	COMPASS MUNICIPAL SERVICES INC	6,648.57
135828	2020/01/24	2974	DOLLAR STORE PLUS	411.86
135829	2020/01/24	10422	DOVE CENTRE	24.00
135830	2020/01/24	9215	EDMONTON KENWORTH LTD.	879.26
135831	2020/01/24	38	ELECTRIC SERVICES GRAND CENTRE LTD	7.33
135832	2020/01/24	12494	ELEMENT MATERIALS TECHNOLOGY CANAD	1,319.41
135833	2020/01/24	12221	ERAMOSA	4,582.46
135834	2020/01/24	2762	ESRI CANADA LIMITED	20,475.00
135835	2020/01/24	9503	EXPLORE SURVEYS INC.	281.82
135836	2020/01/24	252	FEDERATION OF CANADIAN MUNICIPALIT	3,517.57
135837	2020/01/24	1735	FIRST TRUCK CENTRE LLOYDMINSTER IN	65.92
135838	2020/01/24	9978	FOUNTAIN TIRE (COLD LAKE) LTD.	47.04
135839	2020/01/24	11639	GANTZ HEAVY EQUIPMENT & OILFIELD R	3,532.62
135840	2020/01/24	3754	GERRY'S EXPRESS LUBE INC.	82.95
135841	2020/01/24	6983	HOGAN, MELANIE	690.00
135842	2020/01/24	1538	GOVERNMENT OF ALBERTA	21.00
135843	2020/01/24	9110	GOVERNMENT OF ALBERTA	630.00
135844	2020/01/24	134	GRAND & TOY	100.21
135845	2020/01/24	82	JESTER PAINT SUPPLY LTD.	1,739.50
135846	2020/01/24	8698	KEVIN MARTIN CURLING	152.20
135847	2020/01/24	4587	K3 PROMOTIONS INC.	1,179.45
135848	2020/01/24	352	LAKELAND CREDIT UNION	2,775.00
135849	2020/01/24	9816	LATERAL INNOVATIONS	5,614.88
135850	2020/01/24	117	LOCAL AUTHORITIES PENSION	80,807.84
135851	2020/01/24	2843	MAINTENANCE ENFORCEMENT PROGRAM	550.00
135852	2020/01/24	480	MARTIN DEERLINE	226.80
135853	2020/01/24	3844	MCSNET	73.40
135854	2020/01/24	12453	MOAR, MICHELLE S	150.00
135855	2020/01/24	11722	MONSON, WAYNE	1,000.00
135856	2020/01/24	8126	NORTH EAST GAS CO-OP LTD	11.85
135857	2020/01/24	11843	PIKE, CAMERON	295.00
135858	2020/01/24	1048	PITNEY BOWES	1,025.76
135859	2020/01/24	5773	POIRIER, IRENE	

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135860	2020/01/24	1762	POIRIER, ROB	800.00
135861	2020/01/24	12240	PREVOST, A DIVISON OF VOLVO GROUP	697.13
135862	2020/01/24	11768	PROSTEEL SUPPLIES INC.	180.85
135863	2020/01/24	64	PUROLATOR COURIER LTD	283.77
135864	2020/01/24	11829	R.J. CUSTOM WELDING INC.	315.00
135865	2020/01/24	178	RECEIVER GENERAL FOR CANADA	392,596.00
135866	2020/01/24	9	RECEIVER GENERAL FOR CANADA	157,612.45
135867	2020/01/24	9	RECEIVER GENERAL FOR CANADA	175.00
135868	2020/01/24	1109	RELAY DISTRIBUTING	24.03
135869	2020/01/24	12315	RESPECT NEWS	1,050.00
135870	2020/01/24	413	REYNOLDS MIRTH RICHARDS & FARMER L	1,682.98
135871	2020/01/24	1946	RIDERS CONNECTION	83.20
135872	2020/01/24	12648	RIDLEY ENTERPRISES INC.	20,370.00
135873	2020/01/24	12006	RMA FUEL LTD.	19,360.13
135874	2020/01/24	1799	ROCKY MOUNTAIN PHOENIX	385.73
135875	2020/01/24	12806	ROLFSON, DARRYL	1,000.00
135876	2020/01/24	110	RONA	70.34
135877	2020/01/24	12009	RURAL MUNICIPALITIES OF ALBERTA	9,081.24
135878	2020/01/24	12807	RUSSELL, TERRI KAREN	150.00
135879	2020/01/24	5966	SCHEFFER ANDREW LTD. PLANNERS & EN	406.35
135880	2020/01/24	5052	SE DESIGN AND CONSULTING (2009) IN	9,798.49
135881	2020/01/24	5884	SHRED-IT INTERNATIONAL ULC	362.44
135882	2020/01/24	2291	SMART ELECTRICAL CONTRACTORS (2007	5,227.46
135883	2020/01/24	5925	SMS EQUIPMENT INC.	3,343.17
135884	2020/01/24	10091	SOUTHLAND TRANSPORTATION LTD.	44,788.13
135885	2020/01/24	12711	SPARK'D CONNECTIONS	1,400.00
135886	2020/01/24	9612	STANTEC CONSULTING LTD.	21,315.82
135887	2020/01/24	2220	STAR AUTO & INDUSTRIAL LTD.	169.96
135888	2020/01/24	304	STOKES INTERNATIONAL	511.77
135889	2020/01/24	11214	STRATEGIC ALLIANCE OF BUSINESS TEC	1,039.50
135890	2020/01/24	6409	SUPERIOR PROPANE	2,445.64
135891	2020/01/24	20	TELUS COMMUNICATIONS INC	6,469.38
135892	2020/01/24	5501	THE FIRE WITHIN	4,462.50
135893	2020/01/24	9873	THE INSPECTIONS GROUP INC.	3,480.80
135894	2020/01/24	6868	ULINE CANADA CORPORATION	5,159.30
135895	2020/01/24	12520	UNI-SELECT CANADA STORES INC.	983.18
135896	2020/01/24	71	URLACHER CONSTRUCTION LTD.	13,297.20
135897	2020/01/24	12338	VALLEY BLADES LIMITED	3,452.27
135898	2020/01/24	7946	VALUE MASTER BUILDERS LTD.	115,689.99
135899	2020/01/24	6173	VISTA RADIO	179.55
135900	2020/01/24	5319	WASTE MANAGEMENT OF CANADA CORPORA	1,011.73
135901	2020/01/24	9453	WHITE RABBIT HOLDING LTD.	44,961.00
135902	2020/01/24	5711	1008150 ALBERTA LTD.	2,495.83

*** Total : \$ 1,131,728.40

*** Total # Of Cheques: 99

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135912	2020/01/31	101	A & A GLASS LTD.	84.00
135913	2020/01/31	123	ACKLANDS - GRAINGER INC.	994.85
135914	2020/01/31	18	ALBERTA URBAN MUNICIPALITIES ASSOC	14,859.96
135915	2020/01/31	1704	ALBERTA WATER & WASTEWATER OPERATO	299.99
135916	2020/01/31	1355	AMSC INSURANCE SERVICES LTD	79,220.78
135917	2020/01/31	11549	ASSOCIATED ENVIRONMENTAL CONSULTAN	1,415.23
135918	2020/01/31	9800	AWARE360 LTD.	1,839.60
135919	2020/01/31	4264	AXANI BROS. TRUCKING INC.	677.25
135920	2020/01/31	104	B & R ECKEL'S TRANSPORT LTD.	864.62
135921	2020/01/31	8747	BERNIER'S DIESEL & AUTO REPAIR & P	1,058.33
135922	2020/01/31	4350	BRETT YOUNG	1,188.00
135923	2020/01/31	2572	BUSY BEE SANITARY SUPPLIES INC.	864.15
135924	2020/01/31	5823	CANADIAN LINEN & UNIFORM SERVICE	235.91
135925	2020/01/31	9798	CANADIAN TIRE #450	256.07
135926	2020/01/31	239	CENTRAL SHARPENING	907.20
135927	2020/01/31	11329	CINTAS CANADA LIMITED	858.88
135928	2020/01/31	6562	THE CITY OF RED DEER	500.00
135929	2020/01/31	650	CLEARTECH INDUSTRIES INC.	2,914.19
135930	2020/01/31	8735	COLD LAKE FOODS (2003) INC	133.16
135931	2020/01/31	111	COLD LAKE HOME HARDWARE BUILDING C	1,284.21
135932	2020/01/31	298	COLD LAKE REGIONAL CHAMBER OF COMM	2,887.50
135933	2020/01/31	2392	COPELAND, CRAIG JOHN	363.29
135934	2020/01/31	6100	DBS ENVIRONMENTAL	6,000.68
135935	2020/01/31	2657	DE LAGE LANDEN FINANCIAL SERVICES	668.80
135936	2020/01/31	9123	EASTLINK	28,350.00
135937	2020/01/31	38	ELECTRIC SERVICES GRAND CENTRE LTD	19,293.75
135938	2020/01/31	12221	ERAMOSA	365.27
135939	2020/01/31	9174	GIBBS, CORY	84.49
135940	2020/01/31	134	GRAND & TOY	237.11
135941	2020/01/31	12812	GROULX, JACKIE & RONALD	21.80
135942	2020/01/31	185	HARVIE'S GLASS & MIRROR LTD.	4,957.58
135943	2020/01/31	12003	JCR MOBILE REPAIR LTD.	17,804.12
135944	2020/01/31	82	JESTER PAINT SUPPLY LTD.	691.83
135945	2020/01/31	7745	JOHN DEERE FINANCIAL	457.44
135946	2020/01/31	7456	JORGENSEN, JOSEPH V	10.22
135947	2020/01/31	1215	KYETECH CANADA INC.	257.25
135948	2020/01/31	7458	L.D. SEPTIC TANK CLEANING	525.00
135949	2020/01/31	5588	LABONTE, HOLLY	75.00
135950	2020/01/31	8624	LAC LA BICHE COUNTY/LAC LA BICHE P	39,383.78
135951	2020/01/31	4290	LAKELAND FIRE & SAFETY SUPPLY	65.06
135952	2020/01/31	7835	LUCKETT WENMAN & ASSOCIATES	222.89
135953	2020/01/31	480	MARTIN DEERLINE	719.96
135954	2020/01/31	12811	MCCULLOUGH, BENJAMIN L G	36.77
135955	2020/01/31	710	MCKAY, HUGH	1,705.73
135956	2020/01/31	3127	NAGOYA, KEVIN	1,432.21
135957	2020/01/31	272	NORTHERN LIGHTS LIBRARY SYSTEM	78,246.03
135958	2020/01/31	9657	PARADIGM SOFTWARE	1,063.13
135959	2020/01/31	2164	PETTY CASH - FCSS	374.48
135960	2020/01/31	9558	PLAY QUEST RECREATION	68,554.87
135961	2020/01/31	12240	PREVOST, A DIVISON OF VOLVO GROUP	2,156.97
135962	2020/01/31	64	PUROLATOR COURIER LTD	122.35
135963	2020/01/31	1946	RIDERS CONNECTION	83.92
135964	2020/01/31	12006	RMA FUEL LTD.	10,207.98
135965	2020/01/31	9288	ROADWAY TRAFFIC PRODUCTS (AB)	192.37
135966	2020/01/31	110	RONA	229.66
135967	2020/01/31	12009	RURAL MUNICIPALITIES OF ALBERTA	256.154

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135968	2020/01/31	12776	S SUNDHER ORCHARDS LTD.	911.37
135969	2020/01/31	850	SAFE-NET GROUP INC.	189.00
135970	2020/01/31	12809	SASK. REPTILE SHOW & RESCUE	1,382.25
135971	2020/01/31	12809	SASK. REPTILE SHOW & RESCUE	1,382.25
135972	2020/01/31	5966	SCHEFFER ANDREW LTD. PLANNERS & EN	1,379.18
135973	2020/01/31	7915	SCHMIDTZ, KIM M	109.41
135974	2020/01/31	2062	SCHOLAR'S CHOICE MOYER	321.00
135975	2020/01/31	5884	SHRED-IT INTERNATIONAL ULC	303.46
135976	2020/01/31	12252	ST. PAUL PARENT LINK	41,314.57
135977	2020/01/31	5672	STAPLES #332 COLD LAKE	652.70
135978	2020/01/31	2220	STAR AUTO & INDUSTRIAL LTD.	241.62
135979	2020/01/31	1247	STONEHOCKER, DIANE	1,968.62
135980	2020/01/31	8104	TIGER CALCIUM SERVICES INC.	4,683.56
135981	2020/01/31	6868	ULINE CANADA CORPORATION	103.43
135982	2020/01/31	12520	UNI-SELECT CANADA STORES INC.	291.32
135983	2020/01/31	8198	UNIVERSITY BLUE QUILLS	4,500.00
135984	2020/01/31	71	URLACHER CONSTRUCTION LTD.	57,803.48
135985	2020/01/31	5319	WASTE MANAGEMENT OF CANADA CORPORA	5,514.98
135986	2020/01/31	2743	WFR WHOLESALE FIRE & RESCUE LTD	558.89
135987	2020/01/31	11500	WINDERMERE REGISTRY	20.00
135988	2020/01/31	738	4 WING BASE FUND	131,250.00

*** Total : \$ 654,442.80

*** Total # Of Cheques: 77



STAFF REPORT

Title: Bylaw No. 658-AN-20 - 2020 Supplementary Tax Imposition Bylaw

Meeting Date: February 25, 2020

Executive Summary:

Bylaw No. 658-AN-20 is an annual bylaw authorizing the preparation of supplementary assessments for the purpose of imposing a supplementary tax for the 2020 taxation year, in the City of Cold Lake. At the February 11, 2020 Regular Council Meeting, Council gave Bylaw No. 658-AN-20 first reading. Bylaw No. 658-AN-20 is before Council for consideration of second and third reading.

Background:

The City of Cold Lake under Section 313 of the MGA requires an annual bylaw to be passed prior to May 1 authorizing the preparation of supplementary assessments for all improvements for the purpose of imposing a supplementary tax. Supplementary taxes ensure that all properties constructed during the year contribute its fair share of taxes for the balance of the year. Without the supplementary bylaw, the City is restricted to the assessed value of the property at December 31st of the previous year. The 2019 supplementary assessment totaled \$10,833,600 which generated \$34,124.62 in revenue for the Municipality.

Alternatives:

Council may consider the following options

1. Council give a second and third reading to Bylaw No. 658-AN-20, 2020 Supplementary Tax Imposition Bylaw.
2. Council not give second and third reading of Bylaw No. 658-AN-20, which will result in no supplementary taxes being implemented for the 2020 taxation year.

Recommended Action:

Administration recommends that Council give second and third reading to Bylaw No. 658-AN-20, being a Bylaw to Authorize the Preparation of Supplementary Assessments for Improvements for the Purpose of Imposing a Supplementary Tax Rate for the 2020 Taxation Year.

Budget Implications (Yes or No):

Yes

Submitted by:



Kevin Nagoya, Chief Administrative Officer

CITY OF COLD LAKE
BYLAW 658-AN-20
2020 SUPPLEMENTARY TAX IMPOSITION

A BYLAW OF THE CITY OF COLD LAKE, IN THE PROVINCE OF ALBERTA, AUTHORIZING THE PREPARATION OF SUPPLEMENTARY ASSESSMENTS FOR IMPROVEMENTS FOR THE PURPOSE OF IMPOSING A SUPPLEMENTARY TAX FOR THE 2020 TAXATION YEAR.

WHEREAS, the assessor must prepare supplementary assessments for machinery and equipment used in manufacturing and processing if those improvements are completed or begin to operate in the year in which they are to be taxed;

AND WHEREAS, the Council of the City of Cold Lake deems it advisable to require the assessor to prepare a supplementary assessment for other improvements that are completed, occupied or moved into the City of Cold Lake in the year in which they are to be taxed;

AND WHEREAS, the Council of the City of Cold Lake deems it advisable to prepare a supplementary assessment for all improvements for the purpose of imposing a supplementary tax in 2020;

NOW THEREFORE, pursuant to the authority of the *Municipal Government Act*, RSA Chapter M-26., the Council of the City of Cold Lake, duly assembled, enacts as follows:

1. That the assessor for the City of Cold Lake is hereby required to prepare supplementary assessments of all improvements during the taxation year 2020;
2. That the assessor for the City of Cold Lake must prepare Supplementary Assessments for improvements if:
 - 2.1 they are completed in the year 2020 in which they are to be taxed;
 - 2.2 they are occupied during all or any part of the year 2020 in which they are to be taxed; or
 - 2.3 they are moved into the City of Cold Lake during the year 2020 in which they are to be taxed and they will not be taxed in 2020 by another Municipality.
 - 2.3.1 a supplementary assessment must be prepared for a designated manufactured home that is moved into the municipality during the year 2020 despite that the designated manufactured home will be taxed in the year 2020 by another municipality.
3. That the Supplementary Assessment must reflect:
 - 3.1 value of an improvement that has not been previously assessed; or
 - 3.2 the increase in the value of an improvement since it was last assessed.
4. This Bylaw shall come into effect on the day of its third reading.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 11th day of February A.D. 2020, on motion by Councillor Lefebvre.

CARRIED
UNANIMOUSLY

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this _____ day of _____, A.D. 2020, on motion by Councillor _____.

CARRIED
UNANIMOUSLY

THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this _____ day of _____, A.D. 2020, on motion by Councillor _____.

CARRIED
UNANIMOUSLY

Executed this _____ day of _____, 2020.

CITY OF COLD LAKE

MAYOR

CHIEF ADMINISTRATIVE OFFICER



STAFF REPORT

Title: Bylaw No. 660-BD-20 - Bylaw to Amend Cold Lake and District Family and Community Support Services (FCSS) Advisory Committee Bylaw No. 509-BD-14

Meeting Date: February 25, 2020

Executive Summary:

Bylaw No. 509-BD-14, Cold Lake and District Family and Community Support Services Advisory Committee Procedural Bylaw was passed by Council on August 12, 2014 and in doing so repealed Bylaw No. 311-BD-07, amending Bylaw No. 368-BD-10, and amending Bylaw No. 404-BD-10.

The Cold Lake and District Family and Community Support Services Advisory Committee is expected to review the Cold Lake & District Family and Community Support Services Advisory Committee Bylaw once every two (2) years and make recommendation to Council for any changes deemed necessary.

The mandate of the Committee is to:

- Act as an advisor to Council with respect to policy development and planning for social service based programs, services and facilities
- Seek out and apply for funding that allows the Committee to address the social needs of the community
- Recommend guidelines and policies for the long-term planning of the social infrastructure of the community
- Review and provide recommendations to Council regarding criteria for the Community Strategy Grant Program; in accordance with the appropriate Acts.
- Review and approve Community Strategy grants within the approved regulations and budgets
- Make recommendations to Council on matters that affect philosophy, policy, budget, levels of services for social service based programs, services and facilities.

The purpose of this report is to present the recommendations of the Cold Lake and District Family and Community Support Services Advisory Committee to Council for adoption.



Background:

The recommendations by the Cold Lake and District Family and Community Support Services Advisory Committee address general housekeeping improvements i.e. the referencing to the City of Cold Lake as well as the providing committee members the option of telephone attendance at a committee meeting.

The recommended amendments are presented in **RED** in the attached draft amended bylaw. The housekeeping items are found throughout the draft amended bylaw. The provisions for telephone attendance can be found in Section 10.2 of the draft amended bylaw.

Administration supports the recommendations presented by the Cold Lake and District Family and Community Support Services Advisory Committee.

Alternatives:

Council may consider the following options:

- Motion to give Bylaw No. 660-BD-20, being a Bylaw to Amend Cold Lake & District Family and Community Support Services Advisory Committee Bylaw No. 509-BD-14, in the City of Cold Lake, first reading.
- Defeat a motion to give Bylaw No. 660-BD-20, being a Bylaw to Amend Cold Lake & District Family and Community Support Services Advisory Committee Bylaw No. 509-BD-14, in the City of Cold Lake, first reading.

Recommended Action:

That Council pass a motion to give Bylaw No. 660-BD-20, being a Bylaw to Amend Cold Lake & District Family and Community Support Services Advisory Committee Bylaw No. 509-BD-14, in the City of Cold Lake, first reading.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

CITY OF COLD LAKE
BYLAW 660-BD-20

A BYLAW OF THE CITY OF COLD LAKE IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 509-BD-14, COLD LAKE & DISTRICT FAMILY AND COMMUNITY SUPPORT SERVICES ADVISORY COMMITTEE BYLAW.

PURSUANT to section 63(1) of the *Municipal Government Act*, RSA 2000, Chapter M-26, a council may by bylaw authorize the revision of a bylaw of the municipality; and pursuant to section 63(2)(i) of the *Municipal Government Act*, RSA 2000, Chapter M-26 the bylaw may make changes, without changing the substance of the Bylaw, to bring out more clearly what is considered to be the meaning of the bylaw or to improve the expression of the law;

WHEREAS Council passed Bylaw 509-BD-14 on August 12, 2014 to establish the Cold Lake & District Family and Community Support Services Advisory Committee Bylaw;

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the City of Cold Lake in the Province of Alberta, duly assembled, hereby enacts:

SECTION 1 - TITLE

1. This Bylaw shall be cited “660-BD-20, Amendment to Bylaw 509-BD-14, the Cold Lake & District Family & Community Support Services Advisory Committee Bylaw”:

SECTION 2 – BYLAW AMENDMENTS

2. Bylaw 509-BD-14 is hereby amended by:
 - 2.1 Adding definition:
 - 2.3 “Electronic Communications” means that Committee members may attend a Committee meeting through electronic communications.
 - 2.2 Definition 2.2 is hereby amended and shall read as follows:

“Council” means the Mayor and Members of Council of the City of Cold Lake;
 - 2.3 Definition 2.4 is hereby amended and shall read as follows:
 - 2.5 “Member of Council” means an elected member of the Council of the City of Cold Lake or the MD of Bonnyville;
 - 2.4 Definition 2.6 is hereby amended and shall read as follows:
 - 2.7 “Organizational Meeting of Council” means the annual organizational meeting of Council as set out in the City of Cold Lake Procedural Bylaw;
 - 2.5 Section 6.1 of Bylaw 509-BD-14 is hereby amended and shall read as follows:
 - 6.1 The term of office for the members-at-large will be for two (2) years. Council may reappoint any Committee member to additional terms should Council deem such appointment to be in the best interests of the City of Cold Lake and the Family and Community Support Services Advisory Committee.
 - 2.6 Section 9.2 of Bylaw 509-BD-14 is hereby amended and shall read as follows:
 - 9.2 Where a member of the Committee is requested to attend a conference, seminar or other meeting outside the jurisdiction of the City of Cold Lake, they may be provided reimbursement of any travelling and living expenses.
 - 2.7 Section 10 of Bylaw 509-BD-14 is hereby amended, to add the following:

10.2 Meeting through Electronic Communications

- 10.2.1 Committee members may attend a Committee meeting by means of electronic communication. Acceptable alternatives include: through the use of a telephone, ensuring that dialogue is available for both parties; through the use of a personal computer, or other means as technology advances.
- 10.2.2 Committee members may attend a regular or special Committee meetings by means of electronic communication a maximum of three (3) times per calendar year, unless otherwise approved by the Committee.
- 10.2.3 Committee members shall be permitted to attend a meeting using electronic communications if that location is able to support its use, ensuring that all Committee members participating in the meeting are able to communicate effectively.
- 10.2.4 A Committee member attending a meeting via electronic communications is deemed to be present at the meeting for whatever period of time the connection via electronic communications remains active.
- 10.2.5 The Chairperson shall announce to those in attendance at the Committee meeting that a Committee member is attending the meeting by means of electronic communications.
- 10.2.6 When a vote is called, Committee members attending the meeting by means of electronic communications shall be asked to state their vote only after all other Committee members present at the meeting have cast their votes by a show of hands.

2.8 Section 10.5.1 of Bylaw 509-BD-14 is hereby amended and shall read as follows:

- 10.5.1 the Committee may make rules as are necessary for the conduct of its meetings and its business that are consistent with this Bylaw, the City of Cold Lake Procedural Bylaw and the Municipal Government Act.

2.9 Section 12.4 of Bylaw 509-BD-14 is hereby amended and shall read as follows:

- 12.4 Council may request that the Committee provide it with input, either verbally or in writing, pertaining to a budget outlining the proposed expenditures of the Committee for the next year. Any input provided by the Committee with respect to such budget is deemed to be that of the Committee and not of the administration of the City of Cold Lake.

SECTION 3 - ENACTMENT

- 3. This Bylaw shall come into full force and effect immediately upon the date of its final passage.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this _____ day of, A.D. 2020, on motion by Councillor _____.

**CARRIED
UNANIMOUSLY**

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this _____ day of, A.D. 2020, on motion by Councillor _____.

**CARRIED
UNANIMOUSLY**

THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this _____ day of, A.D. 2020, on motion by Councillor _____.

**CARRIED
UNANIMOUSLY**

Executed this _____ day of _____, 2020.

CITY OF COLD LAKE

MAYOR

CHIEF ADMINISTRATIVE OFFICER

CITY OF COLD LAKE
BYLAW #509-BD-14

A BYLAW OF THE CITY OF COLD LAKE IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE COLD LAKE & DISTRICT FAMILY AND COMMUNITY SUPPORT SERVICES ADVISORY COMMITTEE.

WHEREAS under the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the City of Cold Lake may pass bylaws in relation to the establishment, functions, procedure and conduct of Council committees and other bodies;

WHEREAS, the Council of the City of Cold Lake deems it expedient to establish a Family & Community Support Services Advisory Committee;

WHEREAS Bylaw 509-BD-14 will repeal the City of Cold Lake Bylaw 311-BD-07, amend Bylaw 368-BD-10 and amend Bylaw 404-BD-10;

NOW THEREFORE, after due compliance with the relevant provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the City of Cold Lake in the Province of Alberta, duly assembled, hereby enacts:

1. TITLE

This Bylaw shall be cited as the “Cold Lake & District Family & Community Support Services Advisory Committee Bylaw:

2. DEFINITIONS

In this Bylaw:

2.1 “Committee” means the Cold Lake & District Family & Community Support Services Advisory Committee as provided for in this Bylaw;

~~2.2 “Council” means the Mayor and Members of Council of Cold Lake;~~

2.2 “Council” means the Mayor and Members of Council of the City of Cold Lake

2.3 “Electronic Communications” means that Committee members may attend a Committee meeting through electronic communications.

2.4 “Manager” means the Manager of Cold Lake and District Family and Community Support Services;

~~2.4 “Member of Council” means an elected member of the Council of Cold Lake or the MD of Bonnyville;~~

2.5 “Member of Council” means an elected member of the Council of the City of Cold Lake or the MD of Bonnyville;

2.6 “Municipal Government Act” means the Municipal Government Act, S.A. 2000 as amended from time to time;

~~2.6 “Organizational Meeting of Council” means the annual organizational meeting of Council as set out in the Cold Lake Procedural Bylaw;~~

2.7 “Organizational Meeting of Council” means the annual organizational meeting of Council as set out in the City of Cold Lake Procedural Bylaw;

2.8 “Recording Secretary” means a person appointed to the position of recording secretary of the Committee pursuant to this Bylaw;

2.9 “Simple Majority” means more than 50% of the votes or persons;

CITY OF COLD LAKE
BYLAW #509-BD-14

2.10 “Staff Advisor” means a person appointed to the position of staff advisor of the Committee pursuant to this Bylaw; and

2.11 “Vacancy” means the absence of a member from the Committee, including absence due to death, retirement or resignation and including an inability or refusal by a member to continue to fulfill his or her obligations as a member of the Committee.

3. ESTABLISHMENT

Committee to be known as the Cold Lake & District Family & Community Support Services Advisory Committee is hereby established.

4. MANDATE

The mandate of the Committee shall be as follows:

4.1 Act as an advisor to Council with respect to policy development and planning for social service based programs, services and facilities.

4.2 Seek out and apply for funding that allows the Committee to address the social needs of the community.

4.3 Recommend guidelines and policies for the long term planning of the social infrastructure of the community.

4.4 Review and provide recommendations to Council regarding criteria for the Community Strategy Grant Program; in accordance with the appropriate Acts.

4.5 Review and approve Community Strategy grants within the approved regulations and budgets.

4.6 Make recommendations to Council on matters that affect philosophy, policy, budget, levels of services for social service based programs, services and facilities.

5. MEMBERSHIP

5.1 The Committee shall consist of seven (7) members appointed by resolution of Council as follows:

5.1.1 One (1) elected member of the Council of the City of Cold Lake; and

5.1.2 One (1) elected member of the Council of the Municipal District of Bonnyville No. 87; and

5.1.3 Five (5) members of the public-at-large residing in either the City of Cold Lake or the Municipal District of Bonnyville No. 87.

5.2 Any vacancy may be filled by resolution of Council.

6. TERM OF OFFICE

6.1 ~~The term of office for the members at large will be for two (2) years. Council may reappoint any Committee member to additional terms should Council deem such appointment to be in the best interests of the City and the Family and Community Support Services Advisory Committee.~~

6.1 The term of office for the members-at-large will be for two (2) years. Council may reappoint any Committee member to additional terms should

CITY OF COLD LAKE
BYLAW #509-BD-14

Council deem such appointment to be in the best interests of the City of Cold Lake and the Family and Community Support Services Advisory Committee.

- 6.2 The term of office for a Committee member shall commence on the date of the Organizational Meeting of Council, unless there is a vacancy or Council has provided otherwise by resolution, and shall expire on the date of the Organizational Meeting of Council in the year of the expiry of the term unless Council has provided otherwise by resolution.
- 6.3 Where a Member of Council is appointed as a member of the Committee, the appointment shall terminate upon the Member of Council ceasing to be a Member of Council.
- 6.4 A Committee member may be re-appointed by Council resolution to serve a further term.
- 6.5 All members shall remain in office until their respective successors have been appointed.
- 6.6 In the event of a vacancy the person appointed to fill such vacancy shall hold officer for the remainder of the term concerned.
- 6.7 If any member of the Committee is absent from three (3) consecutive regular meetings of the Committee during their term, Council, on recommendation from the Committee, may declare a vacancy in respect of the office of such member.
- 6.8 Council may, with reason, request the resignation of any member of the Committee at any time prior to the expiry date of the member's term of office and any member of the Committee may resign therefrom at any time upon sending a written notice to the recording secretary to that effect.

7. CHAIRPERSON AND VICE-CHAIRPERSON

- 7.1 At the first meeting of the Committee, and annually thereafter at a meeting of the Committee, a chairperson and a vice-chairperson of the Committee shall be elected by a vote of a simple majority of those members of the Committee present.
- 7.2 A Member of Council appointed to the Committee shall not be eligible for the position of chairperson or vice-chairperson.
- 7.3 A member may be re-elected to the position of chairperson or vice-chairperson.
- 7.4 The duties of the chairperson shall consist of:
 - 7.4.1 presiding at the regular and special meetings of the Committee;
 - 7.4.2 direction and control of the operation of the Committee;
 - 7.4.3 direct consultation with the Manager; and
 - 7.4.4 providing all information and material for inclusion in an agenda for all regular and special meetings of the Committee to the recording secretary at least five (5) days prior to the meeting for which the agenda is prepared.
- 7.5 The duties of the vice-chairperson shall consist of:
 - 7.5.1 fulfilling the duties of the chairperson in his or her absence; and
 - 7.5.2 acting as the spokesperson for the activities of the Committee.

**CITY OF COLD LAKE
BYLAW #509-BD-14**

Where the chairperson and vice-chairperson are both absent from a meeting of the Committee, one of the other members of the Committee shall be elected, as the chairperson, by a simple majority of members present to preside over the meeting.

8. ROLE OF STAFF

- 8.1 The Chief Administrative Officer may appoint a staff advisor and/or recording secretary to the Committee and may, where appropriate, attend meetings of the Committee in a non-voting, ex-officio capacity.
- 8.2 The role of the Chief Administrative Officer or staff member appointed hereunder would be that of an advisor to the Committee in respect of those matters within the jurisdiction of the Committee.
- 8.3 The duties of the recording secretary shall consist of:
 - 8.3.1 attendance at all regular and special meetings of the Committee;
 - 8.3.2 attendance at all regular or special meetings of any sub-committees of the Committee as required by the Committee;
 - 8.3.3 to record and distribute minutes of such meetings in accordance with the provisions of this Bylaw or as directed by the Committee;
 - 8.3.4 to prepare and provide an agenda to members of the Committee at least two (2) clear working days prior to the meeting for which the agenda is prepared; and
 - 8.3.5 to perform all other duties as may be assigned by the Committee from time to time.

9. REMUNERATION AND EXPENSES

- 9.1 Members of the Committee shall serve their term of office with the Committee in a voluntary capacity.
- 9.2 ~~Where a member of the Committee is requested to attend a conference, seminar or other meeting outside the jurisdiction of Cold Lake, they may be provided reimbursement of any travelling and living expenses.~~
- 9.2 Where a member of the Committee is requested to attend a conference, seminar or other meeting outside the jurisdiction of the City of Cold Lake, they may be provided reimbursement of any travelling and living expenses.

10. MEETINGS

10.1 Regular and Special Meetings

- 10.1.1 The first meeting of the Committee shall take place at a time to be designated by resolution of Council.
- 10.1.2 A regular meeting of the Committee shall generally be held once a month, but at least quarterly. The time and place of such regular meeting to be determined by the Committee at its first meeting and may be changed by the Committee from time to time as the Committee may deem advisable.
- 10.1.3 Special meetings may be called on twenty-four (24) hours' notice by the chairperson or at the request of a simple majority of the members of the Committee. The Committee may, by unanimous consent, wave notice of a special meeting at any time if every member of the Committee is present and has signed a waiver of notice of special meeting.

CITY OF COLD LAKE
BYLAW #509-BD-14

10.2 Meeting through Electronic Communications

- 10.2.1 Committee members may attend a Committee meeting by means of electronic communication. Acceptable alternatives include: through the use of a telephone, ensuring that dialogue is available for both parties; through the use of a personal computer, or other means as technology advances.
- 10.2.2 Committee members may attend a regular or special Committee meetings by means of electronic communication a maximum of three (3) times per calendar year, unless otherwise approved by the Committee.
- 10.2.3 Committee members shall be permitted to attend a meeting using electronic communications if that location is able to support its use, ensuring that all Committee members participating in the meeting are able to communicate effectively.
- 10.2.4 A Committee member attending a meeting via electronic communications is deemed to be present at the meeting for whatever period of time the connection via electronic communications remains active.
- 10.2.5 The Chairperson shall announce to those in attendance at the Committee meeting that a Committee member is attending the meeting by means of electronic communications.
- 10.2.6 When a vote is called, Committee members attending the meeting by means of electronic communications shall be asked to state their vote only after all other Committee members present at the meeting have cast their votes by a show of hands.

10.3 Minutes

- 10.3.1 A minute book shall be kept and the minutes of all regular and special meetings shall be recorded therein by the recording secretary. Copies of all minutes shall be filed with the office of the Chief Administrative Officer within 10 days of the meeting at which such minutes were recorded and circulated to all members prior to the next regular meeting.

10.4 Quorum

- 10.4.1 A quorum for regular and special meetings of the Committee shall be a simple majority of the voting members of the Committee.
- 10.4.2 The decision of the majority of the members present at a meeting duly convened shall be deemed to be the decision of the whole Committee.
- 10.4.3 Only those Committee members present at a Committee meeting shall vote on any matter before the Committee, and in the event of a tie, the motion shall be lost; notwithstanding that should it be deemed necessary, by the Chief Administrative Officer or the appointed staff advisor, to have members vote electronically during an interval of meetings in order to move forward on issues with timelines, the Committee members shall be directed to do so and shall be held to such a vote as final decision.

10.5 Delegations

- 10.5.1 ~~Persons wishing to be heard by the Committee shall, unless otherwise decided by the Committee, give notice in writing within seventy two (72) hours of the meeting of the Committee at which that person wishes to be heard.~~

CITY OF COLD LAKE
BYLAW #509-BD-14

10.5.1 the Committee may make rules as are necessary for the conduct of its meetings and its business that are consistent with this Bylaw, the City of Cold Lake Procedural Bylaw and the Municipal Government Act.

10.5.2 Where a person or representative of any group wishes to address the Committee, the Committee may, by a vote of a simple majority of members, allow a person or representative to address it.

10.6 Rules of Procedure

10.6.1 The Committee may make rules as are necessary for the conduct of its meetings and its business that are consistent with this Bylaw, the Cold Lake Procedural Bylaw and the Municipal Government Act.

11. SUB-COMMITTEE

11.1 The Committee may appoint sub-committees to deal with any special phase of the matters coming within the scope of the jurisdiction of the Committee. Upon the filing of a final report by a sub-committee on its activities, the sub-committee shall be dissolved.

12. DUTIES OF THE COMMITTEE

12.1 In addition to any duties and responsibilities of the Committee d set out in this Bylaw, the duties and responsibilities of the Committee shall be determined by resolution of Council.

12.2 The Committee may advise Council with respect to the making of policies as the Committee deems necessary from time to time, provided such policies are not inconsistent with the powers herein conferred.

12.3 The Committee shall review this Bylaw bi-annually (every two years) and make recommendations to Council for any changes deemed necessary.

12.4 ~~Council may request that the Committee provide it with input, either verbally or in writing, pertaining to a budget outlining the proposed expenditures of the Committee for the next year. Any input provided by the Committee with respect to such budget is deemed to be that of the Committee and not of the administration of Cold Lake.~~

12.4 Council may request that the Committee provide it with input, either verbally or in writing, pertaining to a budget outlining the proposed expenditures of the Committee for the next year. Any input provided by the Committee with respect to such budget is deemed to be that of the Committee and not of the administration of the City of Cold Lake.

13. REPEAL

Bylaw No. 509-BD-14 shall replace Bylaw No. 311-BD-07, amend Bylaw 368-BD-10 and 404-BD-10, of the City of Cold Lake.

14. ENACTMENT

This Bylaw shall come into full force and effect immediately upon the date of its final passage.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 10th day of June, A.D. 2014, on motion by Councillor Lefebvre.

CARRIED
UNANIMOUSLY

CITY OF COLD LAKE
BYLAW #509-BD-14

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 24th day of June, A.D. 2014, on motion by Councillor Lefebvre.

CARRIED
UNANIMOUSLY

THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 12 day of August, A.D. 2014, on motion by Councillor Vining, as amended.

CARRIED
UNANIMOUSLY

Executed this ____ day of _____, 2014.

CITY OF COLD LAKE

MAYOR

CHIEF ADMINISTRATIVE OFFICER



STAFF REPORT

Title: Cold Lake Parent Link Centre

Meeting Date: February 25, 2020

Executive Summary:

The Cold Lake Parent Link Centre (PLC) is uniquely designed to meet the needs of families and caregivers. The PLC works with parents, caregivers and other agencies to give children the best start in life. The Centre offers families comprehensive support in five core service areas: Early Childhood Development and Care; Parent Education; Family Support; Information and Referrals; and Developmental Screening.

In an announcement on November 4, 2019, effective March 31, 2020, the Alberta Children's Services Ministry is cancelling approximately 450 grants and contracts with 300 organizations that operate PLC's and other aligned programs.

At this time, effective April 1, 2020, the PLC will closed. As such, administration will need attune the resources associated with the program accordingly.

It is understood that City Council would like to consider a resolution to continue with the PLC, at least until the Government of Alberta make decisions in regards to the FRN's. It should be noted that this will come at a cost to the City of Cold Lake (as provincial funding will seize) of which will need to be funding from other sources of revenue (as a municipal property taxes).

The costs associated with the operations of the PLC is approximately \$25,000/month inclusive of the Government of Alberta grants that will be seizing and municipal top-up funding to provide enhanced programing.

Background:

The City of Cold Lake through its Family and Community Support Services (FCSS) and network service partners provides locally driven, preventative, social initiatives with the aim to promote healthy environments and positive experiences at critical stages in development offering the greatest benefit to individuals, families and communities.

Family and Community Support Services (FCSS) is a joint provincial-municipal funding program designed to establish, administer and operate preventive social services. FCSS emphasizes prevention, volunteerism and local autonomy



The provincial and municipal governments share the cost of the program. The Province contributes up to 80 per cent of the program cost and with the City covering a minimum of 20 percent.

The Cold Lake PLC is of the four (4) participating community partners which forms the Lakeland Parent Link Network. The Lakeland Parent Link Network is one of Alberta's network of 57 Parent Link Centres. The participating community partners in the Lakeland Parent Link Network are: the City of Cold Lake, Town of St. Paul, Town of Bonnyville and Lac La Biche County.

In response to Alberta Children's Services' announcement, administration submitted an Expression of Interest (EOI) to Children's Services, Family and Community Resiliency Division to be the Hub and Spoke service provider for the City of Cold Lake.

For the benefit of the reader, the Hub is described as a physical centre (brick and motor) and anchor organization that arranges the delivery of a full range of services, supports and programming. The Hub supports both direct service delivery of programs (in-house spoke services) and administers formal partnership services programs (contracted spoke services). The Spokes are the network of services, supports, and programming delivered to children, youth and families. These programs can be directly delivered by the Hub and/or coordinated by the Hub to be delivered by formal community partnerships.

The City's EOI has been presented in a manner which bids on being the Hub and Spoke for the City of Cold Lake yet remains open to providing Hub services for communities in the region i.e. Lac La Biche, MD District, Bonnyville and St. Paul without committing a bid price for these services. Council may recall, expressed in the tender document posted by Children's Services, the City of Cold Lake is positioned within the network area with Athabasca County, Lac La Biche and Plamondon.

Children's Services is using a multi-phased EOI approach for the development and implementation of the Family Resource Network (FRN) services. Phase six (6), commencing February 17 to March 14, 2020, assigns the Family and Community Resiliency Division, Regional personnel, Regional Contract Teams and qualified proponents to negotiate and formalize partnerships, funding, responsibilities and expectations within the defined network areas.

Administration has been in contact with the Manager, Contracts, Procurement and Youth Assessment Centre, Children's Services, North Central Region. This report has been prepared prior to anticipated conversations with Children's Services February 24, 2020.



As mentioned, Family and Community Support Services (FCSS) is a joint provincial-municipal funding program. FCSS Program receives its mandate from the Family and Community Support Services Act and Regulation. FCSS philosophy is based on a belief that self-help contributes to a sense of integrity, self-worth and independence. Programs developed are intended to help individuals in their community to adopt healthy lifestyles, thereby improving the quality of life and building the capacity to prevent and/or deal with crisis situations should they arise.

FCSS and its network of service providers is an intricate web of support service. Services provided by FCSS are identified to be delivered in the new Family Resource Network core service delivery domains. The continuation of duplicated services beyond the cancellation deadline of March 31, 2020 may have an impact to not only the City's EOI application but the FCSS funding agreement January 1, 2020 to December 31, 2022.

Due to the fact the City of Cold Lake has significant financial uncertainty with regard to I.D. 349 (both for 2019 and 2020), it is administrations recommendation to allow the provincial funded program to seize, of which subject to the direction of the provincially funded FRN's, the program can be rebranded and funded by the City of Cold Lake (and partners), if so desired.

It should be noted that the following statics provide a summary of attendance to PLC programing (inclusive of the enhanced programming provided by the City of Cold Lake):

- 2014 - 12,766
- 2015 - 26,889
- 2016 - 28,279
- 2017 - 28,343
- 2018 - **22,554**

Alternatives:

Council may consider the following options:

- That Council consider a resolution to have the City of Cold Lake continue the operations of the Cold Lake Parent Link Centre;
- That Council consider a resolution to have the City of Cold Lake continue the operations of the Cold Lake Parent Link Centre until May, 31, 2020 (giving a two (2) month extension).
- Council may pass a resolution referring the issue to its' Corporate Priorities Committee meeting on March 18, 2020 for recommendation.



Recommended Action:

That Council defeat the following motion:

That Council direct Administration to continue with the operations of the Cold Lake Parent Link Centre program until May, 31, 2020, giving a two (2) month extension from the Government of Alberta's announcement to seize funding effective March 31, 2020, in an effort to receive feedback from the Government of Alberta on their new Family Resource Network Program.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

November 4, 2019

Kim Schmitz, FCSS Manager
City of Cold Lake
5513 - 48 Avenue
Cold Lake, AB T9M 1A1

Dear Kim,

On behalf of Children's Services, I would like to acknowledge and thank you for the strong and cooperative working relationship your agency has with us. I appreciate and value the services you have offered to strengthen families in our province.

Children's Services has adopted the [Well-Being and Resiliency Framework](#) to guide our efforts to enhance prevention and early intervention services for children, youth and families. The Framework's goal is to provide a consistent province-wide approach to our investments in prevention and early intervention services, create a continuum of services and supports that reflect current evidence related to brain science, and incorporate Indigenous perspectives and worldviews. The Framework is available at open.alberta.ca; search "Well-Being and Resiliency Framework".

Children's Services is re-designing its approach to service delivery to align with the Framework and ensure equitable access to evidence-based prevention and early intervention services throughout the province and among age groups. Our goal is to create networks that provide a range of universal, targeted and intensive services.

The Government of Alberta is moving forward to meet its goal of fairness, transparency and accountability in all grant and contracting processes. The Family and Community Resiliency Division's new comprehensive network design for prevention and early intervention services across the province will be introduced through an Expression of Interest. We hope to engage providers, such as yourself, who are interested in providing these services to work collaboratively in submitting proposals.

.../2

This letter is your formal notification that your grants: ACS250543 Parent Link; ACS251491 PLC Indigenous Enhancement; will end on March 31, 2020 and will not be renewed. As of April 1, 2020 Children's Services will no longer be funding this program in its current state. If your agency would like to continue working with Children's Services within our new model of prevention and early intervention service delivery, we invite you to submit a proposal(s) on the Expression of Interest. The Expression of Interest will be posted on the [Alberta Purchasing Connection](#) (APC) website on November 7, 2019.

If you have questions regarding your current contract or grant, please contact Lee Deren at 780-675-6873 or lee.deren@gov.ab.ca. More information regarding the upcoming Expression of Interest will be available to you shortly. Please visit www.purchasingconnection.ca.

Thank you again for your commitment to supporting the well-being of children and families in Alberta and I hope to work with you again in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Russ Pickford". The signature is fluid and cursive, with a long horizontal stroke at the end.

Russ Pickford, Executive Director
Regional and Community Program Delivery
Russ.Pickford@gov.ab.ca
780-638-1273

cc: Robert Andrews, Contract Manager

Hard copy of letter to follow.



STAFF REPORT

Title: Tax Recovery March 2020 - Reserve Bid

Meeting Date: February 25, 2020

Executive Summary:

The City currently has three (3) properties with property tax arrears that must be sold by public auction by March 31, 2020 as per the Municipal Government Act (MGA) s.418 and s.436.09. Administration has made every effort and followed all legislation leading up to the auction deadline date. In order to move ahead with the final stages of the tax recovery process Council must set a reserve bid and the terms and conditions of the sale as per the MGA s.419 and 436.1. Council has already set the terms and conditions of the sale at its December 10, 2019 meeting. The auction date has been set for March 25, 2020 at 5:00 p.m. and has been advertised in the Alberta Gazette as per MGA s. 421. A reserve bid must be set as close as reasonably possible to market value. Administration is recommending that Council set a reserve bid based on the market value of the properties as per the appraisal report and advertise the auction sale in the local paper as per MGA s. 421.

Background:

The City currently has 3 properties with property tax arrears that must be sold by public auction by March 31, 2020. Per the requirements of the MGA s.419 and 436.1, Council must set for each parcel of land and designated manufactured home to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the property to be offered for sale.

Administration conducted an appraisal on the three (3) properties to be offered for sale. The results of the appraisal is as follows:

Lot 21, Block 2, Plan 0726988 Title 112372036 Residential	\$ 387,000
Lot 3, Block A, Plan 8521872 Title 142085056 Vacant Res. Med. Density	\$ 412,000
Lot 5, Block A, Plan 8521872 Title 142085056001 Vacant Res. Med. Density	\$ 353,000

To date the city has followed all the requirements of the MGA and has registered a tax recovery lien against the properties. All notifications have been sent to the appropriate parties. Numerous attempts have been made to contact and collect the tax arrears including offering tax repayment agreements to the owners.

Lot 21, Block 2, Plan 0726988 is a residential lot with a house. The City registered a lien on the property on March 31, 2018. All efforts to obtain payment from the property owner has failed. An advertisement was placed in the January 31 issue of the Alberta gazette and a copy of this advertisement has been sent to the home owner.



Lot 3, Block A, Plan 8521872 is a vacant residential lot zoned medium density in Cold Lake North. The City registered a lien on the property on March 31, 2018. All efforts to obtain payment from the property owner has failed. An advertisement was placed in the January 31 issue of the Alberta gazette and a copy of this advertisement has been sent to the home owner.

Lot 5, Block A, Plan 8521872 is a vacant residential lot zoned medium density in Cold Lake North. The City registered a lien on the property on March 31, 2018. All efforts to obtain payment from the property owner has failed. An advertisement was placed in the January 31 issue of the Alberta gazette and a copy of this advertisement has been sent to the home owner.

If a property sells it will be sold “as is where is” condition. If the property sells at the auction and there is a tenant the new owner would be responsible for the tenant. A purchaser is entitled to acquire the land free of encumbrances with exceptions as listed in section 423 of the MGA. The City must notify the owner if there is any remaining proceeds. The proceeds must be kept for 10 years or until they are paid out to the owner. If the property does not sell the City may continue to try to sell the property at a price reasonably close to market as possible. If the property does not sell after 15 years the City can request the Registrar to issue a new certificate of title in the municipality’s name.

Alternatives:

Council may consider the following options:

1. Council may set the reserve bid as follows:

Lot 21, Block 2, Plan 0726988 Title 112372036	\$ 387,000
Lot 3, Block A, Plan 8521872 Title 142085056	\$ 412,000
Lot 5, Block A, Plan 8521872 Title 142085056001	\$ 353,000

2. Council may set reserve bid to an amount that is reasonably close to market value.

Recommended Action:

Administration recommends that Council set the reserve bid for the 2020 tax sale properties as follows:

Lot 21, Block 2, Plan 0726988 Title 112372036	\$ 387,000
Lot 3, Block A, Plan 8521872 Title 142085056	\$ 412,000
Lot 5, Block A, Plan 8521872 Title 142085056001	\$ 353,000

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

ADVERTISEMENTS

Public Sale of Land

(Municipal Government Act)

City of Cold Lake

Notice is hereby given that, under the provisions of the Municipal Government Act, the City of Cold Lake will offer for sale, by public auction, in the Council Chambers at City Hall, 5513 48 Avenue, Cold Lake, Alberta, on Wednesday, March 25, 2020, at 5:00 p.m., the following land:

Lot	Block	Plan	C. of T.
3	A	8521872	142085056
5	A	8521872	1420850560001
21	2	0726988	112372036

These parcels will be offered for sale, subject to a reserve bid and to the reservations and conditions contained in the existing certificate of title.

Each parcel is being offered for sale on an “as is, where is” basis, and the City of Cold Lake makes no representation and gives no warranty whatsoever as to the adequacy of services, soil conditions, land use districting, building and development conditions, absence or presence of environmental contamination, vacancy, or the ability to develop the subject land for any intended use by the purchaser. No bid will be accepted where the bidder attempts to attach conditions precedent to the sale of any parcel. No terms and conditions of sale will be considered other than those specified by the City.

The City of Cold Lake may, after the public auction, become the owner of any parcel of land not sold at the public auction.

Terms: Cash, bank draft or certified cheque. A 10% deposit is payable upon the acceptance of the bid at public auction. The balance of the accepted bid is due by March 31, 2020 or the deposit will be forfeited and the City will consider the next bid.

Redemption may be effected by payment of all arrears of taxes and costs at any time prior to the sale.

Dated at Cold Lake, Alberta, December 10, 2019.

Linda Mortenson, *General Manager, Corporate Services.*

municipality will offer the parcel for sale at a public auction, and

- (b) that the municipality may become the owner of the parcel after the public auction if the parcel is not sold at the public auction.

(3) The notice must be sent to the address shown on the records of the Land Titles Office for each person referred to in subsection (1).

1994 cM-26.1 s417;1995 c24 s61

Offer of parcel for sale

418(1) Each municipality must offer for sale at a public auction any parcel of land shown on its tax arrears list if the tax arrears are not paid.

(2) Unless subsection (4) applies, the public auction must be held in the period beginning on the date referred to in section 417(2)(a) and ending on March 31 of the year immediately following that date.

(3) Subsection (1) does not apply to a parcel in respect of which the municipality has started an action under section 411(2) to recover the tax arrears before the date of the public auction.

(4) The municipality may enter into an agreement with the owner of a parcel of land shown on its tax arrears list providing for the payment of the tax arrears over a period not exceeding 3 years, and in that event the parcel need not be offered for sale under subsection (1) until

- (a) the agreement has expired, or
- (b) the owner of the parcel breaches the agreement,

whichever occurs first.

1994 cM-26.1 s418;1995 c24 s62;1996 c30 s35

Reserve bid and conditions of sale

419 The council must set

- (a) for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and
- (b) any conditions that apply to the sale.

1994 cM-26.1 s419

Right to possession

420(1) From the date on which a parcel of land is offered for sale at a public auction, the municipality is entitled to possession of the parcel.

(2) For the purposes of obtaining possession of a parcel of land, a designated officer may enter the parcel and take possession of it for and in the name of the municipality and, if in so doing resistance is encountered, the municipality may apply to the Court of Queen's Bench for an order for the possession of the parcel.

RSA 2000 cM-26 s420;2009 c53 s119

Advertisement of public auction

421(1) The municipality must advertise the public auction

- (a) in one issue of The Alberta Gazette, not less than 40 days and not more than 90 days before the date on which the public auction is to be held, and
- (b) in one issue of a newspaper having general circulation in the municipality, not less than 10 days and not more than 20 days before the date on which the public auction is to be held.

(2) The advertisement must specify the date, time and location of the public auction, the conditions of sale and a description of each parcel of land to be offered for sale.

(3) The advertisement must state that the municipality may, after the public auction, become the owner of any parcel of land not sold at the public auction.

(4) Not less than 4 weeks before the date of the public auction, the municipality must send a copy of the advertisement referred to in subsection (1)(a) to

- (a) the owner of each parcel of land to be offered for sale,
- (b) each person who has an interest in any parcel to be offered for sale that is evidenced by a caveat registered by the Registrar, and
- (c) each encumbrancee shown on the certificate of title for each parcel to be offered for sale.

1994 cM-26.1 s421;1995 c24 s63

Adjournment of auction

422(1) The municipality may adjourn the holding of a public auction to any date within 2 months after the advertised date.

Right to a clear title

- 423(1)** A person who purchases a parcel of land at a public auction acquires the land free of all encumbrances, except
- (a) encumbrances arising from claims of the Crown in right of Canada,
 - (b) irrigation or drainage debentures,
 - (c) caveats referred to in section 39.2(11) of the *Condominium Property Act*,
 - (d) registered easements and instruments registered pursuant to section 69 of the *Land Titles Act*,
 - (e) right of entry orders as defined in the *Surface Rights Act* registered under the *Land Titles Act*,
 - (e.1) a caveat that, pursuant to section 3.1(6)(f)(iv) of the *New Home Buyer Protection Act*, remains registered against the certificate of title to the land,
 - (f) a notice of lien filed pursuant to section 38 of the *Rural Utilities Act*,
 - (g) a notice of lien filed pursuant to section 20 of the *Rural Electrification Loan Act*, and
 - (h) liens registered pursuant to section 21 of the *Rural Electrification Long-term Financing Act*.
- (2)** A parcel of land is sold at a public auction when the person who is acting as the auctioneer declares the parcel sold.
- (3)** There is no right under section 415 to pay the tax arrears in respect of a parcel after it is declared sold.

RSA 2000 cM-26 s423;2014 c10 s59;2015 c8 s53

APPRAISAL REPORT



OF THE LAND AND IMPROVEMENTS LOCATED AT

5810 Meadow Way
Cold Lake (South), AB

PREPARED FOR

City of Cold Lake

PREPARED BY

Cheryl Parenteau
DAR
License #1515-20
Bonnyville, Alberta

January 28, 2020

City of Cold Lake

The purpose of this appraisal and appraisal and appraisal report is to determine the market value, as defined in this appraisal report, of the subject land and improvements thereon, in fee simple, for the function of "marketing/resale purposes".

Fee simple is an absolute fee, a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. It is an inheritable estate.

I have personally viewed the exterior of the subject property on January 24, 2020 and have gathered and analyzed all the data obtained from the local real estate board, the Multiple Listing Service, the public record, and the appraiser's own files. I have further completed a sales comparison approach analysis and a cost approach analysis. Further, the appraiser has omitted the content of Standard Rule #1-4(c), with respect an income analysis, in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and with prior knowledge of the client.

It is my opinion the market value of the subject property as of January 24, 2020, is

Three Hundred Eighty-Seven Thousand Dollars

\$387,000

THIS REPORT CONTAINS AND IS SUBJECT TO specific terminology descriptions, conditions, and special limitations which affect the stated opinion of market value, the use, and the intended user of the report. Please carefully read, and pay particular attention to all of these descriptions, conditions, and special limitations.



Cheryl Parenteau
DAR



CLIENT(S): <u>City of Cold Lake</u>		APPRaiser <u>Cheryl Parenteau</u>	
ADDRESS: _____		ADDRESS OF PROPERTY <u>5810 Meadow Way</u>	
TEL: (<u>780</u>) <u>594-4494</u>		CITY <u>Cold Lake (South)</u>	
		PROVINCE <u>AB</u> POSTAL CODE _____	
APPLICANT NAME <u>N/A</u>			
LEGAL DESCRIPTION <u>Lot 21 Block 2 Plan 072 6988</u>			
MUNICIPALITY or DISTRICT <u>City of Cold Lake</u>			
ASSESSMENT: LAND <u>94,700.00</u> IMP <u>317,100.00</u> TOTAL <u>411,800.00</u> TAXES \$ <u>4,488.53</u> YEAR <u>2019</u>			
PURPOSE OF APPRAISAL: To estimate the market value <u>x</u> or " <u>As Is</u> "			
INTENDED USER(S) <u>City of Cold Lake</u>			
INTENDED USE OF APPRAISAL REPORT: Financing _____ or " <u>Marketing/ Resale Purposes</u> "			
PROPERTY RIGHTS APPRAISED: Fee simple <u>x</u> Leasehold _____ Condominium _____ Co-operative _____ Other (Specify) _____			
OCCUPIED BY: Owner <u>We Assume</u> Tenant _____ Vacant _____			
HIGHEST & BEST USE: <u>x</u> As Is NOTE: IF HIGHEST & BEST USE IS NOT THE CURRENT USE - SEE COMMENTS			
NEIGHBOURHOOD DESCRIPTION			
NATURE OF DISTRICT <u>x</u> RESIDENTIAL _____ RURAL _____ MIXED		TREND OF DISTRICT _____ IMPROVING <u>x</u> STABLE _____ DETERIORATING _____ TRANSITIONAL	
CONFORMITY OF SUBJ. _____ INFERIOR _____ SIMILAR _____ SUPERIOR <u>x</u> Typical		AVG. AGE OF PROPERTIES IN NEIGHBOURHOOD: <u>New-10</u> YEARS AREA BUILT UP <u>100</u> %	
SUPPLY <u>x</u> GOOD _____ AVG. _____ FAIR _____ POOR		DEMAND _____ GOOD <u>x</u> AVG. <u>x</u> FAIR _____ POOR	
DISTANCE TO ELEMENTARY SCHOOL <u>Walking/School Bus</u> SECONDARY SCHOOL <u>Walking/School Bus</u>		PUBLIC TRANSPORTATION <u>City Transit</u> SHOPPING FACILITIES <u>Approximately 5 blocks to regional mall</u> DOWNTOWN <u>Approx. 1 mile to Cold Lake (South) downtown</u>	
PRICE RANGE IN NEIGHBOURHOOD \$ <u>350,000 to \$450,000</u>			
SUMMARY: including VALUE TRENDS AND ADVERSE INFLUENCES IN AREA, if any (e.g. railroad tracks, commercial/industrial properties, major traffic arteries, etc.) <u>Subject is located in the central north east quadrant of Cold Lake (South), in a residential subdivision known as "The Meadows."</u> <u>Immediate area comprises of single family residential homes of mostly similar age and style. Value trend is fairly stable; however buyers are being cautious due to economic conditions. We are in the winter season, at which time the market historically sees a lower volume of activity. No adverse influences observed.</u>			
SITE DESCRIPTION			
SITE DIMENSIONS: <u>(52.99' x 126.61') (53.02' x 124.74')</u>		<u>x</u> PAVED ROAD <u>x</u> TELEPHONE <u>x</u> SANITARY SEWER	
SITE AREA: <u>6661 Sq.Ft.</u> SOURCE: <u>Plot map</u>		GRAVEL ROAD <u>x</u> GAS _____ SEPTIC _____	
TOPOGRAPHY: <u>Mostly Level</u>		<u>x</u> SIDEWALK <u>x</u> MUNICIPAL WATER <u>x</u> STORM SEWER	
CONFIGURATION: <u>Rectangular</u>		<u>x</u> CURBS _____ WELL-PRIVATE _____ OPEN DITCH _____	
ZONING: <u>R1A (Residential District-Single Detached)</u>		<u>x</u> STREET LIGHTS _____ WELL-COMMUNAL _____	
<u>x</u> CABLEVISION _____			
DOES PRESENT USE CONFORM: <u>x</u> YES _____ NO IF NO, SEE COMMENTS.			
LANDSCAPING _____ CUSTOM _____ GOOD <u>x</u> AVERAGE		EASEMENTS FAIR <u>x</u> UTILITY POOR _____ ACCESS NONE _____	
DRIVEWAY PRIVATE <u>x</u> SINGLE MUTUAL <u>x</u> DOUBLE		ELECTRICAL CONCRETE <u>x</u> UNDERGROUND ASPHALT _____ OVERHEAD _____	
COMMENT ON ANY POSITIVE/NEGATIVE FEATURES: (e.g. regarding conforming of zoning, effects of easements, etc.) <u>Typical lot size for the immediate area. Subject is an inside lot backing onto greenspace. Site is landscaped with double concrete driveway apron, wood fence and front and rear decks. No adverse easements or encroachments observed or registered.</u>			
DESCRIPTION OF IMPROVEMENTS - EXTERIOR			
ESTIMATED YEAR BUILT: <u>2012</u>		EFFECTIVE AGE: <u>4 Yrs.</u>	
CONSTRUCTION COMPLETE: <u>x</u>		REMAINING ECONOMIC LIFE (Yrs.) <u>51 Yrs. +/-</u>	
PERCENTAGE COMPLETE: <u>100%</u>			
GLA SOURCE <u>Old MLS Listing</u> 1st _____ 2nd _____ 3rd _____ TOTAL <u>1,528</u> <u>x</u> SQ.FT. _____ SQ.M.		BASEMENT <u>x</u> FULL _____ PARTIAL _____ CRAWL SPACE TOTAL AREA _____ <u>x</u> SQ.FT. _____ SQ.M.	
TYPE OF BUILDING <u>x</u> DETACHED _____ SEMI-DETACHED _____ ROW/TOWNHOUSE _____ APARTMENT		DESIGN ONE-STOREY SPLIT-LEVEL 1 1/2 STOREY 2-STOREY <u>x</u> Modified Bi-Level	
CONSTRUCTION <u>x</u> WOOD FRAME _____ BRICK _____ STONE _____ CONCRETE		ROOFING MATERIAL <u>x</u> ASPHALT SHINGLE _____ WOOD SHINGLE _____ FIBERGLASS SHINGLE <u>8 Yrs.</u> APPROX. AGE	
WINDOW SASH/GLAZING <u>Double Glaze/ PVC Sash</u>		OVERALL EXT. CONDITION GOOD <u>x</u> AVERAGE _____ FAIR _____ POOR	
DESCRIPTION OF IMPROVEMENTS - INTERIOR			
INSULATION <u>x</u> CEILING <u>x</u> WALLS <u>x</u> BASEMENT _____ CRAWL		FLOORING _____ W-W CARPET _____ SOFTWOOD <u>x</u> HARDWOOD _____ LINOLEUM	
WALLS _____ SHEET VINYL _____ VINYL TILE <u>x</u> CERAMIC		CEILINGS _____ FINISH PLYWOOD PLASTER GYPSUM BOARD	
FLOOR PLAN GOOD <u>x</u> AVERAGE _____ FAIR _____ POOR		CLOSETS GOOD <u>x</u> AVERAGE _____ FAIR _____ POOR	
BEDROOMS <u>1</u> LARGE <u>2</u> AVERAGE _____ SMALL		BATHROOMS 2-Pc. _____ 3-Pc. _____ <u>2</u> 4-Pc. _____ 5-Pc. _____	
FINISH GOOD <u>x</u> AVERAGE _____ POOR _____ CUSTOM		OVERALL INT. CONDITION GOOD <u>x</u> AVERAGE _____ FAIR _____ POOR	

FOUNDATION		PLUMBING LINES		ELECTRICAL		WATER HEATER		HEATING SYSTEM	
<input checked="" type="checkbox"/>	POURED CONCRETE	<input checked="" type="checkbox"/>	COPPER		FUSES	<input checked="" type="checkbox"/>	GAS	<input checked="" type="checkbox"/>	FORCED AIR
	CONCRETE BLOCK	<input checked="" type="checkbox"/>	PVC OR PLASTIC	<input checked="" type="checkbox"/>	BREAKERS		ELECTRIC		BASEBOARD
	CONCRETE SLAB		GALVANIZED					<input checked="" type="checkbox"/>	HOT WATER
	BRICK OR STONE			RATED CAPACITY OF MAIN BREAKERS		33.3	CAPACITY		
				100	AMPS	ImpGal		NG	FUEL TYPE

BUILT-IN APPLIANCES/EXTRA FEATURES:

	STOVE		VACUUM		CENTRAL AIR		SAUNA		SOLARIUM
	OVEN		GARBAGE DISPOSAL		AIR CLEANER		WHIRLPOOL		SKYLIGHTS
	DISHWASHER		FIREPLACE(S)		SECURITY SYSTEM		SWIMMING POOL	1	GARAGE OPENER

BASEMENT FINISHES, UTILITY: Standard height- walkout basement. Based on old MLS listing from 2012 (E0005324), development comprises of family room, 1 bedroom, 4 piece bathroom and mechanical room. We assume workmanship and materials similar to main floor.

GARAGES/CARPORTS: Built-in double garage- developed.

DECKS, PATIOS, OTHER IMPROVEMENT: Front 7' x 24' upper deck with metal rails. Rear 12' x 18' deck. (as per old MLS listing)

COMMENTS: Building, appearance, quality of construction, condition: Subject development comprises of a 1528 square foot modified bi-level over a full basement built in 2012. We assume average+ quality workmanship and materials throughout. We assume subject to be in marketable condition. Curb appeal is average. Location is average.

ROOM ALLOCATION						COST APPROACH		
LEVEL:	FIRST	SECOND	THIRD		BSMT.	SOURCE OF COST DATA: <input checked="" type="checkbox"/> MANUAL <input type="checkbox"/> LOCAL CONTRACTOR <input type="checkbox"/> OTHER		
ROOMS:						LAND VALUE:	\$	90,000
ENTRANCE	X					BUILDING	COST NEW	DEPRECIATED COST
LIVING	1					COST . . . 1,528.00 @ \$	176.00 \$	268,928
DINING	1					GARAGE: Built-In Double Garage-Dev . .	\$	24,000
KITCHEN	1					BASEMENT FINISH:		
FULL BATH	1F	1F			1F	Full, Developed-WO	\$	45,000
PART BATH						OTHER EXTRAS	\$	
BEDROOM	2	1			1	\$	
FAMILY					1	Decks/Fnc/Landscaping	\$	15,000
LAUNDRY					1+Mech	(Cost Approach is an approximate due to lack of info) . . .	\$	
OTHER(S)		Above				TOTAL REPLACEMENT COST:	\$	268,928
		Garage				LESS: ACCRUED DEPRECIATION 3% \$	8,068	\$ 260,860
						INDICATED VALUE: Marshall & Swift Cost Manual . .	\$	434,860
						INDICATED VALUE FROM THE COST APPROACH	\$	434,900

SALES COMPARISON APPROACH							
ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
		DESCRIPTION	\$ ADJUST	DESCRIPTION	\$ ADJUST	DESCRIPTION	\$ ADJUST
ADDRESS	5810 Meadow Way Cold Lake (South)	6729 TriCity Way Cold Lake (South)		4913 58 Avenue Cold Lake (South)		4925 57 Avenue Cold Lake (South)	
DATE OF SALE		January 21, 2020		June 13, 2019		May 9, 2019	
SALES PRICE		396,000		376,500		392,000	
SITE	6661 Sq.Ft.	5583 Sq.Ft.		6500 Sq.Ft.		5715 Sq.Ft.	
GLA	1528 Sq.Ft.	1510 Sq.Ft.	2,600	1438 Sq.Ft.	12,800	1456 Sq.Ft.	10,200
EFF. AGE/COND	8A/4E / Avg.	5A/2E / Avg.	-2,200	8A/4E / Avg.		4A/2E / Avg.	-2,200
DESIGN&APPEAL	Modified Bi-Level/ Avg.	Modified Bi-Level/ Avg.		Modified Bi-Level/ Avg.		Modified Bi-Level/ Avg.	
RMS/BEDS/BATHS	6 / 3 / 2F	6 / 3 / 2F		6 / 3 / 2F		6 / 3 / 2F	
BASEMENT	Full, Developed-WO	Full, Developed		Full, Developed		Full, Developed	
GARAGE/PARKING	B-I Double Garage-Dev	B-I Double Garage		B-I Double Garage		B-I Double Garage	
	Decking/Fnc/Landsc.	Decking/Fnc/Landsc.		Decking/Fnc/Landsc.		Decking/Fnc/Landsc.	
		BIAppl/FP	-6,500	Appl/AC	-5,500	Appl.	-2,000
MLS/DOM		E4161443/ 223 DOM		E4152079/ 59 DOM		E4149409/ 41 DOM	
ADJUSTED VALUES/NET ADJUSTED TOTALS		2.9% -1.5%	389,900	4.9% 1.9%	383,800	3.7% 1.5%	398,000

CONCLUSIONS: See next page for conclusions.

INDICATED VALUE FROM THE SALES COMPARISON APPROACH \$ 387,000

FINAL DETERMINATION OF VALUE/COMMENT ON REASONABLE EXPOSURE TIME: The final opinion of value is based on an analysis and reconciliation of both the indicated market value from the Cost Approach and the indicated market value from the Sales Comparison Approach. The Sales Comparison Approach best models the current market. Value trend is stable, however buyers are being cautious due to economic conditions. We are in the winter season, at which time the market historically sees a lower volume of activity. Value is with an active marketing period of 90 to 180 days.

COMMENT ON AND ANALYZE ANY KNOWN SALES, LISTING OR OFFER TO PURCHASE ON THE SUBJECT PROPERTY OVER THE PAST THREE YEARS:
(Include source of information.) No sales activity on subject property in last 3 years. To our knowledge subject is not listed for sale on MLS, nor is there a pending offer.

AS A RESULT OF MY APPRAISAL AND ANALYSIS IT IS MY OPINION THAT THE MARKET VALUE OF THE SUBJECT PROPERTY AS OF January 24, 2020
IS \$ 387,000 **THIS REPORT WAS COMPLETED ON** January 28, 2020

<input checked="" type="checkbox"/> TITLE PAGE	<input type="checkbox"/> SKETCH ADDENDUM	<input checked="" type="checkbox"/> PHOTO ADDENDA	<input checked="" type="checkbox"/> Title Search	<input type="checkbox"/>
<input type="checkbox"/> REPORT PROFILE	<input type="checkbox"/> COMPS 4-5-6	<input type="checkbox"/> NARRATIVE ADDENDUM	<input checked="" type="checkbox"/> Scope	<input type="checkbox"/>
<input checked="" type="checkbox"/> GLA CALCULATIONS	<input checked="" type="checkbox"/> MAP ADDENDUM	<input type="checkbox"/> INVOICE FOR SERVICES	<input checked="" type="checkbox"/> Map of Comparables	<input type="checkbox"/>

APPRAISER	SIGNATURE	DESIGNATION	SUPERVISOR	SIGNATURE	DESIGNATION
	NAME Cheryl Parenteau	DAR			
	License #1515-20	VIEWED PROP. (DATE)			VIEWED PROP. (DATE)
		01-24-2020			

APPRAISAL REPORT

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuring the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby; (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in the currency of use in the country where the property is located or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS:

1. The appraiser is not responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser may provide a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. All improvements were measured in compliance with the current guidelines of the American National Standards Institute (ANSI).
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has noted in the appraisal report any adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the viewing of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not qualified in any way through experience or education in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workpersonlike manner.
9. The appraiser must provide his or her prior expressed written consent before the lender and or client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns, and the mortgage insurer, The appraiser's expressed written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties that I consider most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that in my opinion have an impact on value in my development of my opinion of market value in this appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form or as stated in the appraisal report.

APPRAISAL REPORT

4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in any transaction that may involve the property being appraised. I did not base, either partially or completely, my analysis and/or my opinion of market value in the appraisal report on the race, color, religion, sex, disability, familial status, or national origin of either the present owners, prospective owners, or present occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment, nor my compensation for performing, this appraisal is contingent upon the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value opinion, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I have diligently attempted to perform this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value.
8. I have personally viewed at least the exterior areas of the subject property and exterior of all properties listed as comparables, where applicable, in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements or on the subject site of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about, the effect of the adverse conditions, if any on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that are set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the appraisal report. I certify that any individual so named is qualified to perform the tasks. Unless otherwise noted in the report, I have not authorized anyone to make a change to any item in the report. I am therefore not responsible for any unauthorized change made to the appraisal report.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervised the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications number 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 5810 Meadow Way, Cold Lake (South), AB

APPRAISER:

Signature: Cheryl Parenteau
Name: Cheryl Parenteau
Designation: DAR
Date signed: January 28, 2020

SUPERVISORY APPRAISER: (only if required)

Signature: _____
Name: _____
Designation: _____
Date signed: _____

☐ Did ☒ Did Not View Property

SCOPE OF THE APPRAISAL

The Scope of the Appraisal contains the necessary research and analysis to prepare a report in accordance with its intended use. The following are comments which describe the extent of the procedures used in the collection, confirmation and reporting of the information involved in preparing this report.

Collection and confirmation of data consisted of the following:

1. A personal exterior site viewing was performed by Cheryl Parenteau on January 24, 2020. No interior viewing was made. Details pertaining to subject size and finishing was obtained from old MLS listing sheet from 2012 (E0005324). Many assumptions have been made throughout report. Appraisal and appraisal report completed by Cheryl Parenteau.
2. Site area taken from the Plot Map.
3. Property assessment and taxes, and land use classification are sourced from the City of Cold Lake (jurisdiction GIS).
4. Supportive market information regarding comparable properties is obtained through the Edmonton Real Estate Board and Land Sales from the Northern Alberta Land Data System. Comparable market information was confirmed with either the listing selling realtor or other participants who are knowledgeable of the transaction details.
5. The market value includes the 5 % GST if applicable.
6. The property rights appraised are those of the owners in the Fee Simple Estate and the effective date of the Appraisal is January 24, 2020.
7. Occupancy and site history of the subject is described below.

OCCUPANCY AND SITE HISTORY

Subject is owner occupied (we assume).

REASONABLE EXPOSURE TIME

An estimate of market value is related to the concept of reasonable exposure time. Exposure time is the property's estimated marketing time prior to a hypothetical sale at market value on the effective date of appraisal. It is a retrospective function of asking price, property type, and past market conditions; and encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Reasonable exposure time is one of the necessary elements in the most market value definition, although it is not intended to be a prediction of a specific date of sale as it may be expressed as a range.

In appraisal theory and practice, there is a distinction relating to perspective between exposure time and marketing time; exposure time is presumed to precede the effective date of appraisal whereas marketing time is presumed to succeed the effective date. Marketing time is a prospective function of asking price, property type and anticipated market conditions.

The subject's market value estimate is based on a reasonable exposure time of 90 to 180 days at an asking price of 5 % greater than expected value. The market value conclusion should not be viewed as a full detailed narrative report. The contents are concise and briefly descriptive. The market value is based upon a review of available sales data, primarily the data listed on "Multiple Listing Service" and private sales from office records. The MLS sales are not normally inspected nor verified unless there is a reason to doubt their accuracy. The sales data is then adjusted by way of the application of appraisal theory and experience. It is often necessary to use adjustments that are subjective to derive the current market value of the subject. In most instances the comparables were not inspected on the interior.

GENERAL COMMENTS

For the purpose of this appraisal report, the highest and best use is defined as that legally permitted use for which there is a demand, and is most likely to produce the greatest net return, tangible or intangible, to the subject property, while utilizing the property as a whole. The subject property **is developed as a single family residence** and it is the opinion of the appraiser that this activity constitutes the highest and best use.

The income approach to value was not considered as no properties similar to the subject, in the subject market area, were predominately leased at the time of sale. It is therefore, impossible to determine a legitimate rent multiplier figure necessary in calculating a valid income approach value.

The appraiser assumes that all information describing the insulation, and the water and sewer systems supplied by the owner of other sources, is correct. This information was not verified by the appraiser.

Cost Data (If Applicable)

The cost approach calculations were based on current information published by the Marshall & Swift Company and were adjusted for geographical location, climatic conditions, seismic zones, and wind factors. Physical depreciation was calculated using the modified effective age/life method, utilizing **Marshall & Swift Cost Manual** as a base. The accrued depreciation includes any applicable functional and external obsolescence. The land value was determined from an analysis of the most recent sales of similar but undeveloped land in the subject market area, and by the abstraction method utilizing the comparables incorporated in the sales comparison analysis.

Sales Comparison Data

The date of sale figures reflect the actual contract date of each comparable. The condition adjustment reflects both the incurable and the curable physical depreciation and was calculated by a comparison of the effective age of the subject's improvements to that of the respective comparable. The difference of the respective depreciation rates was then applied to the abstracted value of the improvements only. The gross living area adjustments reflect both size and room differences. These adjustments have been calculated by abstracting from the sales price of each comparable, the market value of all items which do not contribute to the actual Gross Living Area of the house itself. The residual was then divided by the size of the respective house to arrive at an average market value per square foot or meter. The values thus derived from each of the comparables were correlated with the depreciated cost of the subject to arrive at the actual adjustment rate utilized.

SPECIAL LIMITATIONS

This APPRAISAL REPORT has been prepared for the sole and exclusive use and benefit of City of Cold Lake (hereinafter referred to as the client). Any use of this report by anyone other than the client or for any purpose or function other than the original intent, invalidates the findings and voids all results and or conclusions.

All analysis, opinions, and conclusions were developed, and this appraisal report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the code of ethics of the Canadian National Association of Real Estate Appraisers.

It is assumed that the utilization of land and any improvements thereon, are within the boundaries of the property lines of the described property and that there is no encroachment or trespass, unless otherwise stated in the appraisal report.

It is assumed that the subject property is in full compliance with all applicable Federal, State/Provincial, and local environmental regulations and laws unless otherwise stated in the appraisal report.

It is assumed that all required licenses, consents, or any required legislative or administrative authority from any local, State/Provincial, Federal, or private entity or organization, have been acquired and or renewed for any use upon which the value opinion in the appraisal report is based.

It is assumed that any lease encumbrances pertaining to the subject property are legally binding contracts between the lessee and the lessor and that all information transmitted to the appraiser concerning these lease contracts is accurate and correct. Although this appraisal report may include information concerning the physical improvements being appraised, including their adequacy and or condition, it should be understood that this information is provided only for use as a general guide in the valuation of the subject property and is not to be construed as a complete or detailed physical report. The observed condition of the roof, exterior walls, foundation, interior walls, floors, heating system, plumbing, insulation, electrical system, and any other of the mechanical system or physical components of the improvements is based on a casual viewing only. **No detailed inspection was made.** The improvements were not checked for current building code violations unless otherwise noted in the appraisal report. If such an inspection is required, the client is advised to retain the services of an expert in this field.

Comments: The Appraiser, Cheryl Parenteau, has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three year period immediately preceding acceptance of this assignment.

Appraisal and appraisal report completed in its entirety by Cheryl Parenteau, a member in good standing with CNAREA and licensed with RECA. CNAREA License #1515-20.

APPRAISER:

Signature: Cheryl Parenteau
Name: Cheryl Parenteau
Designation: DAR
Date Signed: January 28, 2020

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Designation: _____
Date Signed: _____

☐ DID ☐ DID NOT VIEW PROPERTY

SUBJECT PHOTOGRAPHS

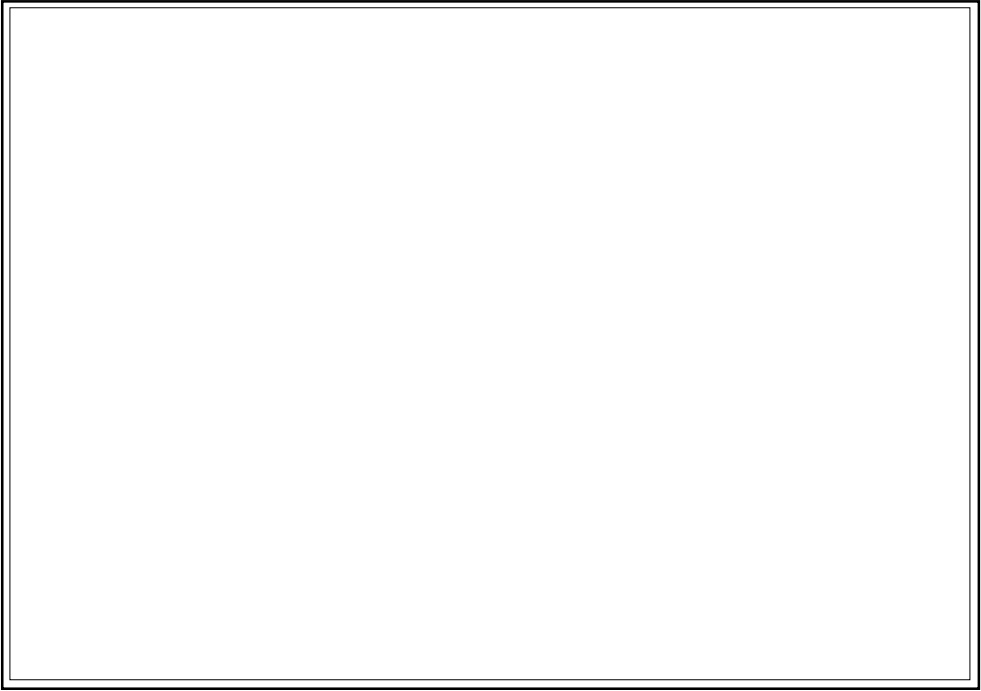
Borrower: N/A			File No.: 20-032	
Property Address: 5810 Meadow Way			Case No.:	
City:	Cold Lake (South)	Prov.:	AB	P.C.:
Lender: City of Cold Lake				



Front View



Neighbourhood View



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 20-032	
Property Address: 5810 Meadow Way		Case No.:	
City: Cold Lake (South)	Prov.:	AB	P.C.:
Lender: City of Cold Lake			



COMPARABLE SALE #1

6729 TriCity Way
Cold Lake (South)
Sale Date: January 21, 2020
Sale Price: \$ 396,000



COMPARABLE SALE #2

4913 58 Avenue
Cold Lake (South)
Sale Date: June 13, 2019
Sale Price: \$ 376,500

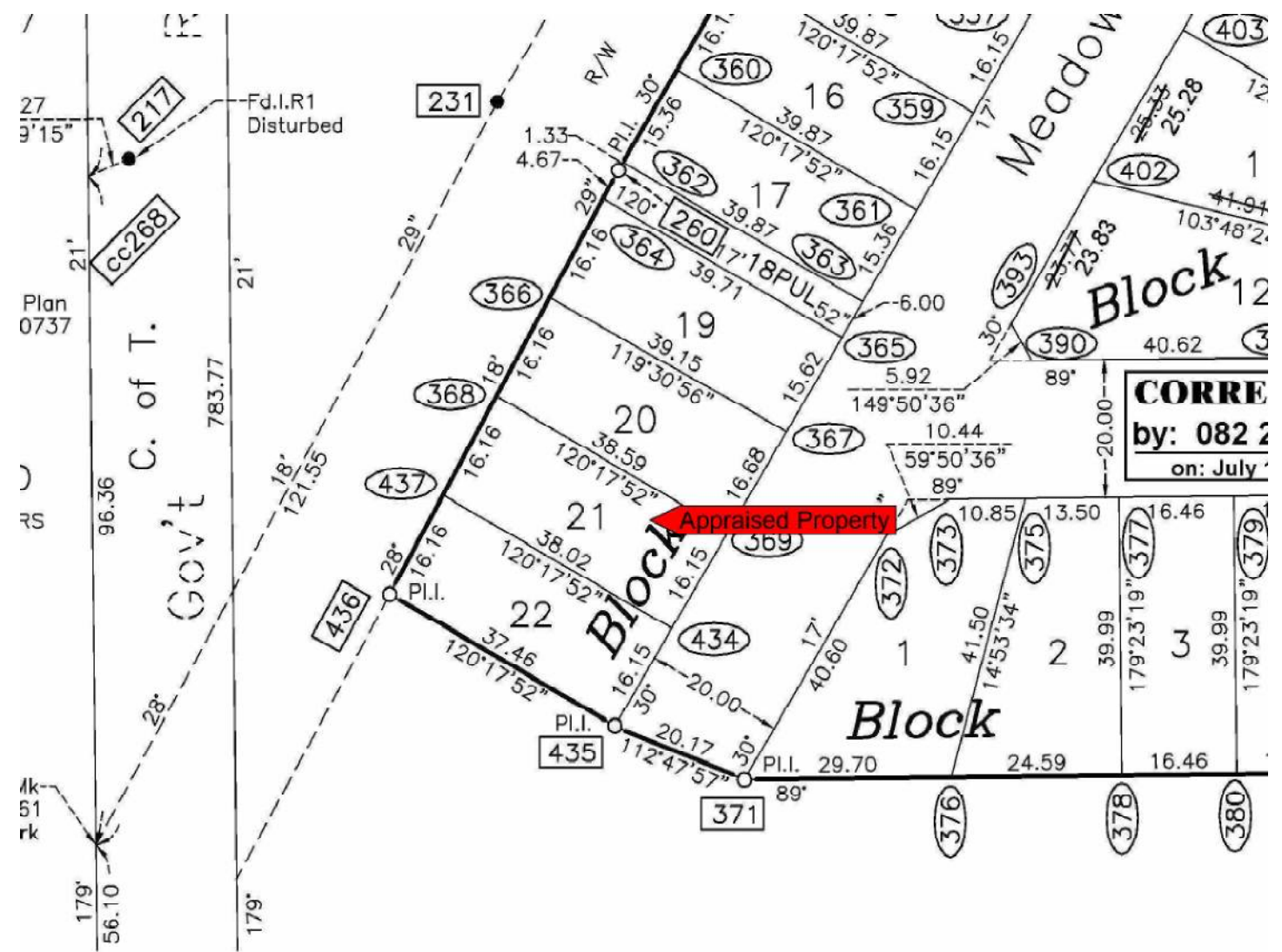


COMPARABLE SALE #3

4925 57 Avenue
Cold Lake (South)
Sale Date: May 9, 2019
Sale Price: \$ 392,000

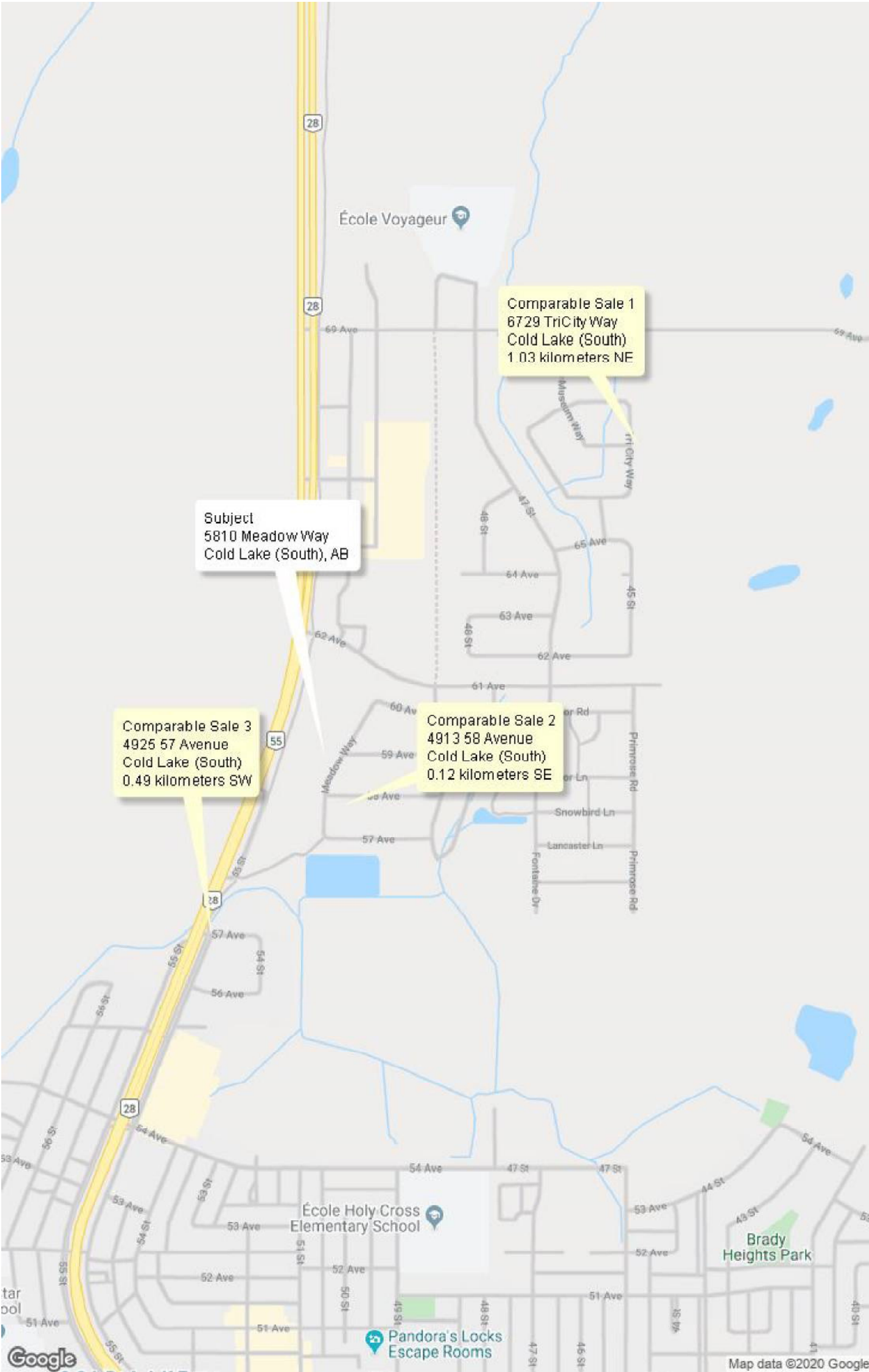
PLOT MAP

Borrower: N/A			File No.: 20-032	
Property Address:		5810 Meadow Way		Case No.:
City:	Cold Lake (South)	Prov.:	AB	P.C.:
Lender: City of Cold Lake				



LOCATION MAP

Borrower: N/A		File No.: 20-032
Property Address: 5810 Meadow Way		Case No.:
City: Cold Lake (South)	Prov.: AB	P.C.:
Lender: City of Cold Lake		



LAND TITLE

Borrower: N/A		File No.: 20-032	
Property Address: 5810 Meadow Way		Case No.:	
City: Cold Lake (South)	Prov.: AB	P.C.:	
Lender: City of Cold Lake			



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0032 582 877	0726988;2;21	112 372 036

LEGAL DESCRIPTION
PLAN 0726988
BLOCK 2
LOT 21
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;2;63;2;NW

MUNICIPALITY: CITY OF COLD LAKE

REFERENCE NUMBER: 102 402 624

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
112 372 036	18/11/2011	TRANSFER OF LAND	\$75,733	\$75,733

OWNERS
[REDACTED]

AND
[REDACTED]
BOTH OF:
4801-64 AVENUE
COLD LAKE
ALBERTA T9M 0A9
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
912 293 558	26/10/1991	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY MINISTER OF NATIONAL DEFENCE RE: COLD LAKE AIRPORT

(CONTINUED)

LAND TITLE

Borrower: N/A			File No.: 20-032	
Property Address: 5810 Meadow Way			Case No.:	
City:	Cold Lake (South)	Prov.:	AB	P.C.:
Lender: City of Cold Lake				

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
112 372 036

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

072 468 807 03/08/2007 UTILITY RIGHT OF WAY
GRANTEE - CITY OF COLD LAKE.
AS TO PORTION OR PLAN:0726989

182 099 084 02/05/2018 TAX NOTIFICATION
BY - CITY OF COLD LAKE.
5513-48 AVENUE
COLD LAKE, ALBERTA
T9M1A1

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF
JANUARY, 2020 AT 11:08 A.M.

ORDER NUMBER: 38691165

CUSTOMER FILE NUMBER:



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).

**LAND
APPRAISAL REPORT**

**OF THE LAND
LOCATED AT**

**Lot 3 Blk A PI 852 1872
City of Cold lake, AB**

PREPARED FOR

City of Cold Lake

PREPARED BY

**Colleen Hoolahan
DAR/Certified Appraisal Reviewer**

January 24, 2020

City of Cold Lake

The purpose of this appraisal and appraisal report is to ascertain and report the market value, as defined in this appraisal report, of the subject land, located at Lot 3 Blk A PI 852 1872, Cold Lake, Alberta in fee simple, for the function of marketing and re-sale.

Fee simple is an absolute fee, a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. It is an inheritable estate.

The appraiser has personally viewed the subject property on January 24, 2020 and has gathered and analyzed all the data obtained from the local real estate board, the Multiple Listing Service, the public record, and the appraiser's own files. The appraiser has omitted the cost approach and income approach analysis as they are considered inapplicable and inappropriate for this type of appraisal assignment. The appraiser has further completed a sales comparison approach analysis.

This appraisal and appraisal report have been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

It is the opinion of the appraiser that the market value of the subject property as of January 24, 2020, is:

Four Hundred Twelve Thousand Dollars

\$412,000

THIS REPORT CONTAINS AND IS SUBJECT TO specific terminology descriptions, conditions, and special limitations which affect the stated opinion of market value, the use, and the intended user of the report. Please carefully read, and pay particular attention to all of these descriptions, conditions, and special limitations.



Colleen Hoolahan

DAR/Certified Appraisal Reviewer

LAND APPRAISAL REPORT

File No. 20-033

SUBJECT

Borrower

City of Cold Lake

Census Tract

Map Reference

Property Address

Lot 3 Blk A PI 852 1872

City

City of Cold lake

Prov.

AB

Postal Code

Legal Description

Lot 3 Blk A PI 852 1872

Sale Price

Date of Sale

Loan Term

yrs.

Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimus PUD

Actual Real Estate Taxes

5588.32 (2019) (yr.)

Loan charges to be paid by seller

Other sale concessions

Lender/Client

City of Cold Lake

Address

Occupant

Vacant Land

Appraiser

Colleen Hoolahan

Instructions to Appraiser

Market value of vacant R3 - Medium Density Res (Row House) lands.

NEIGHBOURHOOD

Location

☒ Urban

☐ Suburban

☐ Rural

Built Up

☐ Over 75%

☒ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☐ Steady

☒ Slow

Property Values

☐ Increasing

☒ Stable

☒ Declining

Demand/Supply

☐ Shortage

☐ In Balance

☒ Over Supply

Marketing Time

☐ Under 3 Mos.

☐ 4-6 Mos.

☒ Over 6 Mos.

Present Land Use

☐ % 1 Family

☐ % 2-4 Family

☐ % Apts

☐ % Condo

☐ %Commercial

☐ % Industrial

☐ % Vacant

100 %

Mixed Use

Change in Present Land Use

☒ Not Likely

☐ Likely

☐ Taking Place(*)

(*)From

To

Predominant Occupancy

☒ Owner

☐ Tenant

% Vacant

Single Family Price Range

175000

to

400000

Predominant Value

300000

Single Family Age

10

yrs. to

yrs.

35+

Predominant Age

25

yrs.

Employment Stability

Good

Avg

Fair

Poor

Convenience to Employment

Convenience to Shopping

Convenience to Schools

Adequacy of Public Transportation

Recreational Facilities

Adequacy of Utilities

Property Compatibility

Protection from Detrimental Conditions

Police and Fire Protection

General Appearance of Properties

Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

Subject is located in the south central quadrant of the City of Cold Lake (North). Immediate area comprises of single family homes, townhouse condo's, apartments and vacant lands. Buyers are being cautious, due to economic conditions (soft market). No adverse influences observed.

SITE

Dimensions

See Plot Map

= 92,782.8 sqft (2.13 Ac)

Land Titles

☒ Corner Lot

Zoning Classification

R3 - Medium Density Res (Row House)

Present Improvements

☒ Do

☐ Do Not Conform to Zoning Regulations

Highest and Best Use

☐ Present Use

☒ Other (specify)

Improved with row house development

Public

Other (Describe)

Elec.

☒

Gas

☒

Water

☒

San. Sewer

☒

☒

Underground Elec & Tel

OFF-SITE IMPROVEMENTS

Str.Address

☒ Public

☐ Private

Surface

Maintenance

☒ Public

☐ Private

☒ Storm Sewer

☐ Curb/Gutter

☐ Sidewalk

☒ Street Lights

Topo

Undulating

Size

92,782.8 sqft (2.13 Ac) land titles

Shape

Rectangular

View

Average

Drainage

Storm Sewer

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions)

Currently the site is rough with a gradual slope down to the northwest. Access is from 16 Street along the west and 13 Street along the east. Street lights and sidewalks are in place and services are at the property line. No adverse easements or encroachments observed or registered.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Lot 3 Blk A PI 852 1872 Cold Lake (North)	1014 - 8 Avenue Cold Lake (North)		810 Schooner Drive Cold Lake (North)		306 Aurora Way Cold Lake (North)	
Proximity to subject							
Sales Price	\$		\$ 295,000		\$ 208,950		\$ 126,000
Price \$/Sq. Ft.			295,000		208,950		126,000
Data Source		MLS - E4166227		Active Listing (30% List to Sell)		Active Listing (20% List to Sell)	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		Aug 29, 2019		20 % List to Sell -41,790		20 % List to Sell -25,200	
Location	Town Lot (R3)	Town Lot (RMX)		Town Lot (R3)		Town Lot (R3)	
Site/View	92,782.8 sqft (2.13 Ac)	2 Lots (19,950 sqft)		10,920 sqft		6519.9 sqft ±	
Days on Market		44 Days		720 Days +		693 Days +	
Price per Sq Ft		14.79 per sq ft		15.31 per sq ft		15.46 per sq ft	
Adj Price per Sq Ft		30% = 4.44 per sq ft		35% = 5.36 per sq ft		45% = 6.96 per sq ft	
Sales or Financing							
Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$
Indicated Value		Gross:	0.0	Gross:		Gross:	
of Subject		Net:	0.0	Net:		Net:	

Comments on Market Data

See next page for Conclusions.

RECONCILIATION

Comments and Conditions of Appraisal

From the onset let us point out that timely sales data of similar properties proximal to subject was extremely limited. A very limited number of vacant lots, especially large vacant lots have sold on the open market.

Final Reconciliation

Value is with an active marketing period of 90 to 180 days. Most relevance to value lies with Comparable # 1 the most recent sale of a similar property. The adjusted price per sq ft is: \$4.44. Subject contains: 92,782.8 sqft x \$4.44 = \$411,955.63 rounded to \$412,000.00.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF

January 24, 2020

to be

412000

Appraiser Signature

Supervisor Signature (if applicable)

Appraiser Name

Colleen Hoolahan

Supervisor Name

☐ Did

☐ Did Not Physically Inspect Property

Date Report Signed

01/28/2020

Date Report Signed

State Certification #

State

State Certification #

State

State License #

Member # 0615-20

State License #

State

Form produced using ACI software, 800.234.8727 www.aciweb.com

Page 81 of 154

VAL Appraisals

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	Lot 3 Blk A PI 852 1872 Cold Lake (North)						
Proximity to subject							
Sales Price	\$		\$		\$		\$
Price \$/Sq. Ft.							
Data Source							
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Town Lot (R3)						
Site/View	92,782.8 sqft (2.13 Ac)						
Days on Market							
Price per Sq Ft							
Adj Price per Sq Ft							
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		Gross: 0.0 Net: 0.0	\$ 0	Gross: 0.0 Net: 0.0	\$ 0	Gross: Net:	\$

COMMENTS

Comments on Market Data

Subject is located in the south central quadrant of the City of Cold Lake (North).

Currently the site is rough with a gradual slope down to the northwest. Access is from 16 Street along the west and 13 Street along the east. Street lights and sidewalks are in place and services are at the property line.

From the onset let us point out that timely sales data of similar properties proximal to subject was extremely limited. A very limited number of vacant lots, especially large vacant lots have sold on the open market.

The foregoing one sale and two active listings are, in the appraiser's opinion, the best indicators of market value.

Comparable # 2 is an active listing of a multi-family lot and Comparable # 3 are active listings of a duplex lot. Both of these lots have an R3 zoning. These active listings have been on the market for over 2 years; therefore in the appraiser's opinion large list to sell adjustments are required.

The market for this size and type of lot is extremely limited.

In order to determine the fair market value of subject property the appraiser feels that a price per square foot is required; rather than adjusted values of the comparables. The price per square footage is dependent on the size of the lots. The larger lots sell for less per square footage than the smaller lots. Subject site size is so much larger than the comparable site sizes; therefore the the price per square footage has been adjusted accordingly.

The adjusted price per square footage of the lots range from \$4.44 per sq ft to \$6.96 per sq ft.

Most relevance to value lies with Comparable # 1 the most recent sale of a similar property. The adjusted price per sq ft is: \$4.44.

Subject contains: 92,782.8 sqft x \$4.44 = \$411,955.63 rounded to \$412,000.00.

PROPERTY SALES HISTORY

No sales activity on subject property in the last three years. Subject is currently listed for sale on the local MLS system with the current asking price of \$575,000.00. According to the local MLS system this property has been on the market for the last 913 days with the original asking price of \$610,000.00.

The appraiser has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

GENERAL COMMENTS

For the purpose of this appraisal report, the highest and best use is defined as that legally permitted use for which there is a demand, and is most likely to produce the greatest net return, tangible or intangible, to the subject property, while utilizing the property as a whole. The subject property is Vacant Land R3 - Medium Density Res (Row House) and it is the opinion of the appraiser that this activity constitutes the highest and best use.

The income approach to value was not considered as no properties similar to the subject, in the subject market area, were predominately leased at the time of sale. It is therefore, impossible to determine a legitimate rent multiplier figure necessary in calculating a valid income approach value.

The appraiser assumes that all information describing the insulation, and the water and sewer systems supplied by the owner of other sources, is correct. This information was not verified by the appraiser.

Cost Data (If Applicable)

The cost approach calculations were based on current information published by the Marshall & Swift Company and were adjusted for geographical location, climatic conditions, seismic zones, and wind factors. Physical depreciation was calculated using the modified effective age/life method, utilizing Marshall & Swift Cost Manual as a base. The accrued depreciation includes any applicable functional and external obsolescence. The land value was determined from an analysis of the most recent sales of similar but undeveloped land in the subject market area, and by the abstraction method utilizing the comparables incorporated in the sales comparison analysis.

Sales Comparison Data

The date of sale figures reflect the actual contract date of each comparable. The condition adjustment reflects both the incurable and the curable physical depreciation and was calculated by a comparison of the effective age of the subject's improvements to that of the respective comparable. The difference of the respective depreciation rates was then applied to the abstracted value of the improvements only. The gross living area adjustments reflect both size and room differences. These adjustments have been calculated by abstracting from the sales price of each comparable, the market value of all items which do not contribute to the actual Gross Living Area of the house itself. The residual was then divided by the size of the respective house to arrive at an average market value per square foot or meter. The values thus derived from each of the comparables were correlated with the depreciated cost of the subject to arrive at the actual adjustment rate utilized.

SPECIAL LIMITATIONS

This APPRAISAL REPORT has been prepared for the sole and exclusive use and benefit of City of Cold Lake (hereinafter referred to as the client). Any use of this report by anyone other than the client or for any purpose or function other than the original intent, invalidates the findings and voids all results and or conclusions.

All analysis, opinions, and conclusions were developed, and this appraisal report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the code of ethics of the Canadian National Association of Real Estate Appraisers.

It is assumed that the utilization of land and any improvements thereon, are within the boundaries of the property lines of the described property and that there is no encroachment or trespass, unless otherwise stated in the appraisal report.

It is assumed that the subject property is in full compliance with all applicable Federal, State/Provincial, and local environmental regulations and laws unless otherwise stated in the appraisal report.

It is assumed that all required licenses, consents, or any required legislative or administrative authority from any local, State/Provincial, Federal, or private entity or organization, have been acquired and or renewed for any use upon which the value opinion in the appraisal report is based.

It is assumed that any lease encumbrances pertaining to the subject property are legally binding contracts between the lessee and the lessor and that all information transmitted to the appraiser concerning these lease contracts is accurate and correct. Although this appraisal report may include information concerning the physical improvements being appraised, including their adequacy and or condition, it should be understood that this information is provided only for use as a general guide in the valuation of the subject property and is not to be construed as a complete or detailed physical report. The observed condition of the roof, exterior walls, foundation, interior walls, floors, heating system, plumbing, insulation, electrical system, and any other of the mechanical system or physical components of the improvements is based on a casual viewing only. No detailed inspection was made. The improvements were not checked for current building code violations unless otherwise noted in the appraisal report. If such an inspection is required, the client is advised to retain the services of an expert in this field.

Comments: This appraisal and appraisal report was completed by a member in good standing with CNAREA and licensed with RECA.

APPRAISER:

Signature: Colleen Hoolahan
Name: Colleen Hoolahan
Designation: DAR/Certified Appraisal Reviewer
Date Signed: 01/28/2020

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Designation:
Date Signed:

DID DID NOT VIEW PROPERTY

SCOPE OF THE APPRAISAL

The Scope of the Appraisal contains the necessary research and analysis to prepare a report in accordance with its intended use. The following are comments which describe the extent of the procedures used in the collection, confirmation and reporting of the information involved in preparing this report.

Collection and confirmation of data consisted of the following:

1. A personal site viewing was performed on January 24, 2020 by Colleen Hoolahan. The appraisal and appraisal report were completed by Colleen Hoolahan.
2. Site area taken from the Title Search.
3. Property assessment and taxes, and land use classification are sourced from the corresponding municipality/town (jurisdiction GIS system).
4. Supportive market information regarding comparable properties is obtained through the Edmonton Real Estate Board and Land Sales from the Northern Alberta Land Data System. Comparable market information was confirmed with either the listing selling realtor or other participants who are knowledgeable of the transaction details.
5. The market value includes the 5 % GST if applicable.
6. The property rights appraised are those of the owners in the Fee Simple Estate and the effective date of the Appraisal is January 24, 2020.
7. Occupancy and site history of the subject is described below.

OCCUPANCY AND SITE HISTORY

Subject property is vacant land (R3).

REASONABLE EXPOSURE TIME

An estimate of market value is related to the concept of reasonable exposure time. Exposure time is the property's estimated marketing time prior to a hypothetical sale at market value on the effective date of appraisal. It is a retrospective function of asking price, property type, and past market conditions; and encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Reasonable exposure time is one of the necessary elements in the most market value definition, although it is not intended to be a prediction of a specific date of sale as it may be expressed as a range.

In appraisal theory and practice, there is a distinction relating to perspective between exposure time and marketing time; exposure time is presumed to precede the effective date of appraisal whereas marketing time is presumed to succeed the effective date. Marketing time is a prospective function of asking price, property type and anticipated market conditions.

The subject's market value estimate is based on a reasonable exposure time of 180 + days at an asking price of 5 % greater than expected value. The market value conclusion should not be viewed as a full detailed narrative report. The contents are concise and briefly descriptive. The market value is based upon a review of available sales data, primarily the data listed on a "Multiple Listing Service" and private sales from office records. The MLS sales are not normally inspected nor verified unless there is a reason to doubt their accuracy. The sales data is then adjusted by way of the application of appraisal theory and experience. It is often necessary to use adjustments that are subjective to derive the current market value of the subject. In most instances the comparables were not inspected on the interior.

SUBJECT PHOTOGRAPHS

Borrower: City of Cold Lake	File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	



View of land from
16th Street



View of land from
16th Street



View of land from
16th Street

SUBJECT PHOTOGRAPHS

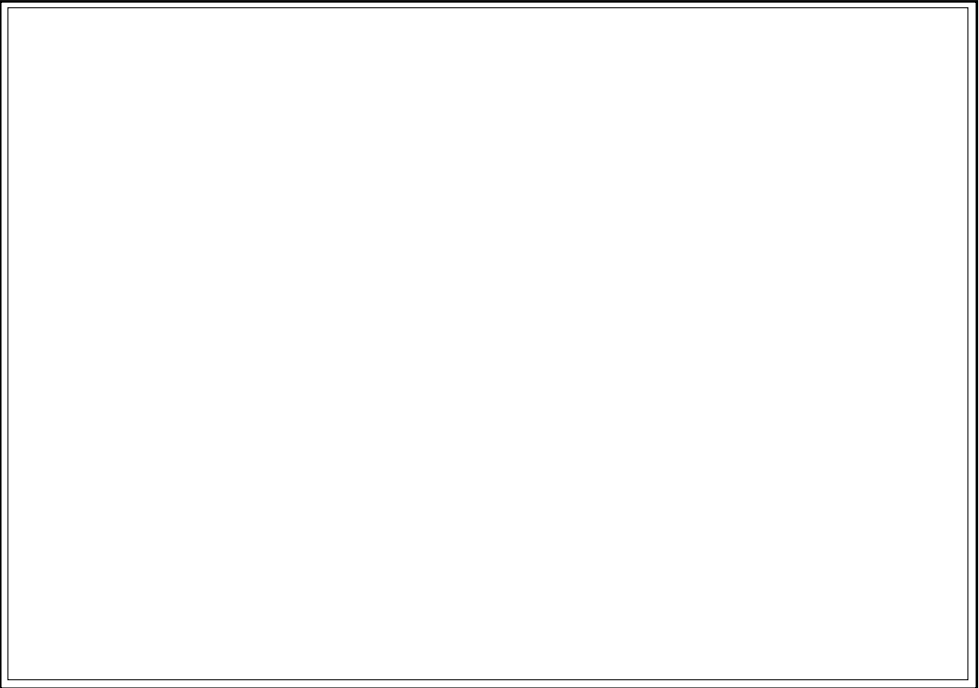
Borrower: City of Cold Lake		File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		



View of land from
13th Street

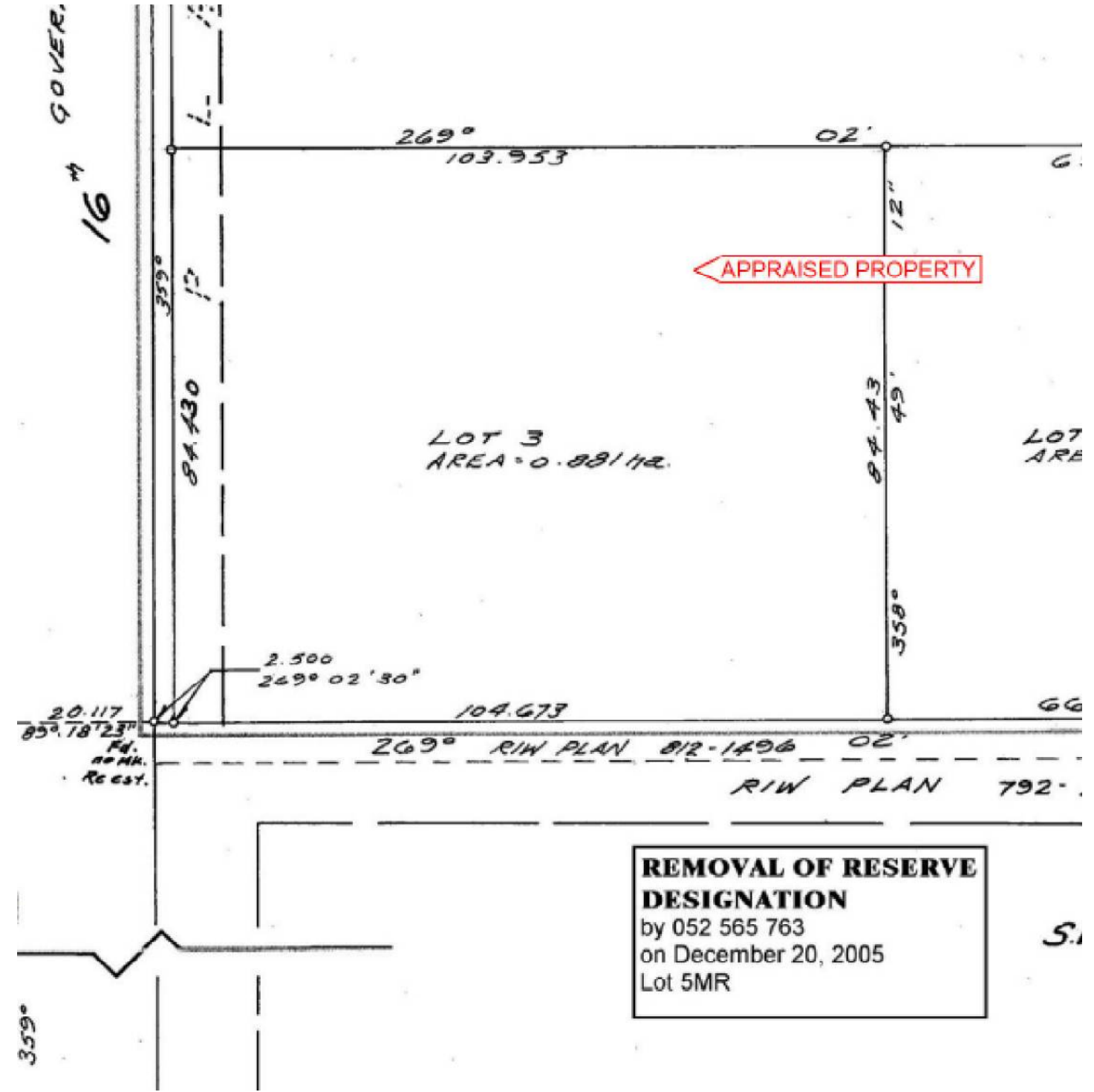


Neighbourhood View
16th Street



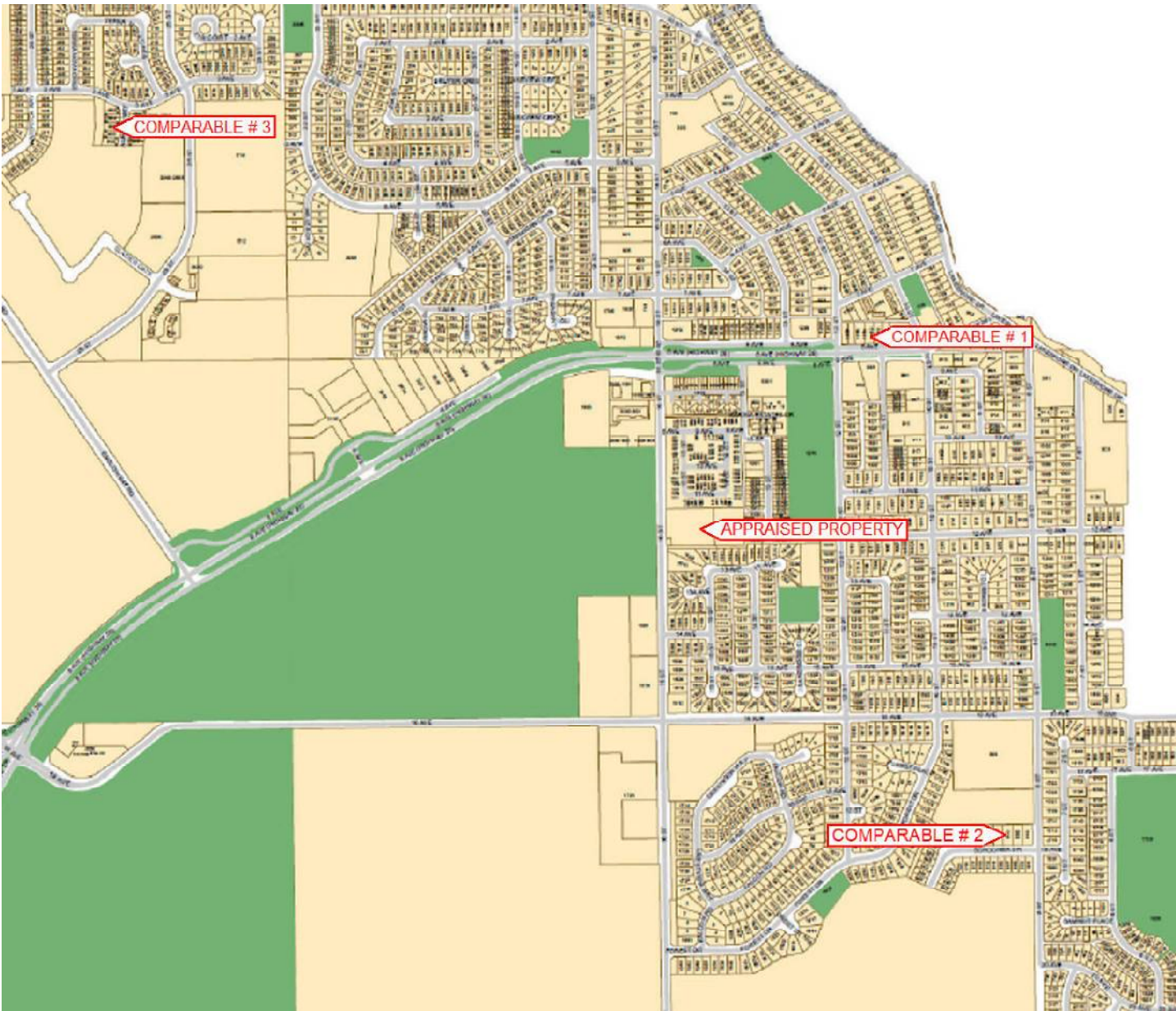
PLOT MAP

Borrower: City of Cold Lake		File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		



LOCATION MAP

Borrower: City of Cold Lake	File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB
Lender: City of Cold Lake	P.C.:



TITLE SEARCH

Borrower: City of Cold Lake	File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB
Lender: City of Cold Lake	P.C.:



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0010 997 161	8521872;A;3	142 085 056

LEGAL DESCRIPTION

PLAN COLD LAKE 8521872
BLOCK (A)
LOT THREE (3)
CONTAINING 0.881 HECTARES MORE OR LESS
EXCEPTING THEREOUT: HECTARES ACRES
PLAN 8622355 - RIGHT OF WAY 0.020 0.049
REGULATING STATION
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;2;63;24;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF COLD LAKE

REFERENCE NUMBER: 062 196 619

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 085 056	21/03/2014	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

HARWOOD HOMES LTD.
OF P.O. BOX 2054
COLD LAKE
ALBERTA T9M 1P5

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
832 141 386	15/06/1983	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON

(CONTINUED)

TITLE SEARCH

Borrower: City of Cold Lake		File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		

----- ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
142 085 056

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

ALBERTA T5J2V6

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012023582)

852 152 468 23/07/1985 CAVEAT

RE : SEE INSTRUMENT
CAVEATOR - THE TOWN OF COLD LAKE.
BOX 480, GRAND CENTRE
ALBERTA T0A1T0
AGENT - ANDREAS THOMAS

152 308 045 30/09/2015 WRIT

CREDITOR - [REDACTED]
2518 LOCKHART WAY
COLD LAKE
ALBERTA T9M0B3
DEBTOR - HARWOOD HOMES LTD.
BOX 67
51-3 ST NE
SALMON ARM
BRITISH COLUMBIA V1E4N2
AMOUNT: \$18,105 AND COSTS IF ANY
ACTION NUMBER: 151400274
(DATA UPDATED BY: 172060765)

152 317 118 08/10/2015 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - CITY OF COLD LAKE.
5513-48 AVENUE
COLD LAKE
ALBERTA T9M1A1
AGENT - KEVIN NAGOYA

162 068 861 08/03/2016 CAVEAT

RE : AGREEMENT CHARGING LAND
CAVEATOR - KARYAN MANAGEMENT LTD.
C/O MILLER THOMSON LLP
ROBSON COURT
1000,840 HOWE STREET
VANCOUVER
BRITISH COLUMBIA V6Z2M1
AGENT - FREDERICK LEUNG

162 188 878 13/07/2016 WRIT

CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
MINISTER OF NATIONAL REVENUE
C/O CANADA REVENUE AGENCY
9700 JASPER AVENUE

(CONTINUED)

TITLE SEARCH

Borrower: City of Cold Lake		File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		

ENCUMBRANCES, LIENS & INTERESTS			PAGE 3
REGISTRATION			# 142 085 056
NUMBER	DATE (D/M/Y)	PARTICULARS	
		EDMONTON	
		ALBERTA T5J4C8	
		DEBTOR - HARWOOD HOMES LTD.	
		POST OFFICE BOX 2054	
		COLD LAKE	
		ALBERTA T9M1P5	
		AMOUNT: \$72,971 AND COSTS IF ANY	
		ACTION NUMBER: ETA-3376-16	
162 192 193	18/07/2016	BUILDER'S LIEN	
		LIENOR - JIMCOR LINE CONSTRUCTION LTD.	
		BOX 336,5226-50 AVENUE	
		ST. PAUL	
		ALBERTA T0A3A0	
		AGENT - IRENE GOGOWICH	
		AMOUNT: \$135,495	
162 293 220	20/10/2016	CERTIFICATE OF LIS PENDENS	
		AFFECTS INSTRUMENT: 162192193	
162 323 406	16/11/2016	WRIT	
		CREDITOR - KARYAN MANAGEMENT LTD.	
		C/O MILLER THOMSON LLP	
		3000, 700 - 9 AVENUE SW	
		CALGARY	
		ALBERTA T2P3V4	
		DEBTOR - HARWOOD HOMES LTD.	
		BOX 67	
		51-3 ST NE	
		SALMON ARM	
		BRITISH COLUMBIA V1E4N2	
		AMOUNT: \$705,076 AND COSTS IF ANY	
		ACTION NUMBER: 1601-12004	
162 328 252	22/11/2016	WRIT	
		CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA	
		MINISTER OF NATIONAL REVENUE	
		C/O CANADA REVENUE AGENCY	
		9700 JASPER AVENUE	
		EDMONTON	
		ALBERTA T5J4C8	
		DEBTOR - HARWOOD HOMES LTD.	
		POST OFFICE BOX 2054	
		COLD LAKE	
		ALBERTA T9M1P5	
		AMOUNT: \$23,314 AND COSTS IF ANY	
		ACTION NUMBER: ETA-4323-16	
162 352 449	16/12/2016	CAVEAT	
		(CONTINUED)	

TITLE SEARCH

Borrower: City of Cold Lake	File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	

ENCUMBRANCES, LIENS & INTERESTS			PAGE 4
REGISTRATION			# 142 085 056
NUMBER	DATE (D/M/Y)	PARTICULARS	
		RE : NOTICE OF INTENTION TO SELL UNDER CIVIL ENFORCEMENT ACT CAVEATOR - CONSOLIDATED CIVIL ENFORCEMENT INC. 200, 807 MANNING ROAD NE CALGARY ALBERTA T2E7M8	
162 354 516	20/12/2016	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - DAVID FROESE 3RD FLR, 14505 BANNISTER ROAD SE CALGARY ALBERTA T2J3X3 AGENT - MARK RATHWELL	
172 012 290	13/01/2017	WRIT CREDITOR - JIMCOR LINE CONSTRUCTION LTD. PO BOX 716 ST. PAUL ALBERTA T0A3A0 DEBTOR - HARWOOD HOMES LTD. P.O. BOX 2054 COLD LAKE ALBERTA T9M1P5 AMOUNT: \$150,665 AND COSTS IF ANY ACTION NUMBER: 1614-00396 (DATA UPDATED BY: 172019293)	
172 048 455	16/02/2017	MORTGAGE MORTGAGEE - WHITETAIL RIDGE ESTATES CORP. 3113 DUCHESS PARK LANE FRIENDSWOOD, TEXAS USA 77546 ALBERTA ORIGINAL PRINCIPAL AMOUNT: \$250,000	
172 149 353	14/06/2017	WRIT CREDITOR - CATERPILLAR FINANCIAL SERVICES LIMITED. 3457 SUPERIOR COURT, UNIT 2 OAKVILLE ONTARIO L6L0C4 DEBTOR - HARWOOD HOMES LTD. BOX 7820, 4901 50 AVENUE BONNYVILLE ALBERTA T9N2J1 AMOUNT: \$86,073 AND COSTS IF ANY ACTION NUMBER: 1701-03526	
182 099 084	02/05/2018	TAX NOTIFICATION	
		(CONTINUED)	

TITLE SEARCH

Borrower: City of Cold Lake	File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	

ENCUMBRANCES, LIENS & INTERESTS			PAGE 5
REGISTRATION			# 142 085 056
NUMBER	DATE (D/M/Y)	PARTICULARS	

BY - CITY OF COLD LAKE.			
5513-48 AVENUE			
COLD LAKE, ALBERTA			
T9M1A1			
182 103 405	05/05/2018	WRIT	
CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA			
MINISTER OF NATIONAL REVENUE			
C/O ASS'T DIRECTOR, REVENUE COLLECTIONS			
CANADA REVENUE AGENCY			
10,9700 JASPER AVE NW			
EDMONTON			
ALBERTA T5J4C8			
DEBTOR - HARWOOD HOMES LTD.			
POST OFFICE BOX 2054			
COLD LAKE			
ALBERTA T9M1P5			
AMOUNT: \$43,151 AND COSTS IF ANY			
ACTION NUMBER: ITA-3994-18			
182 123 122	30/05/2018	WRIT	
CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA			
AS REPRESENTED BY THE MINISTER OF NATIONAL REVENUE			
C/O CANADA REVENUE AGENCY			
9700 - JASPER AVE			
EDMONTON			
ALBERTA T5J4C8			
DEBTOR - HARWOOD HOMES LTD.			
P.O. BOX 2054			
COLD LAKE			
ALBERTA T9M1P5			
AMOUNT: \$29,585 AND COSTS IF ANY			
ACTION NUMBER: ETA-2179-18			
TOTAL INSTRUMENTS: 018			

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF
JANUARY, 2020 AT 11:20 A.M.

ORDER NUMBER: 38691382

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

TITLE SEARCH

Borrower: City of Cold Lake		File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		

PAGE 6
142 085 056

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).

COMPARABLE # 1

Borrower: City of Cold Lake	File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB
Lender: City of Cold Lake	P.C.:



Exterior Front

Land Commercial For Sale

Cold Lake
1014 8 AV

Cold Lake North

LP: \$300,000
60 Lse Rate:
T9M 1N1 SP: \$295,000

Listing ID #: E4166227
Trans Type: For Sale
Sale Type: Asset
Zoning: RMX
Prop Taxes: 1,092.00 / 2019
Other Types: LAN

Line #: 0036399335
Land Size SF:
Land Size Acres: 0.450
Lot Frontage:
Subj Prop Width:

SOLD
H M E T
[Schedule a Showing](#)

Legal Plan/Block/Lot: 1425058 / 9 / 4A&6A **Unit #:** **M:** **T:** **R:** **S:** **Q:**

These 2 lots have great highway exposure and measure 133'x150' with a paved lane way too. Great building site for your business. The property is zone RMX which is commercial/residential mixed use. This allows for many uses and allows for residents in the building. The site was environmentally contaminated however, it was cleaned last year and now ready for your businesses new building.

Private Remarks:

Virtual Tour:

Property Details
Ownership Interest: Private
Title to Land: Fee Simple
Env Asmt Phase: Yes
RPR Survey Available: No
Seller Rights Res: No

General Building Details
Building Type:
Construction:
Subject Space SqFt:
Subject Space Width:
Year Built:

Land
Site Services: City Water at Lot Line
Water Supply: Municipal
Sewer / Septic: Municipal/Community

Brochure:
Multi Family
of Storeys:
of 1 Bedroom Apts:
of 2 Bedroom Apts:
of 3 Bedroom Apts:
of 4+ Bedroom Apts:
APOD Information
Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:
Net Operating Income:
Cap Rate:
Business/Business w/Property
Major Business Type:
Minor Business Type:

Total # of Units: 0
of Bachelor Apts:
of Penthouse Apts:
of Other Units:
of Parking Spaces:

Lease Details
Lease Type:
Net Lse Rate SF/Annum:
Lease Term (in Months):

Lease Op Cost SqFt:
Subject Space SqFt:
Co-Op Commission Lease:

Appointment Name:
Appointment Phone #:
Listing Agent: Bernard G Lefebvre - Ph: 780-815-0452
Listing Agent Email: bernard@cbhometeam.ca
Listing Firm: Coldwell Banker Home Team Realty
Off#: 780-594-7400

Listing Agent 2:
Listing Firm 2:

Appointment: Call Lister

Listing Agent URL: <http://www.hometeamcoldlake.com>
Listing Date: 7/16/2019 **DOM:** 41
Possession: / / negotiable
Co-Op Commission:

Pending Date:
Sold Date: 8/29/2019 **Sold Price:** \$295,000
Adjustment Date: 9/16/2019
Buyer Agent: Bernard G Lefebvre
Buyer Office: Coldwell Banker Home Team Realty

Input Date: 7/18/2019 10:12 AM
Expiry Date:

Buyer Agent 2:
Buyer Office 2:

01/27/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED





Agent Detail 2.0

COMPARABLE # 2

Borrower: City of Cold Lake	File No.: 20-033
Property Address: Lot 3 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB
Lender: City of Cold Lake	P.C.:

Residential	810 Schooner DR	A	LP:	\$208,950
--------------------	------------------------	----------	------------	------------------



Area/City:	Cold Lake	0525	Listing ID #:	E4095109		
Community:	Cold Lake North	CL002	Postal Code:	T9M 0L7		
Style:			Line #:	0036418465		
Zone:	60		Building Type:	VLOT		
Year Built:			New Home on Old Lot:			
			Finished Lvl:			
Legal Plan:	1425269	Blk: 21	Lot: 3	Unit #:	UF:	

Adjacent lot is also for sale if the buyer is looking for 2 lots side-by-side. NOTE: LOT PRICE INCLUDES GST!

Property Class: SF

Multi family lot zoned R3 which will allow up to a 4 plex (4 units) to be built on the property. This lot backs on to the Cold Lake Elementary Public School. The lot measurements are 70' wide x 156' Deep with all services on the lot and ready to build on. Lot price includes GST!

URL-Virtual Tour:		URL-Brochure:			
Baths:	1-pc 2-pc 3-pc 4-pc 5-pc 6-pc	School Bus:	Y	Dir:	Directly behind (south) of Cold Lake Public School.
Ensuite Bth:		Elem School:	Cold Lake Public School		
Bdrms Abv: 0	Total	Jr School:			
Fin Fpl:	0	High Schl:			
Parking:	Fpl Fuel:	Other Schl:			
		Garage:		Level	Mtr2 SqFt
Living Rm:				Main:	
Dining Rm:		Master Bdrm:		Upper:	
Kitchen:		Bedrm 2:		Abov Grd:	
Family Rm:		Bedrm 3:		Lower Lvl:	
Den:		Bedrm 4:		Below Grd:	
				Total A.G:	
Flooring:		Roof Type:			
Foundation:		Fireplace:			
Exterior:		Construction:			
Heating Type:		Basement:			
Features:		Bsmt Dev:			
		Heat Fuel:			
		Goods Excl:			
Goods Incl:					
		Lot Shape: Rectangular			
		Front Exp: South			
Site Inft: Flat Site, Playground Nearby, Schools		Frntg X Dpth: 21.50 X 47.60			
		Zoning: Medium Density R3			
		Conform: /			
Restrictions: None Known		Tax Amt/Yr: \$1,794.00 / 2017 LI/Yr: /			
		Warranty:			

Enclosed Parking:	Parking	Ownership: Private	Condo Fee:	/
		Parking Plan:	HOA Fee:	/

Seller:	1744815 Alberta Ltd.	Appt:	Go Direct	List Date:	2/2/2018
Listing Agent	Bernard G Lefebvre - Ph: 780-815-0452				
List Agt	bernard@cbhometeam.ca	Website:	http://www.hometeamcoldlake.com		
List Firm 1:	Coldwell Banker Lifestyle - Off#: 780-594-7400	Occupancy:	VACNT		
List Agent 2:		Poss Days:	Immediate	Excl:	N
List Firm 2:		Comm:	2%	SRR:	N

Pend Date:	Sold Date:	Sold Price:	DOM:	720	Input Date:	2/2/2018 11:44
Sold Term:			Disc:		Expiry	
Buy Firm:					Buy Firm 2:	
Buy Agent:					Buy Agent	

01/23/2020 04:10 PM INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED Agent Detail

COMPARABLE # 3


Borrower:	City of Cold Lake
Property Address:	Lot 3 Blk A Pl 852 1872
City:	City of Cold lake
Lender:	City of Cold Lake

File No.: **20-033**

Case No.:

Prov.: **AB**

P.C.:

RESIDENTIAL	306 Aurora WY	ACTIVE	LP: \$126,000
	Property Class: Single Family	Listing ID#: E4101687	
	Area: Cold Lake	Postal Code: T9M 0E3	
	Community: Cold Lake North	Zones: Zone 60	
	Building Types: Vacant Lot	Year Built:	
	Style:	Restrictions: UTILR	
	Legal Plan: 1324537 Blk: 7 Lot: 3	Ownership: PRIV	
	Unit:	Conform:	
	UF:	Warranty:	
	Linc #: 0035880772		
	Title to Land: Fee Simple		
	Exclusion Y/N: N SRR N Disc:		
			

GST is included in the list price

This location is awesome; close to schools, the hospital, playgrounds and the lake! Great investment opportunity to build a duplex in this desirable area of Gold Lake. Adjacent lot, 308 Aurora Way, is also for sale. *GST is included in the list price*

[illegible]

Condo Name:	Total Units:	Total Floors:	Floor	Floor #:
Encl Parking:	Parking Unit:	Park Plan Type:	Park Plan Desc:	
Condo Fee:	Condo Fee Incl:			
HOA Fee:	HOA Fee Incl:			

Seller Name:	1501710 Alberta Ltd.	Appointment:	Go Direct	
Appt Name:	Ryan Lefebvre	Appt Phone:	780-573-4954	
List Agent:	Ryan J Lefebvre - Ph: 780-573-4954	Listing Date:	3/21/2018	
Agent E-mail:	ryan@cdlifestyle.ca	Agent URL:	http://www.ryanlefebvre.com	
List Office:	Coldwell Banker Lifestyle - Off#: 780-594-7400	Occupancy:		DOM: 677
List Agent 2:		Possession:	Possession Days:	Possession Notes: IMMEDIATE
List Office 2:		Co-Operating Commission:	1.5%	

Pending Date:	Sold Price:	Input Date:	3/21/2018 3:48 PM
Sold Date:	Adjustmnt Date:	Expiration	
Buyer Agent:	Buyer Agent 2:		
Buyer Office:	Buyer Office 2:		

01/27/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0

**LAND
APPRAISAL REPORT**

**OF THE LAND
LOCATED AT**

**Lot 5 Blk A PI 852 1872
City of Cold lake, AB**

PREPARED FOR

City of Cold Lake

PREPARED BY

**Colleen Hoolahan
DAR/Certified Appraisal Reviewer**

January 24, 2020

City of Cold Lake

The purpose of this appraisal and appraisal report is to ascertain and report the market value, as defined in this appraisal report, of the subject land, located at Lot 5 Blk A PI 852 1872, Cold Lake, Alberta in fee simple, for the function of marketing and re-sale.

Fee simple is an absolute fee, a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. It is an inheritable estate.

The appraiser has personally viewed the subject property on January 24, 2020 and has gathered and analyzed all the data obtained from the local real estate board, the Multiple Listing Service, the public record, and the appraiser's own files. The appraiser has omitted the cost approach and income approach analysis as they are considered inapplicable and inappropriate for this type of appraisal assignment. The appraiser has further completed a sales comparison approach analysis.

This appraisal and appraisal report have been completed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

It is the opinion of the appraiser that the market value of the subject property as of January 24, 2020, is:

Three Hundred Fifty-Three Thousand Dollars

\$353,000

THIS REPORT CONTAINS AND IS SUBJECT TO specific terminology descriptions, conditions, and special limitations which affect the stated opinion of market value, the use, and the intended user of the report. Please carefully read, and pay particular attention to all of these descriptions, conditions, and special limitations.



Colleen Hoolahan

DAR/Certified Appraisal Reviewer

LAND APPRAISAL REPORT

File No. 20-034

SUBJECT

Borrower

City of Cold Lake

Census Tract

Map Reference

Property Address

Lot 5 Blk A PI 852 1872

City

City of Cold lake

Prov.

AB

Postal Code

Legal Description

Lot 5 Blk A PI 852 1872

Sale Price

Date of Sale

Loan Term

yrs.

Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimus PUD

Actual Real Estate Taxes

4063.44 (2019) (yr.)

Loan charges to be paid by seller

Other sale concessions

Lender/Client

City of Cold Lake

Address

Occupant

Vacant Land

Appraiser

Colleen Hoolahan

Instructions to Appraiser

Market value of vacant R3 - Medium Density Res (Row House) lands.

NEIGHBOURHOOD

Location

☒ Urban

☐ Suburban

☐ Rural

Built Up

☐ Over 75%

☒ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☐ Steady

☒ Slow

Property Values

☐ Increasing

☒ Stable

☒ Declining

Demand/Supply

☐ Shortage

☐ In Balance

☒ Over Supply

Marketing Time

☐ Under 3 Mos.

☐ 4-6 Mos.

☒ Over 6 Mos.

Present Land Use

☐ % 1 Family

☐ % 2-4 Family

☐ % Apts

☐ % Condo

☐ %Commercial

☐ % Industrial

☐ % Vacant

100 %

Mixed Use

Change in Present Land Use

☒ Not Likely

☐ Likely

☐ Taking Place(*)

(*)From

To

Predominant Occupancy

☒ Owner

☐ Tenant

% Vacant

Single Family Price Range

175000 to 400000

Predominant Value

300000

Single Family Age

10 yrs. to yrs.

35+

Predominant Age

25 yrs.

Employment Stability

Good

Avg

Fair

Poor

☐

☒

☐

☐

Convenience to Employment

☐

☒

☐

☐

Convenience to Shopping

☐

☒

☐

☐

Convenience to Schools

☐

☒

☐

☐

Adequacy of Public Transportation

☐

☒

☐

☐

Recreational Facilities

☐

☒

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

Property Compatibility

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

General Appearance of Properties

☐

☒

☐

☐

Appeal to Market

☐

☒

☐

☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

Subject is located in the south central quadrant of the City of Cold Lake (North). Immediate area comprises of single family homes, townhouse condo's, apartments and vacant lands. Buyers are being cautious, due to economic conditions (soft market). No adverse influences observed.

SITE

Dimensions

See Plot Map

= 59,677.2 sqft (1.37 Ac)

Land Titles

☒ Corner Lot

Zoning Classification

R3 - Medium Density Res (Row House)

Present Improvements

☒ Do

☐ Do Not Conform to Zoning Regulations

Highest and Best Use

☐ Present Use

☒ Other (specify)

Improved with row house development

Public

Other (Describe)

Elec.

☒

Gas

☒

Water

☒

San. Sewer

☒

☒

Underground Elec & Tel

OFF-SITE IMPROVEMENTS

Str.Address

☒ Public

☐ Private

Surface

Maintenance

☒ Public

☐ Private

☒ Storm Sewer

☐ Curb/Gutter

☐ Sidewalk

☒ Street Lights

Topo

Undulating

Size

59,677.2 sqft (1.37 Ac) (land titles)

Shape

Rectangular

View

Average

Drainage

Storm Sewer

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions)

Currently the site is rough with a gradual slope down to the northwest. Access is from 16 Street along the west and 13 Street along the east. Street lights and sidewalks are in place and services are at the property line. No adverse easements or encroachments observed or registered.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Lot 5 Blk A PI 852 1872 Cold Lake (North)	1014 - 8 Avenue Cold Lake (North)		810 Schooner Drive Cold Lake (North)		306 Aurora Way Cold Lake (North)	
Proximity to subject							
Sales Price	\$		\$ 295,000		\$ 208,950		\$ 126,000
Price \$/Sq. Ft.			295,000		208,950		126,000
Data Source		MLS - E4166227		Active Listing (30% List to Sell)		Active Listing (20% List to Sell)	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		Aug 29, 2019		20 % List to Sell -41,790		20 % List to Sell -25,200	
Location	Town Lot (R3)	Town Lot (RMX)		Town Lot (R3)		Town Lot (R3)	
Site/View	59,677.2 sqft (1.37 Ac)	2 Lots (19,950 sqft)		10,920 sqft		6519.9 sqft ±	
Days on Market		44 Days		720 Days +		693 Days +	
Price per Sq Ft		14.79 per sq ft		15.31 per sq ft		15.46 per sq ft	
Adj Price per Sq Ft		40% = 5.92 per sq ft		45% = 6.89 per sq ft		55% = 8.50 per sq ft	
Sales or Financing							
Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$
Indicated Value		Gross:	0.0	Gross:		Gross:	
of Subject		Net:	0.0	Net:		Net:	

Comments on Market Data

See next page for Conclusions.

RECONCILIATION

Comments and Conditions of Appraisal

From the onset let us point out that timely sales data of similar properties proximal to subject was extremely limited. A very limited number of vacant lots, especially large vacant lots have sold on the open market.

Final Reconciliation

Value is with an active marketing period of 90 to 180 days. Most relevance to value lies with Comparable # 1 the most recent sale of a similar property. The adjusted price per sq ft is: \$5.92. Subject contains: 59,677.2 sqft x \$5.92 = \$353,289.02 rounded to \$353.,000.00.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF

January 24, 2020

to be

353000

Appraiser Signature



Supervisor Signature (if applicable)

Appraiser Name

Colleen Hoolahan

Supervisor Name

☐ Did

☐ Did Not Physically Inspect Property

Date Report Signed

01/28/2020

Date Report Signed

State Certification #

Member # 0615-13

State

State License #

Member # 0615-20

State

State License #

State

Form produced using ACI software, 800.234.8727 www.aciweb.com

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VAL Appraisals

File No. 20-034

MARKET DATA ANALYSIS

COMMENTS

GENERAL COMMENTS

For the purpose of this appraisal report, the highest and best use is defined as that legally permitted use for which there is a demand, and is most likely to produce the greatest net return, tangible or intangible, to the subject property, while utilizing the property as a whole. The subject property is Vacant Land R3 - Medium Density Res (Row House) and it is the opinion of the appraiser that this activity constitutes the highest and best use.

The income approach to value was not considered as no properties similar to the subject, in the subject market area, were predominately leased at the time of sale. It is therefore, impossible to determine a legitimate rent multiplier figure necessary in calculating a valid income approach value.

The appraiser assumes that all information describing the insulation, and the water and sewer systems supplied by the owner of other sources, is correct. This information was not verified by the appraiser.

Cost Data (If Applicable)

The cost approach calculations were based on current information published by the Marshall & Swift Company and were adjusted for geographical location, climatic conditions, seismic zones, and wind factors. Physical depreciation was calculated using the modified effective age/life method, utilizing Marshall & Swift Cost Manual as a base. The accrued depreciation includes any applicable functional and external obsolescence. The land value was determined from an analysis of the most recent sales of similar but undeveloped land in the subject market area, and by the abstraction method utilizing the comparables incorporated in the sales comparison analysis.

Sales Comparison Data

The date of sale figures reflect the actual contract date of each comparable. The condition adjustment reflects both the incurable and the curable physical depreciation and was calculated by a comparison of the effective age of the subject's improvements to that of the respective comparable. The difference of the respective depreciation rates was then applied to the abstracted value of the improvements only. The gross living area adjustments reflect both size and room differences. These adjustments have been calculated by abstracting from the sales price of each comparable, the market value of all items which do not contribute to the actual Gross Living Area of the house itself. The residual was then divided by the size of the respective house to arrive at an average market value per square foot or meter. The values thus derived from each of the comparables were correlated with the depreciated cost of the subject to arrive at the actual adjustment rate utilized.

SPECIAL LIMITATIONS

This APPRAISAL REPORT has been prepared for the sole and exclusive use and benefit of City of Cold Lake (hereinafter referred to as the client). Any use of this report by anyone other than the client or for any purpose or function other than the original intent, invalidates the findings and voids all results and or conclusions.

All analysis, opinions, and conclusions were developed, and this appraisal report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the code of ethics of the Canadian National Association of Real Estate Appraisers.

It is assumed that the utilization of land and any improvements thereon, are within the boundaries of the property lines of the described property and that there is no encroachment or trespass, unless otherwise stated in the appraisal report.

It is assumed that the subject property is in full compliance with all applicable Federal, State/Provincial, and local environmental regulations and laws unless otherwise stated in the appraisal report.

It is assumed that all required licenses, consents, or any required legislative or administrative authority from any local, State/Provincial, Federal, or private entity or organization, have been acquired and or renewed for any use upon which the value opinion in the appraisal report is based.

It is assumed that any lease encumbrances pertaining to the subject property are legally binding contracts between the lessee and the lessor and that all information transmitted to the appraiser concerning these lease contracts is accurate and correct. Although this appraisal report may include information concerning the physical improvements being appraised, including their adequacy and or condition, it should be understood that this information is provided only for use as a general guide in the valuation of the subject property and is not to be construed as a complete or detailed physical report. The observed condition of the roof, exterior walls, foundation, interior walls, floors, heating system, plumbing, insulation, electrical system, and any other of the mechanical system or physical components of the improvements is based on a casual viewing only. No detailed inspection was made. The improvements were not checked for current building code violations unless otherwise noted in the appraisal report. If such an inspection is required, the client is advised to retain the services of an expert in this field.

Comments: This appraisal and appraisal report was completed by a member in good standing with CNAREA and licensed with RECA.

APPRAISER:

Signature: Colleen Hoolahan
Name: Colleen Hoolahan
Designation: DAR/Certified Appraisal Reviewer
Date Signed: 01/28/2020

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Designation:
Date Signed:

DID DID NOT VIEW PROPERTY

SCOPE OF THE APPRAISAL

The Scope of the Appraisal contains the necessary research and analysis to prepare a report in accordance with its intended use. The following are comments which describe the extent of the procedures used in the collection, confirmation and reporting of the information involved in preparing this report.

Collection and confirmation of data consisted of the following:

1. A personal site viewing was performed on January 24, 2020 by Colleen Hoolahan. The appraisal and appraisal report were completed by Colleen Hoolahan.
2. Site area taken from the Title Search.
3. Property assessment and taxes, and land use classification are sourced from the corresponding municipality/town (jurisdiction GIS system).
4. Supportive market information regarding comparable properties is obtained through the Edmonton Real Estate Board and Land Sales from the Northern Alberta Land Data System. Comparable market information was confirmed with either the listing selling realtor or other participants who are knowledgeable of the transaction details.
5. The market value includes the 5 % GST if applicable.
6. The property rights appraised are those of the owners in the Fee Simple Estate and the effective date of the Appraisal is January 24, 2020.
7. Occupancy and site history of the subject is described below.

OCCUPANCY AND SITE HISTORY

Subject property is vacant land (R3).

REASONABLE EXPOSURE TIME

An estimate of market value is related to the concept of reasonable exposure time. Exposure time is the property's estimated marketing time prior to a hypothetical sale at market value on the effective date of appraisal. It is a retrospective function of asking price, property type, and past market conditions; and encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Reasonable exposure time is one of the necessary elements in the most market value definition, although it is not intended to be a prediction of a specific date of sale as it may be expressed as a range.

In appraisal theory and practice, there is a distinction relating to perspective between exposure time and marketing time; exposure time is presumed to precede the effective date of appraisal whereas marketing time is presumed to succeed the effective date. Marketing time is a prospective function of asking price, property type and anticipated market conditions.

The subject's market value estimate is based on a reasonable exposure time of 180 + days at an asking price of 5 % greater than expected value. The market value conclusion should not be viewed as a full detailed narrative report. The contents are concise and briefly descriptive. The market value is based upon a review of available sales data, primarily the data listed on a "Multiple Listing Service" and private sales from office records. The MLS sales are not normally inspected nor verified unless there is a reason to doubt their accuracy. The sales data is then adjusted by way of the application of appraisal theory and experience. It is often necessary to use adjustments that are subjective to derive the current market value of the subject. In most instances the comparables were not inspected on the interior.

SUBJECT PHOTOGRAPHS

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	



View of land from
16th Street



View of land from
16th Street



View of land from
16th Street

SUBJECT PHOTOGRAPHS

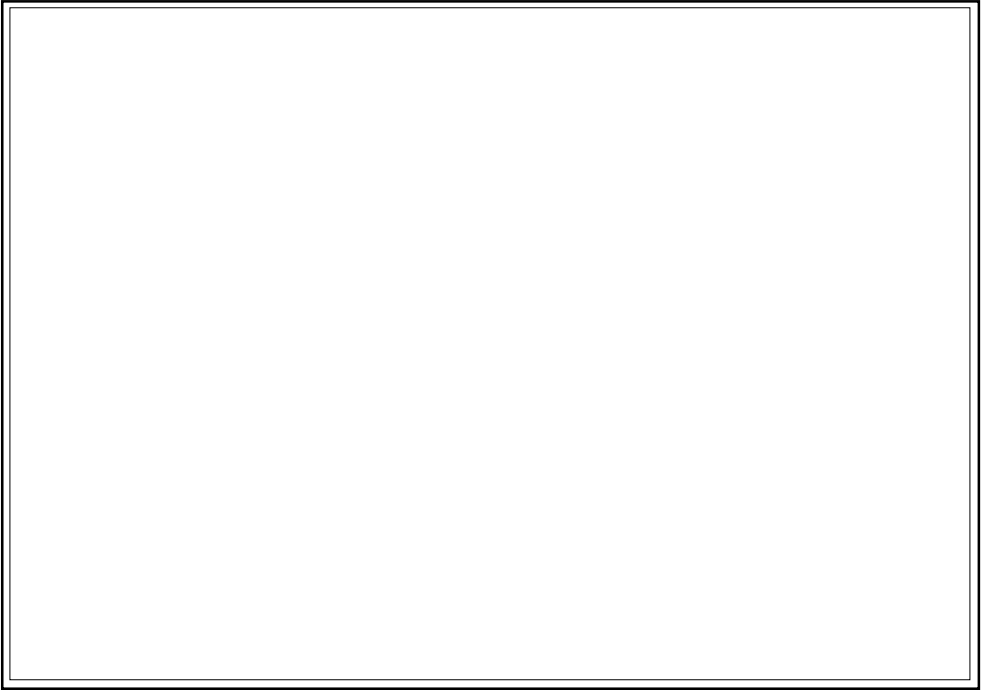
Borrower: City of Cold Lake		File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		



View of land from
13th Street

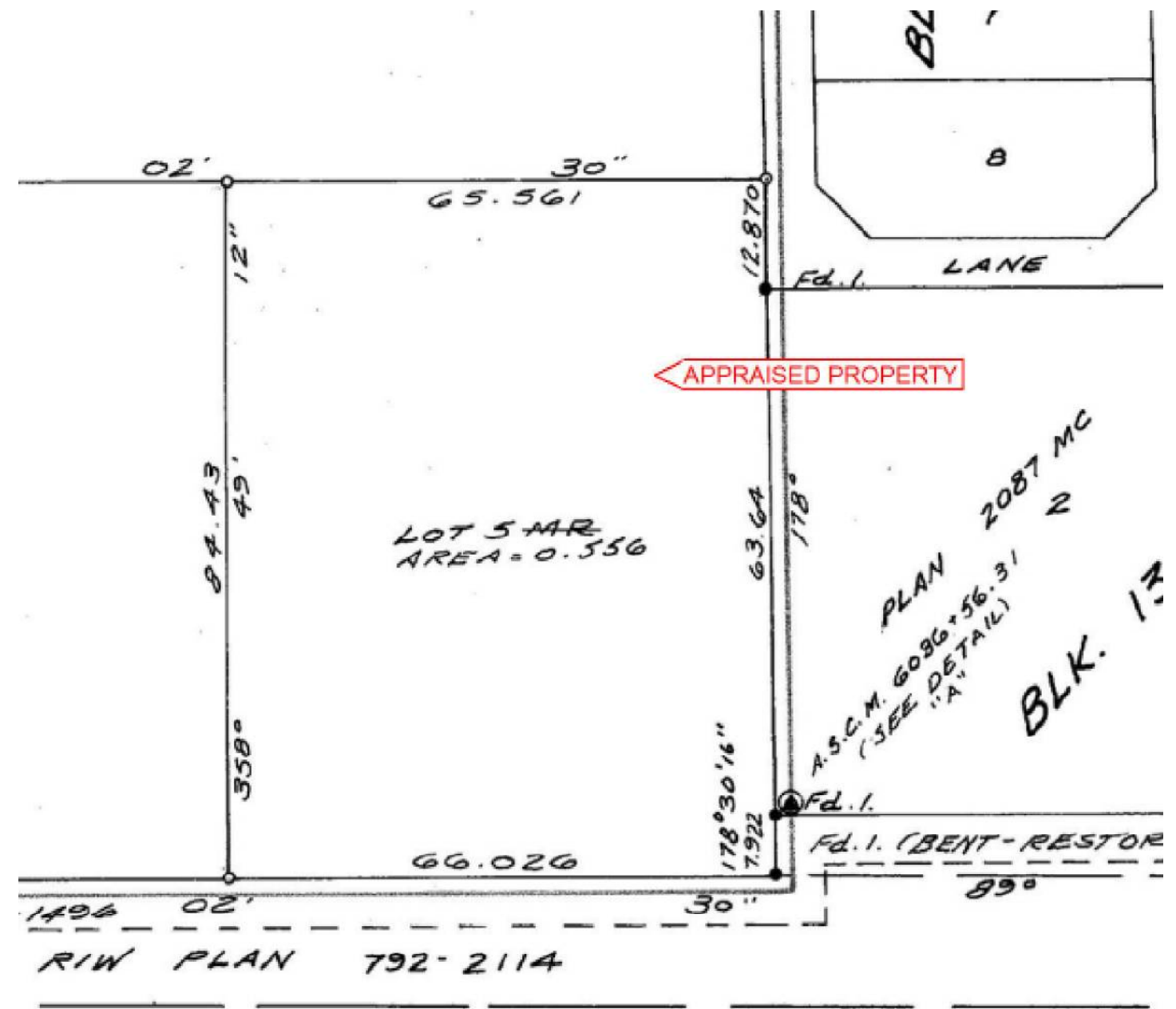


Neighbourhood View
16th Street



PLOT MAP

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB
Lender: City of Cold Lake	P.C.:

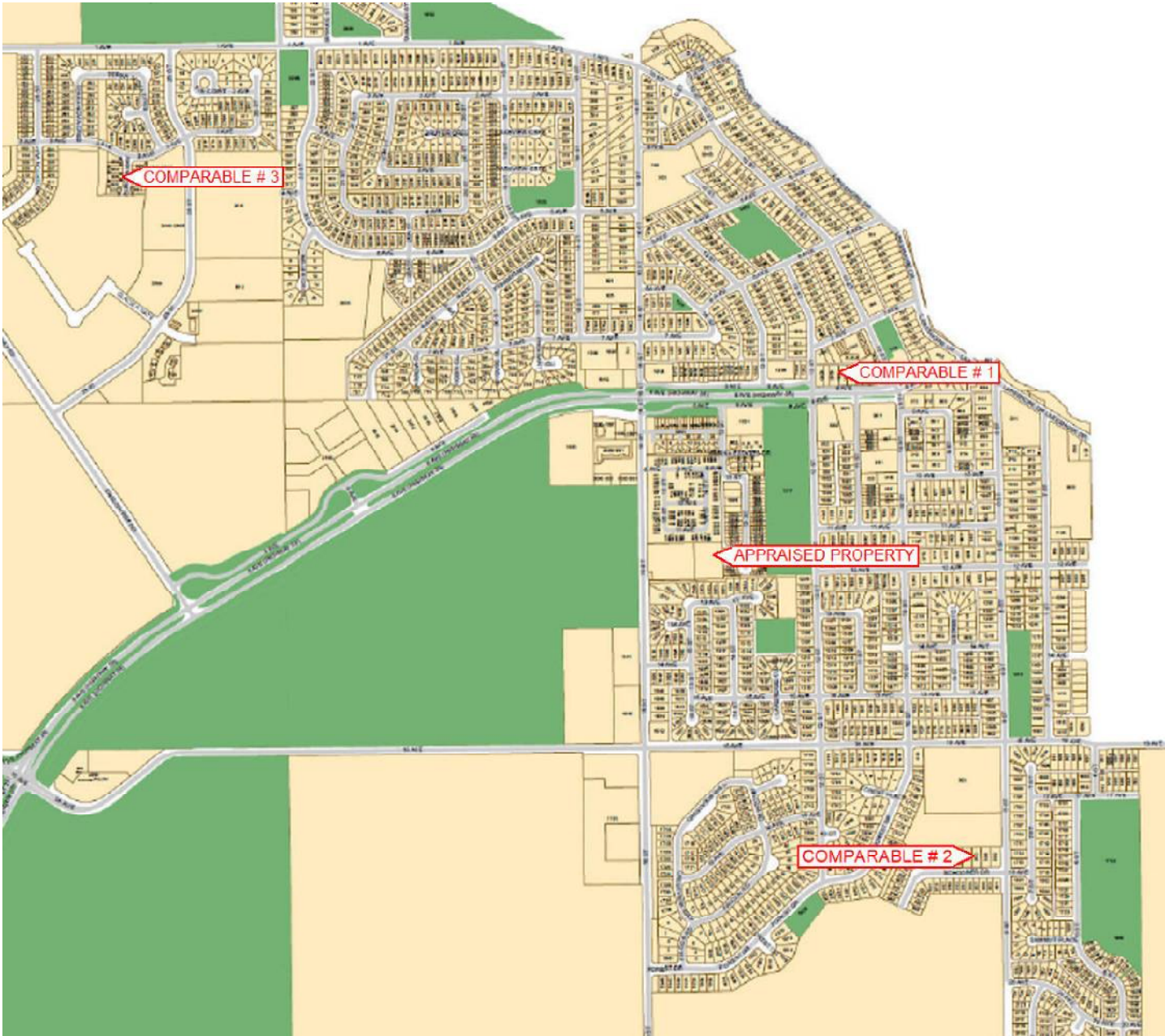


DUAL OF RESERVE
GNATION
565 763
ember 20, 2005
R

S.W. 1/4 SEC. 24 - 63 - 2 - W

LOCATION MAP

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB
Lender: City of Cold Lake	P.C.:



TITLE SEARCH

Borrower: City of Cold Lake		File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0031 476 336	8521872;A;5	142 085 056 +1

LEGAL DESCRIPTION
PLAN 8521872
BLOCK A
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.556 HECTARES (1.37 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;2;63;24;SW

MUNICIPALITY: CITY OF COLD LAKE

REFERENCE NUMBER: 082 526 182

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 085 056	21/03/2014	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

HARWOOD HOMES LTD.
OF P.O. BOX 2054
COLD LAKE
ALBERTA T9M 1P5

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
152 308 045	30/09/2015	WRIT CREDITOR - [REDACTED] 2518 LOCKHART WAY COLD LAKE ALBERTA T9M0B3 DEBTOR - HARWOOD HOMES LTD. BOX 67 51-3 ST NE

(CONTINUED)

TITLE SEARCH

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
142 085 056 +1

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

SALMON ARM
BRITISH COLUMBIA V1E4N2
AMOUNT: \$18,105 AND COSTS IF ANY
ACTION NUMBER: 151400274
(DATA UPDATED BY: 172060765)

152 317 118 08/10/2015 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - CITY OF COLD LAKE.
5513-48 AVENUE
COLD LAKE
ALBERTA T9M1A1
AGENT - KEVIN NAGOYA

162 188 878 13/07/2016 WRIT
CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA
MINISTER OF NATIONAL REVENUE
C/O CANADA REVENUE AGENCY
9700 JASPER AVENUE
EDMONTON
ALBERTA T5J4C8
DEBTOR - HARWOOD HOMES LTD.
POST OFFICE BOX 2054
COLD LAKE
ALBERTA T9M1P5
AMOUNT: \$72,971 AND COSTS IF ANY
ACTION NUMBER: ETA-3376-16

162 192 193 18/07/2016 BUILDER'S LIEN
LIENOR - JIMCOR LINE CONSTRUCTION LTD.
BOX 336,5226-50 AVENUE
ST. PAUL
ALBERTA T0A3A0
AGENT - IRENE GOGOWICH
AMOUNT: \$135,495

162 293 220 20/10/2016 CERTIFICATE OF LIS PENDENS
AFFECTS INSTRUMENT: 162192193

162 306 765 01/11/2016 WRIT
CREDITOR - KARYAN MANAGEMENT LTD.
305, 4250 BAYVIEW STREET
RICHMOND
BRITISH COLUMBIA V7E0B3
DEBTOR - HARWOOD HOMES LTD.
BOX 67
51-3 ST NE
SALMON ARM

(CONTINUED)

TITLE SEARCH

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	

ENCUMBRANCES, LIENS & INTERESTS			PAGE 3
REGISTRATION			# 142 085 056 +1
NUMBER	DATE (D/M/Y)	PARTICULARS	
BRITISH COLUMBIA V1E4N2			
AMOUNT: \$705,076 AND COSTS IF ANY			
ACTION NUMBER: 1601-12004			
162 328 252	22/11/2016	WRIT	
CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA			
MINISTER OF NATIONAL REVENUE			
C/O CANADA REVENUE AGENCY			
9700 JASPER AVENUE			
EDMONTON			
ALBERTA T5J4C8			
DEBTOR - HARWOOD HOMES LTD.			
POST OFFICE BOX 2054			
COLD LAKE			
ALBERTA T9M1P5			
AMOUNT: \$23,314 AND COSTS IF ANY			
ACTION NUMBER: ETA-4323-16			
162 352 452	16/12/2016	CAVEAT	
RE : NOTICE OF INTENTION TO SELL UNDER CIVIL			
ENFORCEMENT ACT			
CAVEATOR - CONSOLIDATED CIVIL ENFORCEMENT INC.			
200, 807 MANNING ROAD NE			
CALGARY			
ALBERTA T2E7M8			
162 354 516	20/12/2016	CAVEAT	
RE : AGREEMENT CHARGING LAND			
CAVEATOR - DAVID FROESE			
3RD FLR, 14505 BANNISTER ROAD SE			
CALGARY			
ALBERTA T2J3X3			
AGENT - MARK RATHWELL			
172 012 290	13/01/2017	WRIT	
CREDITOR - JIMCOR LINE CONSTRUCTION LTD.			
PO BOX 716			
ST. PAUL			
ALBERTA T0A3A0			
DEBTOR - HARWOOD HOMES LTD.			
P.O. BOX 2054			
COLD LAKE			
ALBERTA T9M1P5			
AMOUNT: \$150,665 AND COSTS IF ANY			
ACTION NUMBER: 1614-00396			
(DATA UPDATED BY: 172019293)			
172 048 455	16/02/2017	MORTGAGE	
MORTGAGEE - WHITETAIL RIDGE ESTATES CORP.			
(CONTINUED)			

TITLE SEARCH

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	

ENCUMBRANCES, LIENS & INTERESTS			PAGE 4
REGISTRATION			# 142 085 056 +1
NUMBER	DATE (D/M/Y)	PARTICULARS	
		3113 DUCHESS PARK LANE FRIENDSWOOD, TEXAS USA 77546 ALBERTA ORIGINAL PRINCIPAL AMOUNT: \$250,000	
172 149 353	14/06/2017	WRIT CREDITOR - CATERPILLAR FINANCIAL SERVICES LIMITED. 3457 SUPERIOR COURT, UNIT 2 OAKVILLE ONTARIO L6L0C4 DEBTOR - HARWOOD HOMES LTD. BOX 7820, 4901 50 AVENUE BONNYVILLE ALBERTA T9N2J1 AMOUNT: \$86,073 AND COSTS IF ANY ACTION NUMBER: 1701-03526	
182 099 084	02/05/2018	TAX NOTIFICATION BY - CITY OF COLD LAKE. 5513-48 AVENUE COLD LAKE, ALBERTA T9M1A1	
182 103 405	05/05/2018	WRIT CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA MINISTER OF NATIONAL REVENUE C/O ASS'T DIRECTOR, REVENUE COLLECTIONS CANADA REVENUE AGENCY 10,9700 JASPER AVE NW EDMONTON ALBERTA T5J4C8 DEBTOR - HARWOOD HOMES LTD. POST OFFICE BOX 2054 COLD LAKE ALBERTA T9M1P5 AMOUNT: \$43,151 AND COSTS IF ANY ACTION NUMBER: ITA-3994-18	
182 123 122	30/05/2018	WRIT CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA AS REPRESENTED BY THE MINISTER OF NATIONAL REVENUE C/O CANADA REVENUE AGENCY 9700 - JASPER AVE EDMONTON ALBERTA T5J4C8 DEBTOR - HARWOOD HOMES LTD. P.O. BOX 2054 COLD LAKE	
(CONTINUED)			

TITLE SEARCH

Borrower: City of Cold Lake		File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872		Case No.:
City: City of Cold lake	Prov.: AB	P.C.:
Lender: City of Cold Lake		

ENCUMBRANCES, LIENS & INTERESTS		
		PAGE 5
		# 142 085 056 +1
REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

ALBERTA T9M1P5
AMOUNT: \$29,585 AND COSTS IF ANY
ACTION NUMBER: ETA-2179-18

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF
JANUARY, 2020 AT 11:19 A.M.

ORDER NUMBER: 38691351

CUSTOMER FILE NUMBER:



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).

COMPARABLE # 1

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB
Lender: City of Cold Lake	P.C.:



Exterior Front

Land Commercial For Sale

Cold Lake
1014 8 AV

Cold Lake North

LP: \$300,000
60 Lse Rate:
T9M 1N1 SP: \$295,000

Listing ID #: E4166227
Trans Type: For Sale
Sale Type: Asset
Zoning: RMX
Prop Taxes: 1,092.00 / 2019
Other Types: LAN

Line #: 0036399335
Land Size SF:
Land Size Acres: 0.450
Lot Frontage:
Subj Prop Width:

SOLD



Legal Plan/Block/Lot: 1425058 / 9 / 4A&6A **Unit #:** **M:** **T:** **R:** **S:** **Q:**

These 2 lots have great highway exposure and measure 133'x150' with a paved lane way too. Great building site for your business. The property is zone RMX which is commercial/residential mixed use. This allows for many uses and allows for residents in the building. The site was environmentally contaminated however, it was cleaned last year and now ready for your businesses new building.

Private
Remarks:

Virtual Tour:

Property Details
Ownership Interest: Private
Title to Land: Fee Simple
Env Asmt Phase: Yes
RPR Survey Available: No
Seller Rights Res: No

General Building Details
Building Type:
Construction:
Subject Space SqFt:
Subject Space Width:
Year Built:

Land
Site Services: City Water at Lot Line
Water Supply: Municipal
Sewer / Septic: Municipal/Community

Brochure:
Multi Family
of Storeys:
of 1 Bedroom Apts:
of 2 Bedroom Apts:
of 3 Bedroom Apts:
of 4+ Bedroom Apts:
APOD Information
Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:
Net Operating Income:
Cap Rate:
Business/Business w/Property
Major Business Type:
Minor Business Type:

Total # of Units: 0
of Bachelor Apts:
of Penthouse Apts:
of Other Units:
of Parking Spaces:

Lease Details
Lease Type:
Net Lse Rate SF/Annum:
Lease Term (in Months):

Lease Op Cost SqFt:
Subject Space SqFt:
Co-Op Commission Lease:

Appointment Name:
Appointment Phone #:
Listing Agent: Bernard G Lefebvre - Ph: 780-815-0452
Listing Agent Email: bernard@cbhometeam.ca
Listing Firm: Coldwell Banker Home Team Realty
Off#: 780-594-7400

Listing Agent 2:
Listing Firm 2:

Appointment: Call Lister

Listing Agent URL: http://www.hometeamcoldlake.com
Listing Date: 7/16/2019 **DOM:** 41
Possession: / / negotiable
Co-Op Commission:

Pending Date:
Sold Date: 8/29/2019 **Sold Price:** \$295,000
Adjustment Date: 9/16/2019
Buyer Agent: Bernard G Lefebvre
Buyer Office: Coldwell Banker Home Team Realty

Input Date: 7/18/2019 10:12 AM
Expiry Date:

Buyer Agent 2:
Buyer Office 2:

01/27/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED





Agent Detail 2.0

COMPARABLE # 2

Borrower: City of Cold Lake	File No.: 20-034
Property Address: Lot 5 Blk A PI 852 1872	Case No.:
City: City of Cold lake	Prov.: AB P.C.:
Lender: City of Cold Lake	

Residential	810 Schooner DR	A	LP:	\$208,950
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Area/City:	Cold Lake	0525	Listing ID #:	E4095109		
Community:	Cold Lake North	CL002	Postal Code:	T9M 0L7		
Style:			Line #:	0036418465		
Zone:	60		Building Type:	VLOT		
Year Built:			New Home on Old Lot:			
			Finished Lvl:			
Legal Plan:	1425269	Blk: 21	Lot: 3	Unit #:	UF:	

Adjacent lot is also for sale if the buyer is looking for 2 lots side-by-side. NOTE: LOT PRICE INCLUDES GST!

Property Class: SF

Multi family lot zoned R3 which will allow up to a 4 plex (4 units) to be built on the property. This lot backs on to the Cold Lake Elementary Public School. The lot measurements are 70' wide x 156' Deep with all services on the lot and ready to build on. Lot price includes GST!

URL-Virtual Tour:		URL-Brochure:			
Baths:	1-pc 2-pc 3-pc 4-pc 5-pc 6-pc	School Bus:	Y	Dir:	Directly behind (south) of Cold Lake Public School.
Ensuite Bth:		Elem School:	Cold Lake Public School		
Bdrms Abv: 0	Total 0	Jr School:			
Fin Fpl:	Fpl Fuel:	High Schl:			
Parking:		Other Schl:			
		Garage:		Level	Mtr2 SqFt
Living Rm:	Master Bdrm:			Main:	
Dining Rm:	Bedrm 2:			Upper:	
Kitchen:	Bedrm 3:			Abov Grd:	
Family Rm:	Bedrm 4:			Lower Lvl:	
Den:				Below Grd:	
				Total A.G:	
Flooring:		Roof Type:			
Foundation:		Fireplace:			
Exterior:		Construction:			
Heating Type:		Basement:			
Features:		Bsmt Dev:			
		Heat Fuel:			
Goods Incl:		Goods Excl:			
		Lot Shape: Rectangular			
Site Inft:		Front Exp: South			
Flat Site, Playground Nearby, Schools		Frntg X Dpth: 21.50 X 47.60			
		Zoning: Medium Density R3			
		Conform: /			
Restrictions: None Known		Tax Amt/Yr: \$1,794.00 / 2017 LI/Yr: /			
		Warranty:			

Enclosed Parking:	Parking	Ownership: Private	Condo Fee:	/
		Parking Plan:	HOA Fee:	/

Seller:	1744815 Alberta Ltd.	Appt:	Go Direct	List Date:	2/2/2018
Listing Agent	Bernard G Lefebvre - Ph: 780-815-0452				
List Agt	bernard@cbhometeam.ca	Website:	http://www.hometeamcoldlake.com		
List Firm 1:	Coldwell Banker Lifestyle - Off#: 780-594-7400	Occupancy:	VACNT		
List Agent 2:		Poss Days:	Immediate	Excl:	N
List Firm 2:		Comm:	2%	SRR:	N

Pend Date:	Sold Date:	Sold Price:	DOM:	720	Input Date:	2/2/2018 11:44
Sold Term:			Disc:		Expiry	
Buy Firm:					Buy Firm 2:	
Buy Agent:					Buy Agent	

01/23/2020 04:10 PM INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED Agent Detail

COMPARABLE # 3


Borrower:	City of Cold Lake
Property Address:	Lot 5 Blk A Pl 852 1872
City:	City of Cold lake
Lender:	City of Cold Lake

File No.: **20-034**

Case No.:

Prov.: **AB**

P.C.:

RESIDENTIAL	306 Aurora WY	ACTIVE	LP: \$126,000
	Property Class: Single Family Area: Cold Lake Community: Cold Lake North Building Types: Vacant Lot Style: Legal Plan: 1324537 Blk: 7 Lot: 3 Unit: UF: Linc #: 0035880772 Title to Land: Fee Simple Exclusion Y/N: N SRR N Disc:	Listing ID#: E4101687 Postal Code: T9M 0E3 Zone: Zone 60 Year Built: Restrictions: UTILR Ownership: PRIV Conform: Warranty:	<div>H</div> <div>M</div> <div>G</div> <div>T</div>
			Schedule a Showing

GST is included in the list price

This location is awesome; close to schools, the hospital, playgrounds and the lake! Great investment opportunity to build a duplex in this desirable area of Gold Lake. Adjacent lot, 308 Aurora Way, is also for sale. *GST is included in the list price*

[illegible]

Condo Name:	Total Units:	Total Floors:	Floor	Floor #:
Encl Parking:	Parking Unit:	Park Plan Type:	Park Plan Desc:	
Condo Fee:	Condo Fee Incl:			
HOA Fee:	HOA Fee Incl:			

Seller Name: 1501710 Alberta Ltd.	Appointment: Go Direct	DOM: 677 Possession Notes: IMMEDIATE
Appt Name: Ryan Lefebvre	Appt Phone: 780-573-4954	
List Agent: Ryan J Lefebvre - Ph: 780-573-4954	Listing Date: 3/21/2018	
Agent E-mail: ryan@cdlifestyle.ca	Agent URL: http://www.ryanlefebvre.com	
List Office: Coldwell Banker Lifestyle - Off#: 780-594-7400	Occupancy:	
List Agent 2:	Possession:	
List Office 2:	Co-Operating Commission: 1.5%	

Pending Date:	Sold Price:	Input Date:	3/21/2018 3:48 PM
Sold Date:	Adjustmnt Date:	Expiration	
Buyer Agent:	Buyer Agent 2:		
Buyer Office:	Buyer Office 2:		

01/27/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

Agent Detail 2.0



STAFF REPORT

Title: Tax Arrears Agreement - Tax Roll No. 162829

Meeting Date: February 25, 2020

Executive Summary:

As per Section 418(4) of the Municipal Government Act, Council may enter into an agreement with an owner in tax arrears for payment of the arrears over a period not exceeding 3 years. Tax Roll No. 162829 is presently in arrears of taxes to the City of Cold Lake. The owner of the property has agreed to make minimum monthly payments of \$900.00 starting March 31, 2020. The tax account for this property will be paid in full including estimated future levies and all penalties by February 28, 2023. If the agreement is breached, the City will immediately start tax forfeiture procedures.

Background:

As per Section 412 of the MGA, by March 31 the municipality must prepare and register a tax arrears list for any properties that are more than one year in tax arrears. The registrar advises the property owners by August 1 that their property will be sold if the arrears are not brought into a current position by March 31 of the next year. If the taxes are not paid or an agreement is not entered into with the owner, the City must offer the property for sale at a public auction.

On March 31, 2019 the City registered a tax notification on 53 properties of which 7 are manufactured homes. As of February 25, 2020, there are 30 properties on the list. 5 of these properties have a tax agreement in place.

On March 31, 2018 the City registered a tax notification on 40 properties of which 8 were manufactured homes. As of February 25, 2020, there are 6 properties remaining on the list. 3 of these properties have a tax agreement in place.

As of February 25, 2020, there are currently fourteen (11) properties on tax agreement with ten (10) agreements still in force from previous years.

Alternatives:

Council may consider the following options:

1. Council may consider declining the signed agreement.
2. Council may approve the signed agreement enabling the owner to bring taxes to a current position within three years.



Recommended Action:

Administration recommends that Council accept the Property Tax Arrears Agreement for Tax Roll No. 162829 as presented.

Budget Implications (Yes or No):


No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

MEMORANDUM OF AGREEMENT made in duplicate this **11th** day of **February, 2020**.

BETWEEN:


(hereinafter referred to as the "Landowner")

AND

The City of Cold Lake
(hereinafter referred to as the Municipality)

WHEREAS, the Landowner is the owner of the parcel legally described as **Plan 0623211, Block 1, Lot 41** (hereinafter referred to as the "Lands") and,

WHEREAS, the Landowner acknowledges that the Lands are in tax arrears, as property taxes have not been paid since May 31, 2018, and are subject to tax recovery proceedings; and,

WHEREAS, the Landowner wishes to enter into an agreement to provide for the timely payment of all tax arrears and any taxes that will be levied during the term of this Agreement; and

WHEREAS, the Municipality is agreeable to entering into such an agreement, pursuant to section 418(4) of the *Municipal Government Act* (MGA);

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual terms, covenants, and conditions herein, the parties hereto agree as follows:

1. TERM OF THIS AGREEMENT

The term of this Agreement shall be from February 11, 2020 to February 28, 2023.

2. METHOD OF PAYMENT

- a) Payment shall be made as calculated within "Schedule A," hereto attached and forming part of this Agreement.
- b) Payment shall be received on or before the last day of each month beginning on the 1st day of March, 2020.
- c) The Landowner hereby acknowledges and agrees that if he fails to make payment in accordance with 2(a) above, unless prior written waiver is provided by the Municipality, during the term of the Agreement, this Agreement shall be null and void, and the Municipality shall be entitled to proceed with tax recovery actions in accordance with the MGA.
- d) Should the Landowner sell the lands at any time during the term of this Agreement, all tax arrears, penalties, and costs to which the Municipality is entitled under Division 8 of Part 10 of the MGA shall immediately become due and payable.

3. MUNICIPAL RESPONSIBILITIES

- a) The Municipality agrees that it shall not pursue tax recovery proceedings relating to the property while this Agreement is in effect.
- b) The Municipality further agrees that upon full payment of all arrears the tax recovery notification shall be removed within thirty (30) days of funds being deposited with the Municipality.

4. GENERAL

- a) This Agreement shall inure to the benefit of and be binding upon the parties hereto and, except as hereinafter may otherwise be provided, upon their executors, administrators, successors and assigns, if any.
- b) This Agreement shall be interpreted and governed in accordance with the laws of the Province of Alberta and the forum for all disputes arising from this Agreement shall be the Courts of the Province of Alberta.
- c) All terms, conditions and covenants within this Agreement shall be severable. Should any term, condition, or covenant herein be declared invalid or unenforceable by any court having the jurisdiction to do so, the remaining terms, conditions and covenants of this Agreement shall not be thereby affected and shall remain in full force and effect.
- d) The landowner must keep the current year taxes in good standing.

5. TERMINATION

This Agreement shall come to an end:

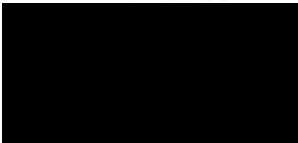
- a) If the Landowner fails to make a payment contemplated by the Agreement on the date it is required;
- b) If the Landowner files for, or is placed in, bankruptcy; or
- c) Some other party takes legal proceedings in respect of the Property.

Upon termination the full amount of the outstanding taxes (including interest) is immediately payable to the Municipality.

6. REPRESENTATIVES

For the purposes of this Agreement, the following named individuals are the representatives of the parties to this Agreement and are hereby enabled to perform all obligations of the parties to this Agreement as contained within this Agreement:

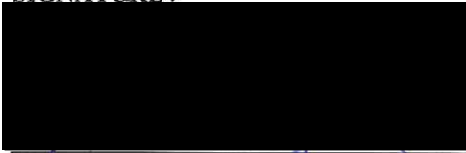
For the Landowner:



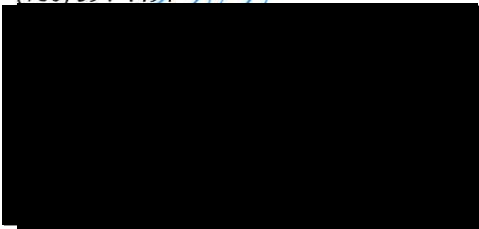
For the Municipality:

Linda Mortenson
General Manager of Corporate Services
City of Cold Lake
5513 – 48 Avenue, Cold Lake, AB T9M 1A1
(780) 594-4494

7. SIGNATURES:



Witness



Tax Redemption Calculation**Roll # 162829**

	Levy Charges	Payment	Interest	Balance	
Balance Fwd				\$12,616.26	
March 31, 2020		\$ 900.00		\$11,716.26	
April 30, 2020		\$ 900.00		\$10,816.26	
May 31, 2020	\$ 4,971.61	\$ 900.00		\$14,887.87	Estimated based on 2019 Levy + 5%
June 30, 2020		\$ 900.00		\$13,987.87	
July 1, 2020			\$ 99.43	\$14,087.31	
July 31, 2020		\$ 900.00		\$13,187.31	
August 1, 2020			\$ 99.43	\$13,286.74	
August 31, 2020		\$ 900.00		\$12,386.74	
September 1, 2020			\$ 99.43	\$12,486.17	
September 30, 2020		\$ 900.00		\$11,586.17	
October 1, 2020			\$ 99.43	\$11,685.60	
October 31, 2020		\$ 900.00		\$10,785.60	
November 1, 2020			\$ 99.43	\$10,885.03	
November 30, 2020		\$ 900.00		\$9,985.03	
December 1, 2020			\$ 99.43	\$10,084.47	
December 31, 2020		\$ 900.00		\$9,184.47	
January 1, 2021			\$ 1,102.14	\$10,286.60	
January 31, 2021		\$ 900.00		\$9,386.60	
February 28, 2021		\$ 900.00		\$8,486.60	
March 31, 2021		\$ 900.00		\$7,586.60	
April 30, 2021		\$ 900.00		\$6,686.60	
May 31, 2021	\$ 5,220.19	\$ 900.00		\$11,006.80	Estimated based on 2020 Levy + 5%
June 30, 2021		\$ 900.00		\$10,106.80	
July 1, 2021			\$ 104.40	\$10,211.20	
July 31, 2021		\$ 900.00		\$9,311.20	
August 1, 2021			\$ 104.40	\$9,415.61	
August 31, 2021		\$ 900.00		\$8,515.61	
September 1, 2021			\$ 104.40	\$8,620.01	
September 30, 2021		\$ 900.00		\$7,720.01	
October 1, 2021			\$ 104.40	\$7,824.41	
October 31, 2021		\$ 900.00		\$6,924.41	
November 1, 2021			\$ 104.40	\$7,028.82	
November 30, 2021		\$ 900.00		\$6,128.82	
December 1, 2021			\$ 104.40	\$6,233.22	
December 31, 2021		\$ 900.00		\$5,333.22	
January 1, 2022			\$ 639.99	\$5,973.21	
January 31, 2022		\$ 900.00		\$5,073.21	
February 28, 2022		\$ 900.00		\$4,173.21	
March 31, 2022		\$ 900.00		\$3,273.21	
April 30, 2022		\$ 900.00		\$2,373.21	
May 31, 2022	\$ 5,481.20	\$ 900.00		\$6,954.41	Estimated based on 2021 Levy + 5%
June 30, 2022		\$ 900.00		\$6,054.41	
July 1, 2022			\$ 109.62	\$6,164.04	
July 31, 2022		\$ 900.00		\$5,264.04	
August 1, 2022			\$ 105.28	\$5,369.32	
August 31, 2022		\$ 900.00		\$4,469.32	
September 1, 2022			\$ 89.39	\$4,558.70	
September 30, 2022		\$ 900.00		\$3,658.70	
October 1, 2022			\$ 73.17	\$3,731.88	
October 31, 2022		\$ 900.00		\$2,831.88	
November 1, 2022			\$ 56.64	\$2,888.51	
November 30, 2022		\$ 900.00		\$1,988.51	
December 1, 2022			\$ 39.77	\$2,028.28	
December 31, 2022		\$ 900.00		\$1,128.28	
January 1, 2023			\$ 135.39	\$1,263.68	
January 31, 2023		\$ 900.00		\$363.68	
February 28, 2023		\$ 363.68			



STAFF REPORT

Title: Lease Agreement Renewal LA19-002 - Chamber of Commerce

Meeting Date: February 25, 2020

Executive Summary:

Approval of lease agreement with the Chamber of Commerce for the Information Centre building (Lot 4, Block 7, Plan 122 0549) for a five (5) year term with the option to renew for an additional five (5) years.

Background:

At its October 8, 2019 meeting, Council had authorized Administration to negotiate a three (3)-year lease agreement with the Cold Lake Regional Chamber of Commerce (Council Resolution #CRM20191008.1015) for the Information Centre building (Lot 4, Block 7, Plan 122 0549). Per Council's direction, a new 3-year lease was drafted and provided to the Chamber for review by their board. After review, the Chamber provided a letter, dated January 9, 2020 requesting that the lease term be extended to five (5) years with the option to renew for an additional five (5) years.

At its January 28, 2020 meeting, Council had directed Administration to prepare a new lease with a term of five (5) years with the option to renew for an additional five (5) years. The new lease agreement is attached for Council's review and has been prepared on the same terms as the previous lease. As drafted, the new agreement would be effective as of January 1 of this year and would expire January 1, 2025, with the option to renew for an additional 5-year term until January 1, 2030.

Per the agreement, rent is \$1.00 per year with the balance deemed as an in-kind grant in lieu of the Chamber operating the Visitor Information Centre and RV Park on the City's behalf. Additionally, the Chamber is responsible for all costs associated with the operation and upkeep of the building.

Alternatives:

Council may consider the following alternatives:

1. Pass a motion to approve the lease agreement as presented and direct Administration to forward the lease agreement to the Chamber for execution.
2. Defeat a motion to approve the lease agreement as presented and direct Administration to forward the lease agreement to the Chamber for execution.
3. Accept as information only.



Recommended Action:

Administration recommends that Council pass a motion to approve the lease agreement as presented and direct Administration to forward the lease agreement to the Chamber for execution.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

THIS LEASE made the ____ day of _____ 2020

BETWEEN:

CITY OF COLD LAKE
(hereinafter referred to as the "City")

- and -

COLD LAKE REGIONAL CHAMBER OF COMMERCE
(hereinafter referred to as the "Chamber")

GROUND AND FACILITY LEASE

WHEREAS:

- A. The City is the registered owner of the lands comprising the Lands and containing the Leased Premises;
- B. To facilitate the management and operation of the Information Centre building and facilities associated with community events and activities provided by the Chamber including but not limited to tourism and economic development information services, the booking of RV sites at the RV Park adjacent to the Information Centre, and rental of the second floor meeting room.

NOW THEREFORE in consideration of the grant of leasehold interest, rents payable, and the mutual covenants contained within this Lease, the parties hereby agree as follows:

ARTICLE 1-DEFINITIONS AND SCHEDULES

1.1 Definitions. In this Lease the following terms have the following meanings:

- (a) "Information Centre" includes the building and immediate lands and parking area that is owned by the City and operated by the Chamber, as shown in Schedule "A";
- (b) "Commencement Date" means January 1, 2020;
- (c) "Force Majeure" means any event causing a bona fide delay in the performance of any obligations under this Lease and resulting from:
 - (i) an inability to obtain materials, goods, equipment, services, utilities or labour;
 - (ii) any statute, law, bylaw, regulation, order in council, or order of any competent authority other than one of the parties;
 - (iii) an inability to procure any license, permit, permission, or authority necessary for the performance of such obligations, after every reasonable effort has been made to do so;
 - (iv) a strike, lockout, slowdown, or other combined action of workers; or

- (v) an act of God.

Notwithstanding the foregoing, no event caused by an act or omission by either party or caused by an act or omission by a person not at arm's length from either party, or caused by the financial incapacity of either party will be considered to be an event of Force Majeure.

- (d) "Hazardous Substances" means toxic, hazardous, dangerous or potentially dangerous substances of any kind whatsoever including, without restricting the generality of the foregoing, urea formaldehyde, asbestos, PCB transformers and those elements, materials, substances or compounds which are regulated by federal, provincial or local statute, law, ordinance, code, rule, regulation order or decree including, but not limited to, the Environmental Protection and Enhancement Act, R.S.A. 2000, c.E-12, as amended from time to time, regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous or potentially dangerous waste, substance or material of any kind or nature whatsoever;
- (e) "Leased Premises" means those lands located within the City of Cold Lake more particularly described and illustrated in Schedule "A" attached to this Lease, that are leased to the Chamber.
- (f) "Lease" means this lease agreement, as from time to time amended in writing by agreement between the City and the Chamber;
- (g) "Permitted Use" means the operation and management of the Cold Lake Information Centre, together with uses ancillary thereto, in compliance with all applicable laws, regulations or bylaws affecting the Development, and for no other purpose whatsoever unless expressly authorized in writing by the City;
- (h) "Rent" means all those sums payable by the Chamber to the City pursuant to or contemplated within this Lease including, without restriction, those sums referred to within Article 5 of this Lease;
- (i) "Term" means the term of this Lease as set forth in Section 3.1 of this Lease.

1.2 Schedules. The following schedules are attached to and form a part of this Lease:

Schedule "A" The Lands

ARTICLE 2 - DEMISE

2.1 Demise of Leased Premises. In consideration of the rents, covenants, conditions and agreements contained within this Lease to be paid, observed and performed by the Chamber, the City hereby demises and leases the Leased Premises to the Chamber.

ARTICLE 3 - TERM OF LEASE

3.1 Term. The Term of this Lease shall be Five (5) years commencing on the Commencement Date and expiring on the 1st day of January, 2025, subject always to earlier termination as provided in this Lease. Notwithstanding anything else contained in this Agreement, the Parties agree that any development or redevelopment within the Lease Premises shall be subject to the approval of Development Permits by the City and should the Chamber proceed with any development or redevelopment without said permit approval, the City may unilaterally terminate this Lease, at which point in time the Parties shall have no further rights and/or obligations each as against the other.

3.2 Option to Renew. Provided that the Chamber is not in default of any of its obligations contained within this Lease, the Chamber shall have the option to renew this Lease for One (1) further term of Five (5) years, commencing upon the expiration of the Term or the first renewal term as the case may be, upon the following terms and conditions:

- (a) the option renew shall be exercised by the Chamber by delivering written notice to the City of the intention exercise the option;
 - (b) if the option to renew is exercised by the Chamber, it shall be exercised no earlier than Twenty Four (24) months prior to the expiration of the Term or first renewal term, as the case may be, and no later than Twelve (12) months prior to the expiration of the Term or first renewal term, as the case may be; and
 - (c) upon exercising its option to renew, this Lease shall be extended for a further term of Five (5) years upon the same terms and conditions as contained within this Lese save and except that there shall be no further option to renew beyond the renewal options as specifically described above, subject to Section 3.3.
- 3.3 Additional Renewal Terms. Notwithstanding (3.2), in the event that the Chamber requires the Leased Premises for active use in the operation of the Development upon the expiration of the renewal term as provided for above, the City and the Chamber may agree to extend or otherwise renew this Lease for such further and additional term as may be mutually agreeable to the parties, or enter into such new lease agreement containing such terms as the parties may mutually agree upon for such further term as mutually agreed upon.
- 3.4 Option to Purchase. The City may consider at its sole discretion the option to sell the Leased Premises to the Chamber at any time during the term in which this Lease is in force for full market value to be established at the time at which the option to sell is considered by the City.

The Chamber would be offered first right of refusal on the purchase of the Leased Premises should a valid offer of purchase be received by the City.

ARTICLE 4 -THE LANDS AND THE LEASED PREMISES

- 4.1 "As Is Where Is" The City shall provide, and the Chamber shall accept, the Leased Premises in an "as is, where is" condition, with respect to topography, vegetation, geotechnical and hydrological conditions, and subject to the Permitted Encumbrances.
- 4.2 Satisfactory Condition. Without limiting the foregoing but subject to the proviso contained in Section 4.1, the Chamber agrees:
- (a) that no warranties or representations whatsoever respecting the Leased Premises (including, without restriction, the condition or quality of the Leased Premises, or its suitability for the purposes and use intended by the Chamber) have been made by the City or its agents or employees; and
 - (b) that the Chamber has examined the Leased Premises and as at the date of this Lease the Leased Premises are in good order, fit for their purpose and in satisfactory condition.
- 4.3 Lease Registration. If required for the proper registration of this Lease at the Land Titles Office, the Chamber shall, at its sole cost and expense, prepare and register the Lease in a form acceptable to the Land Titles Office. The City, as registered owner of the freehold title to the Lands, shall cooperate with and consent to the registration of the aforementioned plan of survey.
- 4.4 Permitted Encumbrances. The Permitted Encumbrances are the registrations and encumbrances registered upon the title to the Lands from time to time with the consent of the City. The Chamber will observe and perform any obligations contained in the Permitted Encumbrances and will not perform or permit any act or omission which may cause a default under the terms of the Permitted Encumbrances.

ARTICLE 5 - RENT

- 5.1 Leased Premises Market Value Rent. The City and the Chamber agree that the fair market value rent for the Leased Premise as of the date of commencement of this Lease shall be \$12.00 per square foot triple net.

- 5.2 Rent. The annual base rent payable by the Chamber to the City for the Term of this Lease shall be the sum of ONE (\$1.00) DOLLAR per year receipt of which is hereby acknowledged.
- 5.3 Net Lease. The City and the Chamber hereby covenant and agree for all purposes that this Lease shall be a net lease for the City, and that, except as may be specifically set forth within this Lease the City shall not be responsible for any cost, charge, expense or outlay of any nature whatsoever arising from or relating to the Leased Premises, the Development, or any impositions, costs and expenses of any nature and kind relating to the Leased Premises and the Development whether or not specifically provided for within this Lease. All such costs shall be the responsibility of the Chamber to pay promptly when due. In the event the City is required to pay any such costs, the Chamber will reimburse the City for any such payments made, and all such sums will be collectable by the City in the same manner as rent.
- 5.4 Rent as In-Kind Grant. The Chamber agrees that the difference between the annual rent paid to the City by the Chamber per Section 5.2 and the Leased Premises Market Value Rent as determined from time to time shall be deemed to be an in-kind grant to the Chamber.

ARTICLE 6 - TAXES

- 6.1 The Cold Lake Regional Chamber of Commerce Taxes. The Chamber shall pay, when and if they should ever become due and payable, all real estate taxes, assessments, rates and charges and other government impositions, general or special, ordinary or extraordinary, foreseen or unforeseen, of every kind, including assessments for local or public improvements and school taxes which may at any time during the Term be imposed, assessed or levied, in respect of the Development and the Chamber's leasehold interest in the Leased Premises and all fixtures and improvements from time to time located thereon, or which, howsoever imposed, might constitute a lien on the Development or any part thereof or a liability of the City. The Chamber shall furnish to the City, within Thirty (30) days of receipt of a written request from the City, official receipts or other proof satisfactory to the City evidencing the payment of the taxes.
- 6.2 Goods and Services Tax. The Chamber shall be responsible for the payment of any and all Goods and Services Tax pursuant to the Excise Tax Act, R.S.C. 1985, c. E-15, or other value-added tax which may be imposed in place of or in addition to the Goods and Services Tax, which may become payable in respect of any sums to be paid pursuant to the terms of this Lease.

ARTICLE 7 - DEVELOPMENT OF THE PREMISES

- 7.1 Development of the Leased Premises. Development or redevelopment within the Lease Premises shall be subject to the approval of Development Permits by the City in accordance with this lease.

ARTICLE 8 - ON-SITE SERVICES AND IMPROVEMENTS

- 8.1 Design and Plans:
- (a) Prior to commencing any construction of any alteration to the Lease Premises, the Chamber shall submit the Plans for such services or improvements to the City for acceptance and where necessary the approval of development and/or building permits. The Plans submitted shall give all necessary details of the changes to the footprints that are to be constructed by the Chamber.
 - (b) The Plans for the construction and installation of any such changes, pursuant to Section 8.1(a) hereof shall be designed by a qualified professional engineer, landscape architect, planner, or accredited land surveyor, as appropriate to the development being designed and in the case of the Onsite Services shall conform to the engineering services standards and procedures which have been adopted by the City at the time of the commencement of the installation of the Onsite Services. Landscaping plans for public properties shall comply with City standards and landscaping of the Leased Premises shall be in accordance with applicable development permit approvals.

- (c) It is understood and agreed that the City's approval of the Plans shall be in principle only and, in the case of unforeseen conditions which may adversely affect development, the detailed design specifications for any of the Onsite Services or other improvements shall be subject to review and revision, from time to time, in accordance with accepted engineering and construction practices.
- 8.2 Builders' Liens. The Chamber covenants not to permit any builders' liens to be registered against either the City's freehold title to the Leased Premises, or the Chamber's leasehold interest pursuant to this Lease as a result of any construction activities carried out by or on behalf of the Chamber on the Leased Premises. Upon the registration of such a lien on any of the said titles, the Chamber shall obtain a discharge thereof within Thirty (30) days after the Chamber has notice of the lien. With respect to any such lien registered against the City's freehold title to the Leased Premises, the City shall have the right, but not the obligation, to arrange for discharge of such lien, whereupon all sums paid by the City to procure the discharge, as well as the City's costs of obtaining such discharge including, without restriction, legal and other costs on a solicitor and his own client full indemnity basis will be payable by the Chamber and recoverable by the City in the same fashion as Rent. Notwithstanding the foregoing, with respect to liens registered on the Chambers leasehold interest only, the Chamber may contest the validity of any such lien provided that the Chamber shall first either:
- (a) obtain an order from a Court of competent jurisdiction discharging the lien from the Chamber's leasehold title by payment into Court; or
 - (b) furnish to the City security satisfactory to the City, in both format and amount, against all loss or damage which the City might suffer or incur as a result of the Chamber contesting the lien.
- 8.3 Liability for Liens. Notwithstanding anything contained within this Lease, the City and the Chamber hereby covenant and agree that the City shall not be considered to be an owner for the purposes of the attachment of builders' liens. Without limiting the generality of the foregoing, nothing contained within this Lease shall be interpreted as an admission of liability on the part of the City for the performance of any work or furnishing of any materials in relation to any improvements made to the Leased Premises or the Development.

ARTICLE 9 - QUIET ENJOYMENT

- 9.1 The Cold Lake Regional Chamber of Commerce's Quiet Enjoyment. Subject to the terms, covenants and conditions contained in this Lease, the City covenants that upon duly performing and observing all its covenants and obligations contained in this Lease the Chamber shall and may peaceably possess and enjoy the Leased Premises for the Term without any disturbance or interruption from the City or any other person using the Leased Premises.

ARTICLE 10 - OPERATION OF DEVELOPMENT

- 10.1 Operation. Management. Maintenance and Renewal. The Chamber shall operate and manage the Cold Lake Information Centre in a manner consistent with the Permitted Use and in a safe, efficient, and good workmanlike manner, and in substantially the same manner as a prudent owner would operate and manage the Cold Lake Information Centre, and shall take such action as appropriate to ensure that the Information Centre is properly and adequately supervised including, without limiting the generality of the foregoing, the Chamber shall:
- (a) supply all necessary equipment and personnel reasonably required with respect to the management, operation, and maintenance of the Cold Lake Information Centre;
 - (b) undertake all activities and provide all services reasonably required for the efficient management, operation and maintenance of the Cold Lake Information Centre as a prudent owner would in similar circumstances;
 - (c) promptly pay when due any and all charges, impositions, costs and expenses of every nature and kind relating to the Cold Lake Information Centre and the maintenance, operation, cleaning, repair and

replacement of all improvements located thereon including, without restriction, all costs relating to cleaning the interior and exterior portion of the Cold Lake Information Centre. Window cleaning, garbage disposal, repairing damaged components of the Cold Lake Information Centre and the equipment, heating, ventilating and air-conditioning systems servicing the Cold Lake Information Centre, provision of hot and cold water, and provision of electricity;

- (d) throughout the Term continuously use the Cold Lake Information Centre solely for the Permitted Use and shall not use or permit or suffer the use of the Cold Lake Information Centre or any part thereof for any other business or purpose;
- (e) not cause or suffer or permit any Hazardous Substances to be located in or upon the Leased Premises, or discharged into the Leased Premises or into any driveways, parking areas, ditches, water courses, culverts, drains or sewers in or adjacent to the Leased Premises, other than Hazardous Substances reasonably required by the Chamber to support the objectives of the Cold Lake Information Centre and Chamber, or those normal cleaning or other products reasonably required with respect to the maintenance and operation of the Cold Lake Information Centre. To the extent that Hazardous Substances are placed, held, located or disposed of on, under or at the Cold Lake Information Centre, the Chamber shall comply with, or cause to be complied with, all applicable laws and regulations relating to the use, storage and disposal of the Hazardous Substances;
- (f) not do, omit to do, permit to be done, or omit to be done, any act or thing which may render void or voidable or conflict with the requirements of any policy or policies of insurance, including any regulations of fire insurance underwriters applicable to such policy or policies, under which the Cold Lake Information Centre or the contents of the Cold Lake Information Centre are insured;
- (g) promptly perform all snow removal, dust abatement, erosion protection, seeding, grassing, weed control and routine yard maintenance required upon the Leased Premises;
- (h) maintain, repair (including, without limitation, the performance of regular and periodic servicing, maintenance and inspections), and where applicable replace:
 - (i) all equipment, pipes, wiring and electrical apparatus and all plumbing fixtures, heating, ventilating and air conditioning equipment and all other mechanical systems, plumbing and electrical systems in or about the Development;
 - (ii) all structural components and roofs comprising the Cold Lake Information Centre;
 - (iii) all Onsite Services;

and all other portions of the Cold Lake Information Centre, and fixtures attached thereto, in order to maintain the Cold Lake Information Centre and Leased Premises in a condition consistent with general industry best practices for public buildings, in accordance with the requirements of any and all laws, statutes, regulations, City bylaws and engineering standards, rules, orders, permits, licenses, and codes applicable to the Development.

- 10.2 Utilities. The Chamber shall pay promptly when due all rates, levies and charges (including installation charges) for water, gas, sewer, electricity, telephone, cable, telecommunication, and any and all other services and utilities supplied to or used within the Development, and will indemnify the City against any liability or costs which it might incur as a consequence of any failure on the part of the Chamber to make such payments.
- 10.3 Evidence of Payments. The Chamber shall produce upon the reasonable request of the City, satisfactory evidence of the due payment by the Chamber of all payments required to be made by the Chamber under this Lease.
- 10.4 No Nuisance. The Chamber shall not at any time during the Term, use, exercise or carry on or permit or

suffer to be used, exercised or carried on, in, about or upon the Development or any part thereof any Waste or any offensive act, trade, business, occupation or calling, and no act, matter or thing whatsoever shall at any time during the Term be done in, about or upon the Development or any part thereof which shall be inconsistent or incompatible with the intended use of the Development, or which may be or grow to the annoyance, nuisance, damage or disturbance of the occupants and other users of the Development, as well as occupants of lands and property owners in the vicinity of the Development.

- 10.5 Comply with Laws and Regulations. The Chamber shall comply promptly at its expense with all laws, bylaws, ordinances, regulations, requirements and recommendations of any and all federal, provincial, civic, municipal and other lawful authorities, which may be applicable to the Chamber, to the Development, to the manner of use or operation of the Development, or the making by the Chamber of any repairs, alterations, changes or improvements to the Development.
- 10.6 Alterations. Throughout the Term of this Lease and any renewal term the Chamber is entitled to make changes, additions or improvements to the development area, without the requirement for consent from the City, provided that such alterations:
- (a) do not alter the exterior of the buildings and improvements comprising part of the Development; and
 - (b) do not result in changes to the square footage or footprint of the buildings or improvements forming part of the Development.
- 10.7 Signs and Advertising. The Lessee shall not erect or install any exterior signs or interior window or door signs or advertising media or window or door lettering without the previous Written consent of the Lessor which consent may be withheld if the Lessee's sign or other form of identification is not of a colour, size, style, character and material consistent with the standards set by the Lessor for the building. The Lessee shall not use any advertising media that the Lessor shall deem objectionable to it or other tenants, such as loud speakers, phonographs, broadcasts or telecasts in a manner to be heard or seen outside the demised premises. The Lessee shall not install any exterior lighting or plumbing fixtures, sheds, awnings, exterior decorations or painting or build any fence, aerial or mast, or make any change to the store front without the previous written consent of the Lessor. The Lessee shall indemnify and save harmless the Lessor from all claims, demands, losses or damage to any person or property arising out of any such sign, mast, aerial or other alteration.

ARTICLE 11-ASSIGNMENT, SUBLETTING, ETC.

- 11.1 Restricted Assignment. Subletting, Etc. Except as is expressly set out, the Chamber shall not assign this Lease in whole or in part, nor sublet all or any portion of the Leased Premises, nor mortgage by either specific or floating charge or encumber in any way whatsoever this Lease or the Leased Premises or any part thereof, without the City's prior written consent.
- 11.2 Non-Waiver by the City. Any consent by the City to any subletting by the Chamber will not constitute a waiver of the necessity for consent to any subsequent assignment, subletting, mortgage or encumbrance. If this Lease is assigned or if the Leased Premises or a part thereof are sublet or occupied by anybody other than the Chamber without consent, (except as set out above), the City may collect Rent from the assignee, subtenant or occupant and apply the net amount collected to the Rent herein reserved, but no such assignment, sublease, occupancy or collection will be deemed a waiver of the requirements of this Section, nor an acceptance of the assignee, subtenant, or occupant as a tenant, nor a release of the Chamber from the further performance of its obligations contained herein. Notwithstanding an assignment or sublease, the Chamber shall remain fully liable under this Lease and will not be released from performing the terms, covenants and conditions of this Lease, and any breach by any assignee or sublessee of any term, covenant or conditions of this Lease or its respective assignment or sublease agreement shall constitute a breach under this Lease and the City shall have all remedies available to it under this Lease. If the City consents to an assignment of this Lease, or a subletting of the Leased Premises, the City's standard consent document then in use shall be prepared by the City or its solicitors and all of the City's costs with respect thereto shall be borne by the Chamber.

- 11.3 Change of Use. In the event that the proposed assignee or subtenant does not use the Leased Premises for the same purposes permitted under this Lease, and the City is also willing to consent to the assignment or subletting, the City reserves that right to amend the Rent payable hereunder. Provided, however, that the Rent payable by the assignee or subtenant shall not exceed the fair market rent payable for lands similar in size, quality and location to the Leased Premises.

ARTICLE 12 - INSURANCE AND INDEMNITY

- 12.1 The Cold Lake Regional Chamber of Commerce's Insurance. The Chamber shall purchase and maintain in force during the Term the following insurance coverage satisfactory to the City:

- (a) during any periods of construction upon the Leased Premises, property insurance in an amount not less than One Hundred (100%) percent of the replacement value of the improvements upon the Leased Premises, providing coverage by way of a "Builder's All Risk" policy. Such policy is to be satisfactory to the City acting reasonably;
- (b) comprehensive general liability insurance against, among other things, claims for personal injury, death, property damage, or third party or public liability claims arising from any one accident or occurrence upon, in or about the Development of and from any cause to an amount of not less than FIVE MILLION (\$5,000,000.00) DOLLARS (or from time to time such greater amounts as are sufficient, as determined from time to time by the City acting reasonably, to afford equivalent protection against all such claims) in respect of any one accident or occurrence. Such general liability insurance coverage is to be satisfactory to the City acting reasonably; and
- (c) insurance on the Development, the equipment, and all fixtures and improvements within the Development from loss or damage caused by:
 - (i) fire and other perils as may from time to time be included in fire insurance policies generally available to owners of commercial premises in the Province of Alberta; and
 - (ii) risks normally insured against by owners of premises in the Province of Alberta for a development of the size, construction, location and use similar to the Development.

Such insurance shall be for the full replacement value of the Development, the equipment and all fixtures and improvements within the Development, and to be satisfactory to the City acting reasonably.

Notwithstanding the foregoing, all insurance coverage limits and deductibles applicable thereto, shall at all times be substantially similar to limits and deductibles maintained by prudent owners and operators of facilities similar in size, construction, location and use as the Development.

- 12.2 The City Named Insured. The insurance purchased and maintained by the Chamber pursuant to Section 12.1 of this Lease shall include the City as an additional named insured, such insurance to apply to the parties as their respective interests may appear from time to time.
- 12.3 Additional Terms. All such policies of insurance maintained by the Chamber shall contain a waiver or waivers of subrogation against the City and its insurers, and the Chamber waives, releases and discharges the City and its insurers from all rights and claims which may arise against the City arising out of damage to or destruction of the Development occasioned by the perils insured against by the Chamber of which the Chamber is required to insure against, whether or not the rights and claims arise through the negligence or other fault of the City, its servants, agents or contractors.
- 12.4 Certified Copies. The Chamber shall, on an annual basis starting with the Commencement Date, provide the City with certificate(s) of insurance evidencing each insurance policy purchased by the Chamber pursuant to the terms of this Lease.

- 12.5 Proceeds of Insurance. Subject to the provisions contained within Article 13 of this Lease, the proceeds of insurance which may become payable under any policy of insurance effected pursuant to this Lease shall be payable to the City and the Chamber as their respective interests may appear.
- 12.6 Repair Obligations. Subject to the provisions contained within Section 14.1 of this Lease, where repairs are necessary due to damage or destruction of the Development, the Equipment, or any fixtures and improvements in or upon the Development, the Chamber shall promptly carry out such repairs.
- 12.7 Increases in Insurance Rates. The Chamber agrees that it will not keep nor suffer to be kept anything in, upon, or about the Development, nor carry on in or upon the Development any trade, business, activity, occupation or calling, that may contravene or be prohibited by any of the insurance policies maintained by the City or which will prevent the City from procuring insurance policies with companies acceptable to the City. If the use and occupancy of the Development, or any act or omission of the Chamber within or upon the Development, causes or results in any increase in premiums for any of the City's insurance policies, the Chamber shall pay the premium increase forthwith upon the rendering by the City of an invoice for the additional premium which shall be deemed to be payable and collectable in the same manner as Rent. In determining whether increased premiums are the result of the Chamber's use or occupancy of the Development a statement issued by the organization establishing the insurance rate on the Development will be conclusive evidence of the items and changes which constitute the increased premium.
- 12.8 Cancellation or Threatened Cancellation of Insurance. If any insurance policy on the Development or any part thereof is cancelled or threatened by the insurer to be cancelled or the coverage thereunder reduced or threatened to be reduced by the insurer, by reason of the use or occupancy of the Development by the Chamber, and if the Chamber fails to remedy the condition giving rise to this cancellation, threatened cancellation, reduction, or threatened reduction of coverage within twenty-four (24) hours after notice thereof by the City (provided that the said condition is reasonably capable of being remedied within the required period) or, if the condition is not reasonably capable of being remedied within the said period, if the Chamber fails to commence remedying the said condition within the required period and thereafter continuously and diligently pursue remedying the said condition, the City may, at its option, and without liability to the Chamber, either:
- (a) re-enter the Development forthwith and thereupon the provisions of Article 15.4 will apply; or
 - (b) enter the Development and remedy the condition giving rise to the cancellation or reduction or threatened cancellation or reduction and the Chamber will pay to the City the cost thereof on demand, which amount shall be collectable in the same manner as Rent.
- Such an entry by the City, alone and in and of itself shall not constitute a breach of any covenant for quiet enjoyment contained within this Lease.
- 12.9 Indemnity to the City. The Chamber shall indemnify and save harmless the City from any and all liabilities, damages, expenses, costs, fees (including all legal and other professional costs on a solicitor and his own client full indemnity basis), claims, suits or actions arising out of the use and occupation of the Development by the Chamber and its invitees including, without restriction:
- (a) any breach, violation, or non-performance of any covenant, condition or agreement in this Lease on the part of the Chamber to be fulfilled, kept, observed and performed;
 - (b) any damage to property occasioned by the use or occupation of the Development or any part thereof by the Chamber, any occupant of the Development, or any of their respective invitees;
 - (c) any injury to any person or persons including death resulting at any time arising in connection with or out of the use or occupation of the Development or any part thereof by the Chamber, any occupant of the Development, or any of their respective invitees;
 - (d) any act or omission of the Chamber, occupants of the Development, or their respective agents,

employees, licensees, servants, invitees or other persons from time to time in, on or about the Development;

- (e) any deductible payable by the City as a result of any insurance claim made against the insurance policies maintained by the City arising from or out of the Development including, without restriction, the use and occupation of the Development by the Chamber and its invitees, and the construction, operation, maintenance, repair and replacement of the Development by the Chamber,

This indemnity shall specifically exclude any and all such claims, costs and expenses arising solely from the negligence of the City, or those for whose actions the City is legally responsible. This indemnity shall survive the expiry or sooner termination of this Lease.

12.10 Indemnity to the Cold Lake Regional Chamber of Commerce. The City shall indemnify and save harmless the Chamber from any and all liabilities, damages, expenses, costs, fees (including all legal and other professional costs on a solicitor and his own client full indemnity basis), claims, suits or actions arising out of the overt or negligent acts of the City and its agents, employees, and contractors (in the course of their respective appointment, employment, or retainer) and those for whose actions the City is responsible for in law including, without restriction:

- (a) any breach, violation, or non-performance of any covenant, condition or agreement in this Lease on the part of the City to be fulfilled, kept, observed and performed;
- (b) any damage to property occasioned by the use or occupation of the Development or any part thereof by the City and its agents, employees, and contractors (in the course of their respective appointment, employment, or retainer) and those for whose actions the City is responsible for in law;
- (c) any injury to any person or persons including death resulting at any time arising in connection with or out of the use or occupation of the Development or any part thereof by the City and its agents, employees, and contractors (in the course of their respective appointment, employment, or retainer) and those for whose actions the City is responsible for in law;
- (d) any act or omission of the City and its agents, employees, and contractors (in the course of their respective appointment, employment, or retainer) and those for whose actions the City is responsible for in law from time to time in, on or about the Development;
- (e) any deductible payable by the Chamber as a result of any insurance claim made against the insurance policies maintained by the Chamber arising from or out of the use and occupation of the Development by the City and its agents, employees, and contractors (in the course of their respective appointment, employment, or retainer) and those for whose actions the City is responsible for in law.

This indemnity shall specifically exclude any and all such claims, costs and expenses arising solely from the negligence of the Chamber, or those for whose actions the Chamber is legally responsible. This indemnity shall survive the expiry or sooner termination of this Lease.

ARTICLE 13 - DAMAGE AND DESTRUCTION

13.1 Damage or Destruction of Development. In the event that the Development is damaged or destroyed by any cause whatsoever, the Chamber shall promptly repair such damage subject to the following provisions:

- (a) if, in the reasonable opinion of the Chamber, the Development cannot be rebuilt or made fit for the purposes of the Cold Lake Information Centre within eighteen (18) months of the damage or destruction, then instead of requiring the Chamber to rebuild or make the Development fit for use by the Chamber, the Chamber may, at its option, terminate this Lease by giving the City Sixty (60) days' notice of termination and the Chamber shall deliver up possession of the Leased Premises to

the City in the condition required under the terms of this Lease on or before the expiry of such Sixty (60) days; and

- (b) if, in the reasonable opinion of the Chamber, no less than sixty (60%) percent of the Development requires repair or reconstruction, instead of rebuilding or making the Development fit for use by the Chamber may, at its option, terminate this Lease by giving the City sixty (60) days' notice of termination and the Chamber shall deliver up possession of the Leased Premises to the City in the condition required under the terms of this Lease on or before the expiry of such Sixty (60) days.

13.2 Distribution of Insurance Proceeds. Notwithstanding anything contained within this Lease, the proceeds of any insurance received by the City and the Chamber as a result of the damage or destruction of the Development, or a portion thereof, shall be dealt with as follows:

- (a) subject to the provisions of Section 13.1 of this Lease, applied to the costs of repairing, replacing, or reconstructing the Development; and
- (b) in the event of a termination pursuant to Section 13.1 of this Lease, the proceeds shall be applied in the following order:
 - (i) the payment in full of any and all costs incurred in relation to the demolition of the Development and restoration of the Leased Premises to a condition substantially similar to that which existed prior to the construction of the Development; and
 - (ii) any remaining portion of the insurance proceeds shall be paid to the Chamber.

13.3 Notice of Accidents. Defects or Damages. The Chamber shall immediately advise the City, and promptly thereafter by notice in writing confirm such advice to the City, of any accident to or defect in the Equipment, plumbing, gas pipes, water pipes, heating, ventilating, and air conditioning apparatus, electrical equipment, conduits, or wiring, or of any damage or injury to the Development, or any part thereof, howsoever caused. Provided, however, that in no way shall this provision be construed in such a manner as to obligate the City to affect any repairs or replacement.

ARTICLE 14 – TERMINATION AND DEFAULT BY THE TENANT

14.1 Termination. Notwithstanding anything to the contrary contained herein, it is understood between the Chamber and the City that the City shall have the absolute right and privilege to terminate this Lease herein granted (together with all rights contained herein or ancillary thereto) upon the City providing the Chamber one hundred eighty (180) days written notice of such termination. It is understood between the Chamber and the City as well that the Chamber shall have the absolute right and privilege to terminate this Lease herein granted (together with all rights contained herein or ancillary thereto) upon the Chamber providing to the City one hundred eighty (180) days written notice of such termination.

14.2 Events of Default. Each and every of the following events shall constitute an event of default (hereinafter referred to as an “Event of Default” :

- (a) if the Chamber fails to make any payment, in whole or in part, of any amount payable to the City as provided in this Lease;
- (b) if the Chamber makes an assignment of its assets for the benefit of its creditors, or makes a proposal to its creditors under any bankruptcy or insolvency legislation of any jurisdiction;
- (c) if the interest of the Chamber in the Development becomes liable to be taken or sold under any form of execution, writ of enforcement, or other like process;
- (d) if the Chamber ceases to carry on the Permitted Use;

- (e) if the Chamber defaults under any other agreement with the City concerning or related to the Development;
 - (f) if the Chamber neglects or fails to observe, perform or comply with any of its obligations pursuant to this Lease, howsoever arising, and fails to remedy such default within thirty (30) days from the date of receipt of written notice from the City requiring that the Chamber cure the default.
- 14.3 Termination upon Default. Upon the occurrence of an Event of Default, in addition to any and all other rights and remedies available to landlords, the City may terminate this Lease by delivery of notice in writing to that effect to the Chamber. Such termination shall not limit in any way the City's recourse to any remedies available to it at law, equity or otherwise. At the time of any termination and provided the Chamber has continuously maintained the Development appropriately, the City shall assume at its sole discretion, ownership of the Development in its condition at termination of this Lease. At the time of any termination the City may, at its sole discretion, assume ownership of any improvements constructed by the Chamber on the Leased Premises and dispose of or operate the development. The City shall not be liable for any outstanding debt or mortgage owing on the development.
- 14.4 Collection of Costs. In addition to any other rights available to the City pursuant to this Lease, upon the occurrence of an Event of Default, the City shall be entitled to collect from the Chamber the following costs as Rent:
- (a) all payments made by the City or costs incurred by the City which ought to have been paid or incurred by the Chamber, or for which the City is entitled to be paid or to be reimbursed by the Chamber, pursuant to the terms of this Lease;
 - (b) all disbursements and costs (including legal and other professional costs on a solicitor and his own client full indemnity basis) and all fees and costs related to recovery or collection of such sums or the enforcement of the terms of this Lease generally; and
 - (c) interest at the rate of the Alberta Treasury Branch's prime lending rate charge at its main branch in Sherwood Park, Alberta, plus 5%, from the date they are invoiced by the City to the Chamber to the date of payment in full to the City.
- 14.5 Set-Off. In the event that the Chamber fails to make any payment or provide any sum to the City as Rent, that amount may, at the election of the City and without limiting or waiving any right or remedy against the Chamber under this Lease, be set off against and shall apply to any sum of money owed by the City to the Chamber from time to time until all amounts owing to the City have been completely set off.
- 14.6 Force Majeure. Whenever and to the extent that either the City or the Chamber shall be unable to perform or shall be delayed or restricted in the full performance of, any obligation within this Lease (other than any obligation to pay Rent or any other amount contemplated under this Lease) by reason of an event of Force Majeure, such party shall, so long as any such impediment exists, be relieved from the performance of such obligation to the extent restricted or prevented by that event of Force Majeure, and the other party shall not be entitled to compensation for any damage, inconvenience, nuisance or discomfort caused by such delayed or restricted performance. Provided always that such relief shall in any event be limited to a maximum period of one hundred and eighty (180) days.

ARTICLE 15 - CITY'S PERFORMANCE & REMEDIES

- 15.1 City May Perform the Cold Lake Regional Chamber of Commerce's Covenants. If the Chamber shall fail to perform or cause to be performed any of the covenants or obligations of the Chamber in this Lease contained on the part of the Chamber to be observed or performed, the City shall have the right, but shall not be obligated, to perform or cause the same to be performed, and to do or cause not to be done such things as may be necessary or incidental thereto, including without limiting the foregoing, the right to make repairs, installations, erections and expend monies, and all payments, expenses, costs, charges, fees,

including all legal fees on a solicitor and his own client full indemnity basis, and disbursements incurred or paid by or on behalf of the City in respect thereof shall be immediately due and payable to the City as Rent.

- 15.2 Waiver of Exemptions. Notwithstanding anything contained in any statute in existence as at the date of this Lease or from time to time during the Term, none of the goods or chattels of the Chamber at any time during the continuance of the Term in or upon the Development, or comprising a portion thereof, shall be exempt from levy by distress for Rent in arrears by the City and upon any claim being made for such exemption by the Chamber or on distress being made by the City this covenant and agreement may be pleaded as an estoppel against the Chamber in any action brought to test the right to the levying upon any such goods and the Chamber hereby waives all and every benefit that could or might have accrued to the Chamber under and by virtue of any such statute.
- 15.3 Overlooking or condoning. Any condoning, excusing or overlooking by the City of any default, breach or non-observance by the Chamber at any time or times in respect of any covenant, proviso or condition contained in this Lease shall not operate as a waiver of the City's rights under this Lease in respect of any subsequent default, breach or non-observance nor so as to defeat or affect in any way the rights of the City in respect of any subsequent default, breach or non-observance.
- 15.3 Forcible Re-entry. In the event that the City shall be entitled under the terms of this Lease or by law to enter the Development, then the City shall be at liberty to effect such re-entry forcibly, and for such purpose the City, or its servants or agents duly authorized in writing may break open locks, doors, windows, or otherwise, as may be deemed necessary for such purposes, without in any way incurring any liability or becoming responsible for damages or otherwise to the Chamber.
- 15.4 Remedies Generally. Mention in this Lease of any particular remedy of the City in respect of the default by the Chamber does not preclude the City from any other remedy in respect of any such default, whether available at law or in equity or by statute or expressly provided for in this Lease. No remedy shall be exclusive or dependent upon any other remedy, but the City may from time to time exercise any one or more of such remedies generally or in combination, such remedies being cumulative and not alternative. whenever the Chamber seeks a remedy in order to enforce the observance or performance of one of the terms, covenants, agreements and conditions contained in this Lease on the part of the City to be observed or performed, the Chamber's only remedy, if any, shall be for such damages as the Chamber shall be able to prove in a court of competent jurisdiction that it has suffered as a result of a breach of this Lease by the City.

ARTICLE 16 - RESPONSIBILITY

- 16.1 City Not Responsible for Injuries, Loss or Damage. Notwithstanding anything contained within this Lease, the City shall not be responsible in any way or under any circumstances whatsoever for any injury to any person, including death, howsoever caused or for any loss of or damage to any property belonging to the Chamber, any permitted sublessee, or to other occupants of the Development or to their respective invitees, licensees, agents, servants or other persons from time to time attending at the Development, damage to any such property caused by theft or breakage, failure to keep the Development in repair and free from refuse, obnoxious odours, vermin or other foreign matter, defective equipment, wiring, plumbing, gas, sprinkler, steam, sewer, water or other pipes or fixtures, the bursting, leaking, running or clogging of any heating, ventilating, ice making or air-conditioning equipment or other mechanical systems (including elevator system, if any), cistern tank, sprinkler system, boiler, washstand, water closet or waste pipe, discharge of the sprinkler system, water, snow, ice or other foreign matter being upon or coming through the roof, skylight, trap-doors, doors, windows or from any part of the Development or any adjacent or neighbouring lands and premises or otherwise, acts or negligence of guests, invitees or employees of the Chamber or other occupants of the Development, acts or negligence of any owners or occupants of adjacent or contiguous property or their guests, invitees or employees, acts of God, acts or negligence of any person or for any loss whatsoever with respect to the Development and any business carried on therein, unless such damage, injury, death or loss is caused solely by the negligence, omission or default of the City or those whose actions the City is responsible for in law. Nothing in this paragraph operates to relieve the City of any liability to the Chamber as adjoining landowner.

ARTICLE 17 - OWNERSHIP OF DEVELOPMENT UPON EXPIRATION OR TERMINATION

- 17.1 Ownership of Development. Upon the expiration of the Term or renewal term, as the case may be, or upon the sooner termination of this Lease, subject always to Section 17.2 of this Lease, the Development shall be surrendered to the City together with the Leased Premises. The rights and obligations of the parties contained within this Section shall survive the expiration and termination of this Lease for any reason whatsoever.
- 17.2 Condition Upon Expiration or Termination. Notwithstanding Section 18.1 of this Lease, upon the expiration of the Term, or upon the sooner termination of this Lease, the City may require that the Chamber, at its sole cost and expense, demolish all improvements located upon the Leased Premises and return the Leased Premises in substantially the same condition that existed upon the Commencement Date.

ARTICLE 18 - GENERAL

- 18.1 Grants of Interests. The Chamber's leasehold interest in the Leased Premises is and shall be subject to any and all grants of easements, utility rights of way, or other similar interests in the Leased Premises by the City, whether presently existing or to be granted in the future. In this regard, the Chamber acknowledges that the City may deem it necessary or appropriate from time to time to cause or allow third parties, or the City itself, to construct and install permanent underground or above-ground utility lines, pipeline facilities and transmission lines which will cross the Leased Premises, and the Chamber acknowledges and agrees that it shall in no way interfere or hinder the construction, installation, repair or maintenance of such lines or facilities undertaken by the City or any person to whom the City has granted such permission, and shall execute such further documentation as deemed appropriate in the sole discretion of the City for purposes of expediting or permitting any such utility lines, pipeline facilities and transmission lines to be constructed, installed, repaired or maintained within the Leased Premises by the City or other authorized persons. Notwithstanding anything contained to the contrary herein, the City shall be entitled to register any and all easements and party wall agreements that are required to address the needs of the City, the Chamber, and new parties to the Operating Agreement and their respective construction upon the Lands in accordance therewith.
- 18.2 Expropriation. In the event that the whole or any part of the Leased Premises or the Development shall be taken by, or conveyed to, federal, provincial, city or other authority for public use or under any statute or by right of eminent domain, and such taking in the opinion of the City renders the remainder of the Leased Premises and the Development unusable for the purposes of this Lease, the City shall have the option to terminate this Lease upon Sixty (60) days written notice to the Chamber.
- 18.3 Overholding. If at the expiration of the Term, the Chamber shall hold over with the consent of the City, the tenancy of the Chamber thereafter shall, in the absence of written agreement to the contrary, be from month to month only and shall be subject to all other terms and conditions of this Lease except as to duration. The rent payable during any holding over shall be payable monthly in advance on the first day of each month and shall be a rental equal to the fair market rental for premises of a quality and function equivalent to the Development providing similar services and located in comparable communities.
- 18.4 Certificate of Status. Whenever requested from time to time by the City or any actual or proposed purchaser, mortgagee or encumbrancee of the Leased Premises, the Chamber shall promptly execute and deliver, to the party requesting the same, a certificate or acknowledgement as to the status and validity of this Lease and such other information as may reasonably be required. In the event the City determines to sell, mortgage or encumber the Leased Premises, the City shall use its commercially reasonable best efforts to obtain a non-disturbance and atonement agreement from the mortgagee or encumbrancer that is acceptable to all parties.
- 18.5 Notices. Whether or not stipulated in this Lease, all notices, communication, requests and statements (the "Notice") required or permitted under this Lease shall be in writing. Notice shall be served by one of the

following means:

- (a) personally, by delivering it to the party on whom it is to be served at the address set out in this Lease, provided such delivery shall be during normal business hours. Personally delivered Notice shall be deemed received when actually delivered as aforesaid; or
- (b) by Fax machine or email or by any other like method by which a written or recorded message may be sent, directed to the party on whom it is to be served at that address set out in this Lease. Notice so served shall be deemed received on the earlier of:
 - (i) upon transmission with answer back confirmation if received within the normal working hours of the business day; or
 - (ii) at the commencement of the next ensuing business day following transmission with answer back confirmation of delivery; or
- (c) by mailing via first class registered post, postage prepaid, to the party on whom it is served. Notice so served shall be deemed to be received seventy-two (72) hours after the date it is postmarked. In the event of postal interruption, no notice sent by means of the postal system during or within seven (7) days prior to the commencement of such postal interruption or seven (7) days after the cessation of such postal interruption shall be deemed to have been received unless actually received.

All Notices to be sent in accordance with this paragraph shall be addressed as follows:

- (d) to the City at: City of Cold Lake 5513 -48 Avenue
Cold Lake, Alberta
T9M 1A1
Attention: Chief Administrative Officer
Phone: (780) 594-4494
Fax: (780) 594-3480
- (e) to the Chamber at: Cold Lake Regional Chamber of Commerce Box 454
4009 - 50 Street
Cold Lake, Alberta
T9M 1P1
Attention: President
Phone: (780) 594-4747
Fax: (780) 594-3711

or to such other address as each party may from time to time direct in writing.

- 18.6 Governing Law. This Lease shall be construed and governed by the laws of the Province of Alberta and the parties attorn to the jurisdiction of the courts of the Province of Alberta.
- 18.7 Interpretation. All of the provisions of this Lease are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate article, paragraph and sub-paragraph of this Lease, and all of such covenants and agreements shall be deemed to run with the Land and the reversion therein.
- 18.8 Severance. Should any provision of this Lease be illegal or not enforceable they shall be considered separate and several from the Lease and its remaining provisions shall remain in force and be binding upon the parties as though the illegal or unenforceable provisions had never been included.
- 18.9 Schedules. The schedules shall form part of this Lease.

- 18.10 Time of Essence. Time shall be of the essence throughout this Lease.
- 18.11 Captions. The headings, captions, paragraph numbers, sub-paragraph numbers, article numbers and indices appearing in this Lease have been inserted as a matter of convenience and for reference only and in no way define, construct or enlarge the scope or meaning of this Lease or any provisions of this Lease.
- 18.12 Relationship Between Parties. Nothing contained herein shall be deemed or construed by the City or the Chamber, nor by any third party, as creating the relationship of principal and agent or of partnership, or of a joint venture agreement between the City and the Chamber, it being understood and agreed that none of the provisions contained in this Lease nor any act of the parties shall be deemed to create any relationship between the City and the Chamber other than the relationship of a landlord and tenant.
- 18.13 Lease Entire Relationship. The Chamber acknowledges that there are no covenants, representations, warranties, agreements or conditions expressed or implied, collateral or otherwise forming part of or in any way affecting or relating to this Lease save as expressly set out in this Lease and that this Lease constitutes the entire agreement between the City and the Chamber in relation to the granting of a leasehold interest in the Leased Premises from the City to the Chamber, and all rights and obligations relating to the occupancy and use of the Leased Premises.
- 18.14 Binding Effect. This Lease and everything contained within this Lease shall enure to the benefit of and be binding upon the heirs, executors, administrators, successors, permitted assigns and other legal representatives, as the case may be, of each of the City and the Chamber, subject to the granting of consent by the City as provided to any assignment or sublease. Where the Chamber is comprised of more than one legal entity, this Lease shall be binding upon all such parties on a joint and several basis.

IN WITNESS WHEREOF each of the City and the Chamber have executed this Lease on the day and year first written above.

CITY OF COLD LAKE

Per: _____

Per: _____

COLD LAKE REGIONAL CHAMBER OF COMMERCE

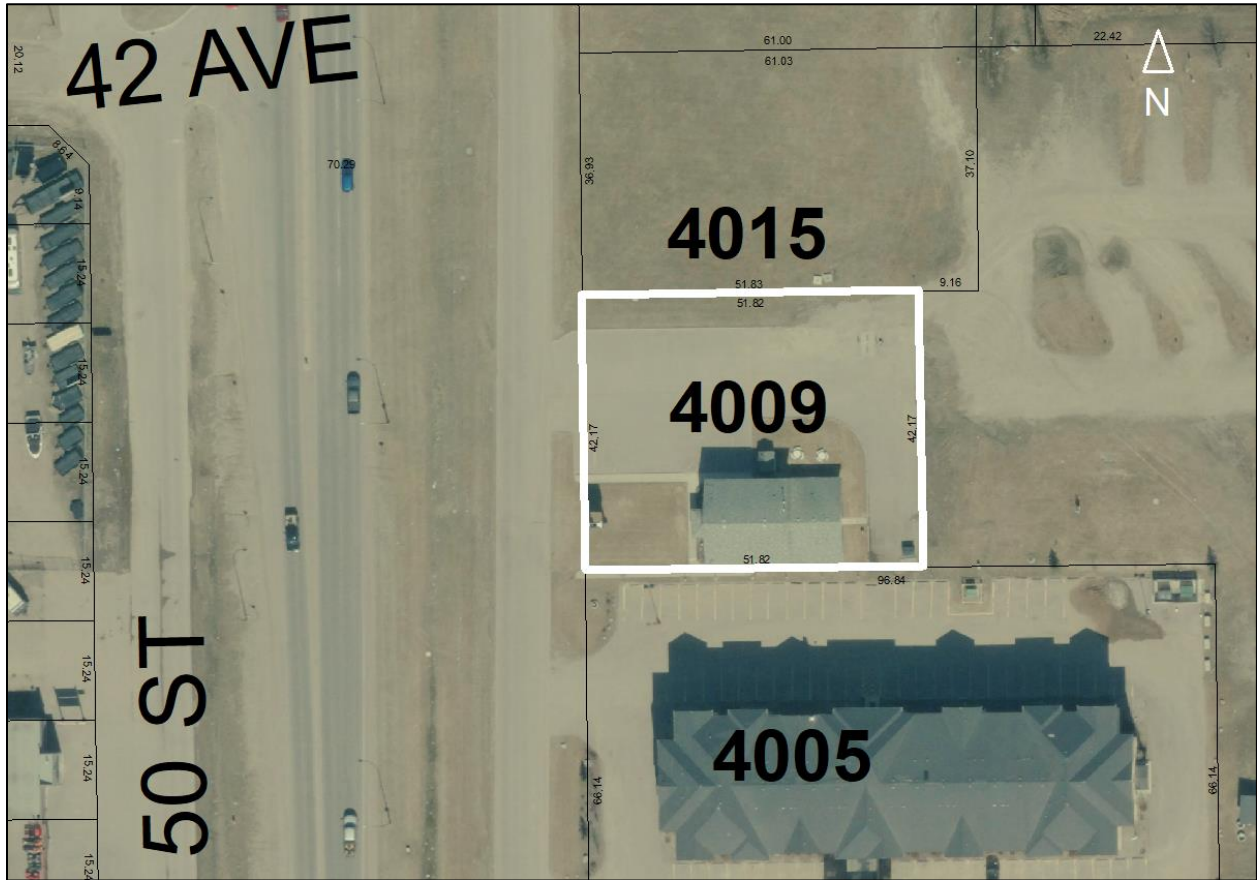
Per: _____

Per: _____

SCHEDULE "A"

The Lands

Firstly: 4009 –50 Street, legally described as Lot 4 Block 7 Plan 122 0549.





PO Box 454
4009 – 50th Street,
Cold Lake, AB T9M 1P1

Phone: (780) 594-4747
Fax: (780) 594-3711
www.coldlakechamber.ca

January 09, 2020.

City of Cold Lake
5513 48 Ave
Cold Lake, AB T9M 1A1
Attn: Howard Pinnock

RECEIVED
JAN 20 2020
CITY OF COLD LAKE

RE: Ground and Facility Lease Agreement Expiry January 2020

Dear Howard,

Thank you for the proposed lease agreement we received on November 22, 2019 with respect to our lease expiry on January 1, 2020.

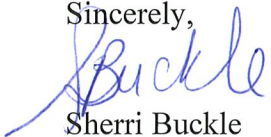
Under the direction of the Board of Directors, I have been instructed to request the renewal term to be extended to 5 years with the option to renew a further 5 years.

We of course understand this does not preclude sale of the property for future.

As the Chamber provides Visitor Information Services on behalf of the City of Cold Lake, having a long-term lease agreement in place is vital to this operation.

We don't believe at this time there is any indication we won't continue to provide these services long into the future and would like to ensure we have adequate premise to do so.

Sincerely,


Sherri Buckle
Executive Director

*Cc: CAO Kevin Nagoya
Mayor & Council*



STAFF REPORT

Title: Letter of Support - Cold Lake Public Library - 2020 Co-op Community Spaces Grant

Meeting Date: February 25, 2020

Executive Summary:

The Cold Lake Public Library are seeking a letter of support to accompany their Co-op Community Spaces Grant Application. The Cold Lake Public Library are applying for funds to put updated flooring in the children's area of the south branch library.

As part of the Library's Plan of Service for 2020, they are upgrading the young adult (YA) area and are asking for \$15,000 for the upgrade.

Background:

The current flooring in the children's area of the Cold Lake Public Library (South Branch) is outdated.

Specifics on the grant application can be found at:

<https://www.co-op.crs/communityspaces>

At Council's February 11, 2020 Council meeting, Council authorized a letter of support to the Cold Lake Library Board to accompany their Community Facility Enhancement Program (CFEP) Grant Application to upgrade the ceiling lighting in the children's area of the library.

Alternatives:

Council may consider the following options:

1. Motion to provide a letter of support
2. Defeat a motion to provide a letter of support

Recommended Action:

That Council authorize the letter of support to the Cold Lake Library Board to accompany their Co-op Community Spaces Grant Application to update the flooring in the children's area of the south branch library.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer



February 26, 2020

Federated Co-operatives Limited
Community Spaces Grant
PO Box 1050, 401-22nd Street East
Saskatoon, SK S7K 3M9

To Whom It May Concern:

Re: Letter of Support - Cold Lake Public Library Grant Application

On behalf of the members of Council, it is my pleasure to write a letter in support of the Cold Lake Public Library's grant application to replace the flooring in the children's area of the south branch library.

We understand that this funding will help the Cold Lake Public Library update the flooring in the children's area of the south branch public library.

The Cold Lake Public Library hosts numerous children's activities in the children's area of the library and attendance is always high. The children of our community love the selection of books and planned activities at the library and frequent it often.

The City of Cold Lake Mayor and Council fully support the efforts of the Cold Lake Public Library as they seek funding to enhance the lives of our youngest community members. If you have any questions, please contact me at (780) 594-4494.

Sincerely,

Craig Copeland,
Mayor

cc: Council
MLA David Hanson
Cold Lake Public Library
/cjr



STAFF REPORT

Title: Minutes November 25, 2019 Cold Lake Regional Utility Services Commission

Meeting Date: February 25, 2020

Executive Summary:

Minutes Cold Lake Regional Utility Services Commission November 25, 2019

Background:

Alternatives:

Recommended Action:

Type the recommendation here

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer

MINUTES
COLD LAKE REGIONAL UTILITY SERVICES COMMISSION
MONDAY, NOVEMBER 25, 2019 6:00 PM
CITY HALL – COUNCIL CHAMBERS – 5513 – 48TH AVE.

PRESENT Duane Lay, Councillor – City of Cold Lake
Jürgen Grau, Councillor – City of Cold Lake
Chris Vining, Councillor – City of Cold Lake
Dana Swigart, Councillor – MD of Bonnyville
Adam Dul, 4-Wing
Kevin Nagoya, Commission Manager
Azam Khan, General Manager, Infrastructure Services – City of Cold Lake
Rezaur Bhuiyan, Engineering Services Manager – City of Cold Lake
Denise Pollard, Recording Secretary

ABSENT Bob Buckle, Councillor – City of Cold Lake
CLFN

CALL TO ORDER C. Vining called the meeting to order at 6:02 p.m.

ADOPTION OF AGENDA Moved by D. Swigart that the agenda be accepted as amended to add Old Business 6.3 Waste Water Treatment Plant (MBBR) Pilot Project Update.

Carried Unanimously

ADOPTION OF MINUTES Moved by A. Dul that the minutes of October 28, 2019 be accepted as presented.

Carried Unanimously

PUBLIC QUESTION PERIOD None

DELEGATION None

OLD BUSINESS **Cold Lake Regional Water Supply Expansion Updates**
A. Khan provided a summary of progress for all 4 contracts:

- Contract 01 Transmission Main – SITE Resources; approx. 57% of pipe has been installed.
- Contract 02 Transfer Station – Alpha Construction; approx. 66% complete.
- Contract 03 WTP Upgrades – Sure-Form Construction; approx. 43% complete.
- Contract 04 Transmission Main – SITE Resources; approx. 73% of pipe has been installed.

D. Lay questioned why the Highway 28 crossing by Jesters/Dairy Queen is taking so long. K. Nagoya advised that the directional drill was hindered by large boulders and the 48 inch casing getting stuck. As a result a design change from a 48 inch casing to a 30 inch casing and from PVC pipe to fusible HDPE is required.

K. Nagoya also noted that a Bonnyville representative on Technical Review Committee is in communication with the funding authority regarding potential change orders resulting in additional funding requirements.

Discussion ensued.

2020 Operating and Capital Budget
K. Nagoya presented the 2020 Budget Document. The document included a 2020 Budget Summary, Water Treatment and Supply Cost Centre (Operating), a Waste Water Treatment and Conveyance Cost Centre (Operating), 2020 Budget Notes, 2020 Capital Budget and Cash Flow Projections and a Multi-Year Operating and Capital Projections.

Discussion ensued.

Moved by D. Lay that the Board of Directors approve the 2020 Operating Budget of \$3,577,000.

Carried Unanimously

MINUTES
COLD LAKE REGIONAL UTILITY SERVICES COMMISSION
MONDAY, NOVEMBER 25, 2019 6:00 PM
CITY HALL – COUNCIL CHAMBERS – 5513 – 48TH AVE.

Moved by A. Dul that the Board of Directors approve the 2020 Capital Budget of \$1,915,000.

Carried Unanimously

Waste Water Treatment Plant MBRR Pilot Project Update

R. Bhuiyan, Engineering Services Manager with the City of Cold Lake provided a PowerPoint presentation that covered the following:

- Project Funding Sources: 80% Green Municipal Fund/20% CLRUSC;
- Work Plan/Milestones;
- Project Location;
- Process Flow: Train 1, Reactors A and B, Pre-Seeded;
- Project Photos; and
- Laboratory Analyses and Frequency.

Discussion ensued.

NEW BUSINESS

M.D. of Bonnyville Water and Sewer Servicing Discussion

D. Swigart, Councillor with the MD of Bonnyville and Commission Board Member requested to initiate conversation with regards to MD water and wastewater servicing options and opportunities.

K. Nagoya advised that the first steps would be:

- Arrange a meeting between the Commission, City of Cold Lake and MD of Bonnyville;
- Review the Intermunicipal Servicing Plan that was prepared for the City of Cold Lake/MD of Bonnyville by Stantec Consulting Ltd. dated July 2012.
- MD to determine the scope/level of service they want to achieve.

Discussion ensued.

CORRESPONDENCE

Letter form the Town of Bonnyville

The Board received a letter from the Town of Bonnyville dated Oct. 28, 2019 regarding the appointment of Ray Prevost as the Commission liaison.

QUESTIONS

None

IN-CAMERA

None

NEXT MEETING

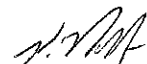
January 27, 2020 at 6:00pm

ADJOURNMENT

Moved by D. Lay that the meeting be adjourned at 7:27 p.m.

Carried Unanimously


Chris Vining, Vice Chair


Kevin Nagoya, Commission Manager



STAFF REPORT

Title: Minutes January 15, 2020 Recreation and Culture Advisory Committee

Meeting Date: February 25, 2020

Executive Summary:

Minutes Recreation and Culture Advisory Committee January 15, 2020

Background:

Alternatives:

Recommended Action:

Type the recommendation here

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer



**Cold Lake Recreation & Culture Advisory Committee Meeting
Regular Meeting
January 15, 2020 – Portage College**

Representatives:

Chris Holoboff, Chairperson
Lorie Jacobsen, Vice-Chairperson
Bob Buckle, Councilor
Ed Machtmes, Committee Member, Absent with Regrets
Ben Fadeyiw, Councilor, MD of Bonnyville No. 87, Absent with Regrets
Candice Sutterfield, Committee Member
Heather Miller, Recreation Programs & Services Manager
Tina Willier-Piché, Recording Secretary

1. Call to Order at 7:31 pm.

2. Adoption/Additions

2.1 Agenda

2020-001 Moved by Lorie Jacobsen to accept the agenda as presented. 2nd by Bob Buckle. AIF.

CARRIED

2020-002 Moved by Bob Buckle to accept the Regular Meeting Minutes of the RCAC held November 20, 2010. 2nd by Candace Sutterfield. AIF.

CARRIED

3. Old Business – None.

4. New Business

4.1 Application – Equipment Grant – Lakeland Gymnastics Club

Motion 2020-003 Moved by Candace Sutterfield to approve the Equipment Grant Application for Lakeland Gymnastics Club in the amount of Five Hundred Dollars (\$500). 4 Opposed.

DEFEATED

Motion 2020-003 to approve the Equipment Grant for Lakeland Gymnastics Club was defeated due to Policy 097-RC-07 4.1.4 not meeting eligibility criteria. The purpose is to purchase new or repairing existing equipment necessary to run programs or enhance existing programs.

CARRIED

Civic Address
#102, 7825 – 51 Street
Cold Lake, AB
Telephone (780) 639-6400
Fax (780) 639-0250



Mailing Address
5513 – 48 Avenue
Cold Lake, AB T9M 1A1
www.coldlake.com

hwp



In response letter to the Lakeland Gymnastics Club, apprise the Lakeland Gymnastics Club of the Community Capital Project Grant that may be more viable to their request.

4.2 Application – Leadership Grant – Cold Lake Minor Football

Motion 2020-004 Moved by Lorie Jacobsen to approve the Leadership Grant Application for Cold Lake Minor Football in the amount of One Thousand One Hundred Seventy-Five Dollars (\$1175). 2nd by Candace Sutterfield. AIF.

CARRIED

5. Correspondence and Information Items

5.1 Report Form – 1st Kinosoo Scout Group

2020-005 Moved by Candace Sutterfield to accept Items 5.1 as Information. 2nd by Lorie Jacobsen. AIF.

CARRIED

6. In Camera

7. Board Development – Proclamation – Announcements

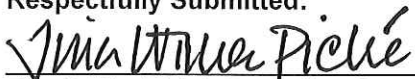
8. Next Meeting scheduled February 19, 2020 at 7:30 pm, Energy Centre

9. Adjournment at 7:39 pm.

Motion 2020-006 Moved by Lorie Jacobsen to adjourn. 2nd by Bob Buckle. AIF

CARRIED

Respectfully Submitted:



Tina Willier-Piché, Recording Secretary

Feb 19, 2020

Date

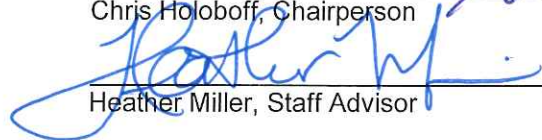
Approved:



Chris Holoboff, Chairperson

Feb 19, 2020

Date



Heather Miller, Staff Advisor

Feb 19, 2020

Date



STAFF REPORT

Title: Social Work Week - March 1-7, 2020

Meeting Date: February 25, 2020

Executive Summary:

Background:

Alternatives:

Recommended Action:

Mayor Copeland proclaimed March 1-7, 2020 as Social Work Week in the City of Cold Lake.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer



Alberta College
of Social Workers

College des travailleurs
sociaux de l'Alberta

TOGETHER... THE COURAGE FOR CHANGE

February 19, 2020

City of Cold Lake
5513 – 48 Avenue
Cold Lake, AB T9M 1A1

Dear Mayor Copeland;

The Cold Lake/Bonnyville/St. Paul Area Coordinators of the Alberta College of Social Workers are requesting your proclamation of Social Work Week in Alberta: March 1 – 7, 2020. This year's theme is: *United by Diversity Strengthened by Inclusion*.

As social workers we strive to build on the strengths and resiliency of individuals and communities. Our profession's Code of Ethic highlights our values of the pursuit of social justice in addition to the respect and dignity of all peoples. We advocate for equal treatment and pursue equitable access to resources in order to empower those we serve.

Your support in proclaiming Social Work Week means a lot to the dedicated social workers who provide valuable services to the citizens of the Lakeland Region.

The goals of Social Work Week include:

- Educating the public about the wide range of roles social workers perform
- Heightening the professional profile of Registered Social Workers (RSWs)
- Encouraging organizations who employ RSWs and the communities that benefit from their efforts, to celebrate the role and contribution of RSWs by hosting a variety of events.

Please feel free to contact Lyla Allan (lyla.allan@portagecollege.ca) or Diane Gillan (dianelgillan@gmail.com) Area Coordinator for further information. We appreciate your support.

Sincerely,

Alberta College of Social Worker Area Coordinator



PROCLAMATION

SOCIAL WORK WEEK March 1 - 7, 2020

WHEREAS, Social Workers provide assistance to individuals, families and groups during times of special need, and

WHEREAS, the Alberta College of Social Workers is committed to the ongoing professional development of its members, and

WHEREAS, special activities will raise awareness of the significant role social workers play in the healthy development of our community.

NOW THEREFORE, I, Craig Copeland, Mayor of the City of Cold Lake, do hereby proclaim March 1 - 7, 2020 as “**Social Work Week**” in the City of Cold Lake in recognition of professional Registered Social Workers.

Craig Copeland, Mayor

Dated this 25th day of February, 2020



STAFF REPORT

Title: World Plumbing Day - March 11, 2020

Meeting Date: February 25, 2020

Executive Summary:

Proclamation - World Plumbing Day - March 11, 2020

Background:

Alternatives:

Recommended Action:

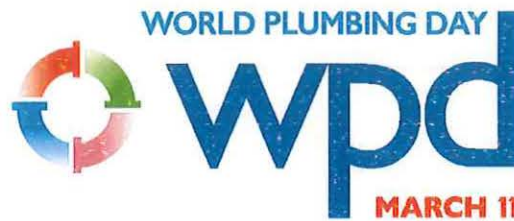
Mayor Copeland proclaimed March 11, 2020 as World Plumbing Day in the City of Cold Lake.

Budget Implications (Yes or No):

No

Submitted by:

Kevin Nagoya, Chief Administrative Officer



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FEB 20 2020
CITY OF COLD LAKE

PROCLAMATION REQUEST

February 18, 2020

His Worship Craig Copeland
Mayor of Cold Lake
5513 - 48 Avenue
Cold Lake, Alberta T9M 1A1

Subject: WORLD PLUMBING DAY - March 11, 2020

Dear Mayor Copeland:

Every person on the planet is affected by access to safe drinking water and basic sanitation.

Unfortunately, in many places, access to both limited or even non-existent and the lack of an effective plumbing infrastructure is a huge factor in the tragic statistics that can't be ignored.

According to the World Health Organization:

- 650,000,000 people do not have access to safe water
- 2.3 Billion do not have access to an adequate bathroom
- 315,000 children die every year from diseases caused by dirty water and poor sanitation

Simple plumbing solutions could make all the difference in saving lives which is why we are asking for your support in recognizing the **World Plumbing Day on Wednesday, March 11, 2020**.

In Canada, the **Canadian Institute of Plumbing & Heating** and the **Mechanical Contractors Association of Canada**, as well as similar organizations around the world will join together on this important day - **March 11, 2020** to raise awareness of this importance of plumbing in providing safe living condition for citizens around the world.

We humbly request the City's support by officially declaring support for this important awareness initiative. This may be demonstrated by responding with a letter declaring your support as well as a public declaration thereof within your community of influence.

Sincerely,

(for) Michael Stringer, President
Canadian Institute of Plumbing and Heating – Edmonton Region



CIPH Edmonton Region
PO Box 11021, Station Main Edmonton, Alberta T5J 3K3
780-918-4200; edmonton@ciph.com
Linda Wood Edwards, Region Coordinator