

# PLANT & ASSOCIATES

APPRAISAL SERVICES INC.

## **Grande Prairie, Alberta**

9924 - 108 Avenue T8V 1N8

## **Peace River, Alberta**

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## **Dawson Creek, British Columbia**

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## **Fort St. John, British Columbia**

205, 10139 - 100 Street V1J 3Y6

Toll Free (877) 539-0037    plantgp@telus.net

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**Appraisal by Barry Plant, AACI, P.APP., RI(BC) of a vacant +/- 2.49 Acre, RM-2 Rural Medium Industrial District zoned lot located at 63014 Township Road 724, in the Peregrine Industrial Park in the County of Grande Prairie No. 1, Alberta as of the inspection date of May 22<sup>nd</sup>, 2018.**

May 31<sup>st</sup>, 2018

Balderston Capital Corp.  
RR 1, Site 10, Box 16  
Sexsmith, Alberta T0H 3C0

**Attention: Mr. Chris Balderston**

Re: Vacant +/- 2.49 Acre Lot, Peregrine Industrial Park  
63014 Township Road 724, County of Grande Prairie No. 1, Alberta  
Lot 3, Block 1, Plan 182-1362, Southeast Section 28, Township 72, Range 6, W6M

The purpose of this report is to provide an opinion of the Current Market Value of a vacant +/- 2.49 Acre, RM – 2, Rural Medium Industrial District zoned lot located in the Peregrine Industrial Park for first mortgage financing purposes as of the inspection date of May 22<sup>nd</sup>, 2018.

The subject property is within the municipal boundary of the Hamlet of Clairmont, +/- 1 mile north of the City of Grande Prairie. The lot is a +/- 2.49 Acre, internal lot accessed by a paved internal park road. The lot has access to power, gas and telephone. Water and septic services are the responsibility of the land owner.

Market Value has been defined as: “the most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently, and knowledgeably, and assuming the price is not affected by undue stimulus.”<sup>(1)</sup>

This formal opinion of value is a Narrative Appraisal Report as defined under the Appraisal Institute of Canada’s Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP). The estimate of value in this report is based on an exposure time of 6 to 12 months and in conjunction with the assumptions and limiting conditions stated within this report. The property rights appraised are those of a fee simple estate.

We have investigated the title, but we have not investigated any of the charges or registrations against, the property appraised. Based on our analysis, the current market value of the subject property as at May 22<sup>nd</sup>, 2018 is estimated to be:

***Four Hundred Thousand (\$400,000.00) Dollars***

Respectfully submitted,



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**MR. BARRY C. PLANT AACI, P.APP., RI (BC).**

Barry Plant is a Licensed Appraiser in Alberta  
Barry Plant is re-certified with the Appraisal Institute of Canada  
Barry Plant personally inspected this property



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<sup>1</sup> Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada, Ottawa. January 2018. P. 73.

**View of the Subject Property from the Southeast**



**View of the Subject Property from the Northeast**



**View of the Neighbourhood to the North on Internal Subdivision Road**



**View of the Neighbourhood to the South on Internal Subdivision Road**



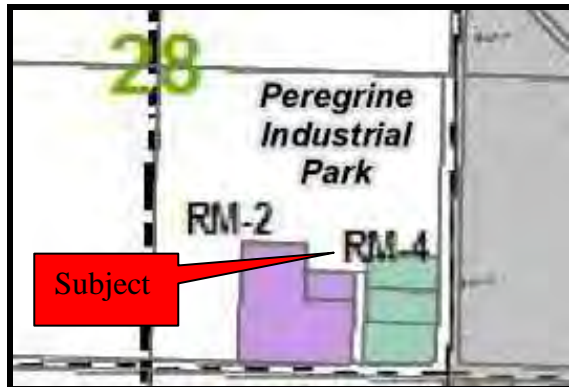
**2014 Aerial Photo**



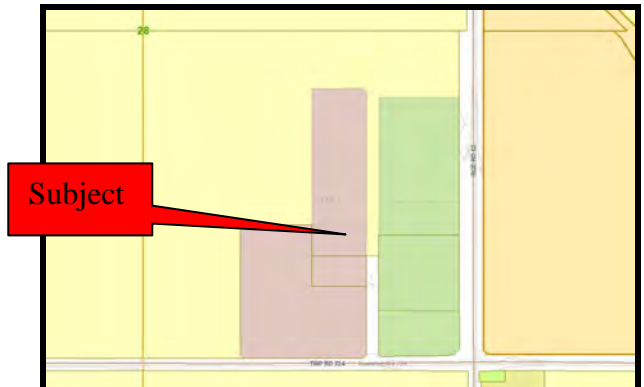
**Land Registries Map Showing Registered Lots**



**Current Zoning Map Showing Subject as AG**



**County's Online Map Showing Subject as RM-2**



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Company Profile

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# 1. Executive Summary

<b>Property Identification</b>	
Location	63014 Township Road 724, Peregrine Industrial Park, County of Grande Prairie No. 1, Alberta
Legal Description	Lot 3, Block 1, Plan 182-1362, Southeast Section 28, Township 72, Range 6, W6M
Registered Owner	Balderston Capital Corp.
Report Prepared For	Mr. Chris Balderston on behalf of Balderston Capital Corp.
Purpose of the Report	First Mortgage Financing Purposes
<b>Land Use – Controls</b>	
Zoning	RM – 2, Rural Medium Industrial District
Roll Number	2452400
2018 Assessment	N/A (Subdivided after assessment roll completed, no value assigned as of the inspection date)
Estimated Taxes	N/A
Present Use	Vacant Industrial
Highest and Best Use	Conforming Industrial Development
<b>Property Features</b>	
Lot Size	+/- 2.49 Acres
Services	Gravel, Power, Gas, Telephone, Private Water and Septic.
Inspection Date	May 22 <sup>nd</sup> , 2018
<b>Estimates of Value</b>	
Cost Approach	Not Applied
Income Approach	Not Applied
Direct Comparison Approach	\$400,000.00
<b>Final Value Estimate</b>	<b><i>Four Hundred Thousand (\$400,000.00) Dollars</i></b>

## 2. Scope of the Appraisal

### Purpose and Effective Date of Appraisal

The purpose of this appraisal is to provide an estimate of the Current Market Value of the subject property for first mortgage financing as of the inspection date of May 22<sup>nd</sup>, 2018.

### Legal Interest to be appraised

The legal interest being appraised is the market value of the unencumbered fee simple interest.

### Definition of Market Value

Market Value has been defined as: “the most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently, and knowledgeably, and assuming the price is not affected by undue stimulus.”<sup>(2)</sup>

### Intended Use

This appraisal is prepared to assist our client, ***Mr. Chris Balderston on behalf of Balderston Capital Corp.***, for first mortgage financing purposes.

### Scope of the Appraisal

In completing this assignment, the following investigation and analysis was completed:

- Barry Plant personally inspected the property on May 22<sup>nd</sup>, 2018 for appraisal purposes.
- Having completed numerous appraisals on properties similar to the subject, Barry Plant affirms that he has the experience and knowledge necessary to complete this valuation assignment.
- Regional and neighbourhood information, including tax information, were provided by the County of Grande Prairie No. 1 and verified where appropriate and possible. Site area and dimensions are from information obtained from the Alberta Land Registry Service and the proposed subdivision plan and are assumed correct. A real property report should be obtained if greater accuracy is required regarding site size and dimensions.
- Comparable market information was obtained from our information database and local real estate brokers knowledgeable in the real estate market. Information was confirmed, when appropriate, with public information at the Land Registry Office. Information was confirmed with the parties involved when there was reason to doubt its accuracy.

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2 Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada, Ottawa. January 2018. P. 73.



### 3. Assumptions and Limiting Conditions

This report is prepared at the request of **Mr. Chris Balderston on behalf of Balderston Capital Corp.** for the purpose of an appraisal of Current Market Value to assist in establishing value of the subject property for **first mortgage financing purposes**. (It is not reasonable for any person other than **Mr. Chris Balderston** to rely on this appraisal without first obtaining written authorization from **Mr. Chris Balderston and this Appraiser**. There may be qualifications, assumptions, or limiting conditions in addition to those set out below, relevant to that person's identity or his intended use.) This report is prepared on assumption that no other person will rely on it for any purpose, and that the liability to all such persons is denied.

The author is not qualified and does not purport to give legal advice. It is assumed that:

1. A legal description as furnished by the Alberta Land Registries is correct;
2. Title to the property is good and marketable;
3. There are no encroachments, encumbrances, restrictions, leases or covenants that would in any way affect the valuation, except as expressly noted herein;
4. The existing use is a legally conforming use which may be continued by any purchaser from the existing owner, except as expressly noted herein;
5. Rights of way, easements or encroachments over other real property and leases or other covenants noted herein are legally enforceable.

Because these assumptions have been made, no investigation, legal or otherwise, has been undertaken which would verify these assumptions except as expressly noted herein.

The author is not a qualified surveyor (and no legal survey concerning the subject property has been provided). Sketches, drawings, diagrams, photographs etc. are presented in this report for the limited purpose of illustration and are not to be relied upon in themselves. This report includes photographs of the subject property. The appraiser is not responsible for the misuse of these photographs by third parties.

The author is not qualified to give engineering advice. It is assumed that there are no patent or latent defects in the subject improvements, that no objectionable materials are present, that they are structurally sound and in need of no immediate repairs, unless expressly noted within this report. No soil tests for either load bearing capacity or contamination have been done, nor have tests been done of the heating, plumbing, electrical, air-conditioning or other systems and, for the purpose of this opinion, they are assumed to be in good working order.

No investigation has been undertaken with the local zoning office, the fire department, the building inspector, the health department or any other government regulatory agency unless such investigations are expressly represented to have been made in this report. The subject property must comply with such government regulations and, if it does not comply, its non-compliance may affect market value. To be certain of compliance, further investigations may be necessary.

Market data has been obtained, in part, from documents at the land registry office, the assessment office, or as reported by the real estate board. As well as using such documented and generally reliable evidence of market transactions, it was also necessary to rely on hearsay evidence.

Because market conditions, including economic, social and political factors, change rapidly and, on occasion, without warning, the market value expressed as of the date of this estimate cannot be relied upon to estimate the market value as of any other date except with further advice of the author.

The estimate has been prepared on the premise that the appraised property is free and clear of all liens or encumbrances with the exception of normal mortgage financing. The distribution of the total valuation between land and improvements applies only under the proposed program of property utilization and is invalidated if the appraisal is used for any other purpose.

Information identified in this report as being furnished by others is believed to be reliable, and has been checked to the best of the author's ability, although no responsibility is assumed for its accuracy.

The compensation for services rendered in this report does not include a fee for court preparation or court appearance, which must be negotiated separately.

This appraisal may not be used for Assessment Appeal or any other purpose beyond the purpose stated in Section 2, Scope of Appraisal, without obtaining prior written consent of the appraiser.

The term "inspection" refers to observation and reporting of the general material finishing and conditions seen for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only, in accordance with CUSPAP.

The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The appraiser has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The appraiser has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this physical inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the appraiser.

Where the intended use of the report is for financing or mortgage lending, it is a condition of reliance on this report that the authorized user has or will conduct loan underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/ her debt obligations on a timely basis, and conduct such loan underwriting and due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI) Residential Mortgage Underwriting Practices and Procedures B-20, even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.



Where the intended use of this report is for mortgage insurance, it is a condition of reliance on this report that the authorized user will conduct loan insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent mortgage insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, to conduct such loan insurance underwriting and due diligence in accordance with the standards set out by the Office of the Superintendent of Financial Institutions (OSFI) Residential Mortgage Insurance Underwriting Practices and Procedures B-21, even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition.

This report includes photographs of the subject property. The appraiser is not responsible for the misuse of these of these photographs by third parties.

This appraisal report has been signed electronically. The complete appraisal report consists of a cover page, letter of transmittal, photographs of the subject property and fourteen (14) separate sections as shown in the Table of Contents, as well as an addenda section with a company profile as well as three (3) separate sections. If this report has been altered in any way, the report is considered invalid.

If the reader has any questions with this report please contact the appraiser.

### **Environmental Statement**

We are not aware of the content of any environmental reports, studies, or other investigations or soil surveys which may have been carried out on the property and which may have indicated the existence or possibility of contamination. In undertaking this assignment, we have assumed that no actual or potential contaminative uses have ever been carried out on the property. Further, we have not carried out any investigation into the past or present uses of either the subject property or of any adjacent properties to establish whether there is any potential for contamination from any uses on any sites adjacent to the subject and therefore assume that none exists. Should it be subsequently established that contamination exists either on the subject property or is affected from contamination on any adjacent property, this might alter or reduce this estimate or opinion of value.

The appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including but not limited to moulds or mildews or conditions that might give rise to either, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any environmental conditions, past, present or future, that might affect the market value of the property appraised.

If the party relying on this report requires information about environmental issues then that party is cautioned to retain an expert qualified in such issues. We deny any legal liability to the effect of environmental issues on the market value of the property appraised.

**Hypothetical Condition:** *that which is contrary to what exists, but is supposed for the purpose of analysis*<sup>(3)</sup>

*There are no Hypothetical Conditions in this report.*

**Extraordinary Assumption:** *an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.*<sup>(4)</sup>

*There are no Extraordinary Assumptions in this report.*

**Extraordinary Limiting Condition:** *a necessary modification or exclusion of a Standard Rule which may diminish the reliability of the report.*<sup>(5)</sup>

*While all three approaches are considered in most real estate valuations, all are not applicable to every property. In this particular case, as we are dealing with effectively vacant land, we have invoked the Extraordinary Limiting Condition to exclude the Cost Approach and the Income Approach and only the Direct Comparison Approach will be applied.*

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3 Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada. Ottawa. January 2018. P. 7

4 Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada. Ottawa. January 2018. P. 6

5 Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada. Ottawa. January 2018. P. 6

## 4. Regional Information

The subject property is located in the County of Grande Prairie No. 1, within the municipal boundary of the Hamlet of Clairmont, +/- 1 mile north of the City of Grande Prairie in the Peregrine Industrial Park.

The City of Grande Prairie is located in northwest Alberta, approximately 465 kilometers northwest of the City of Edmonton.

The 2016 federal census reported a population of 63,166 persons which indicates the city grew 14.8% between the 2011 and 2016 federal censuses. The overall province of Alberta grew by 11.6% between 2011 and 2016. The City of Grande Prairie completed a municipal census in 2015 showing the population up almost 25% from the 2011 federal census to the 2015 municipal census.

<b><u>City of Grande Prairie</u></b>			
<u>Census</u>	<u>Total Persons</u>	<u>Increase (Decrease)</u>	<u>Change per Annum</u>
2016 Federal Census	63,166	-7.86%	-7.86%
2015 Municipal Census	68,556	23.18%	5.80%
2011 Federal Census	55,655	10.81%	2.70%
2007 Municipal Census	50,227	6.69%	6.69%
2006 Federal Census	47,076	5.48%	5.48%
2005 Municipal Census	44,631	10.95%	5.48%
2003 Municipal Census	40,226	8.77%	4.38%
2001 Federal Census	36,983	17.96%	3.59%

The County of Grande Prairie No. 1 and the communities of Sexsmith, Wembley, Hythe and Beaverlodge contribute an additional +/- 30,000 persons for an overall total of +/- 93,000 persons in the area. The service area is estimated in excess of 250,000 people.

### Alberta Economy

Alberta is the 4<sup>th</sup> largest province in Canada by population with a reported 4,067,175 persons in the 2016 federal census accounting for +/- 11.57% of the population of Canada in the census. Alberta has a land area of 640,004.57 square kilometres making it the 5<sup>th</sup> largest province accounting for +/- 7.10% of Canada's overall land mass.

Between the 2011 and 2016 censuses the Province of Alberta grew by +/- 421,918 persons or 11.57% while Canada overall grew by 5.0%.

Alberta's GDP growth led all provinces 4 of 5 years through 2014. In 2015 and 2016 the Alberta Economy contracted between 3.5% and 4% each year, the worst of any province.

# Alberta Economy

## Indicators at a Glance

### Economic Activity

The Alberta Activity Index (AAX) was up 2.5% year-over-year (y/y) in February, due mainly to improvements in the labour market. Alberta's real GDP by industry grew by 4.9% in 2017, the largest gain among the provinces.

### Population

Alberta's population was 4,318,772 as of January 1, 2018, an increase of 1.4% from the year prior. Canada's population grew 1.3% from a year ago.

### Migration

Net migration to Alberta was 5,599 in the fourth quarter of 2017. During this time, Alberta welcomed 5,297 net international migrants, while there was a net inflow of interprovincial migrants (+302) for the second consecutive quarter after eight quarters of outflows.

### Employment<sup>1</sup>

The economy lost 1,800 jobs in April as declines in part-time positions offset gains in full-time. Employment rose 1.6% y/y, reflecting employment gains in the private sector (+1.4% y/y) and full-time work (+2.6% y/y).

### Unemployment Rate<sup>1</sup>

Alberta's unemployment rate increase by 0.4 percentage point to 6.7% in April. Canada's unemployment rate stood unchanged at 5.8%.

### Rigs Drilling

The number of active rigs in Alberta averaged 80 in April, down 5.3% y/y. The average rig utilization rate was 19%, unchanged from a year ago.

### Economic Activity

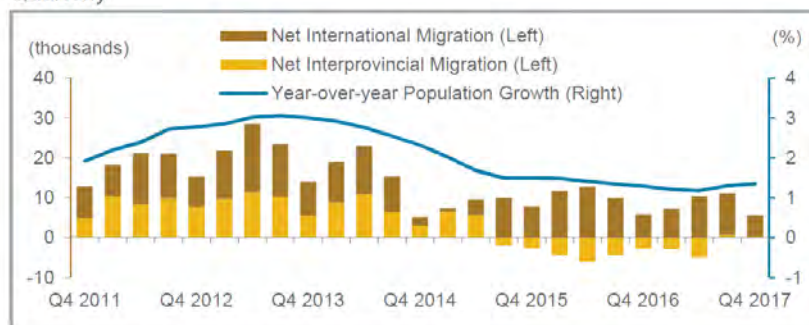
Year-over-year % change



Sources: Statistics Canada and Alberta Treasury Board and Finance

### Demographics

Quarterly



Source: Statistics Canada

### Labour Market

Monthly



Source: Statistics Canada



## Alberta Economy - Indicators at a Glance

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**NEW: Inflation**

The inflation rate in Alberta held steady at 2.3% y/y in April, slightly above the national average. Inflation excluding food and energy also held firm at 1.3% y/y.

**Average Weekly Earnings<sup>1</sup>**

Average weekly earnings (AWE) in Alberta increased 1.1% m/m in February to \$1,158. Earnings have improved 4.3% y/y driven by gains in both the goods and services sectors.

**NEW: Retail Sales<sup>1</sup>**

Alberta retail sales increased 0.3% m/m to \$6.8 billion in March. Retail sales were up 2.5% y/y, the sixteenth consecutive month of year-over-year gains.

**Housing Starts<sup>1</sup>**

Alberta housing starts rose by 10% m/m in April to 29,695 units (annualized). They were down 5.2% y/y, with both single-family (-6.5% y/y) and multi-family (-7.5% y/y) housing starts lower than the elevated levels from a year ago.

**New Housing Price Index**

In March, Alberta's New Housing Price Index (NHPI) ticked down 0.4% y/y. The house-only component fell (-0.9% y/y) while land prices were up (+0.6% y/y).

**Building Permits<sup>1</sup>**

Alberta building permits were up 9.3% y/y in March to \$1.3 billion, as an increase in residential permits (+21% y/y) more than offset a decline in non-residential permits (-7.4% y/y).

<sup>1</sup> Seasonally adjusted

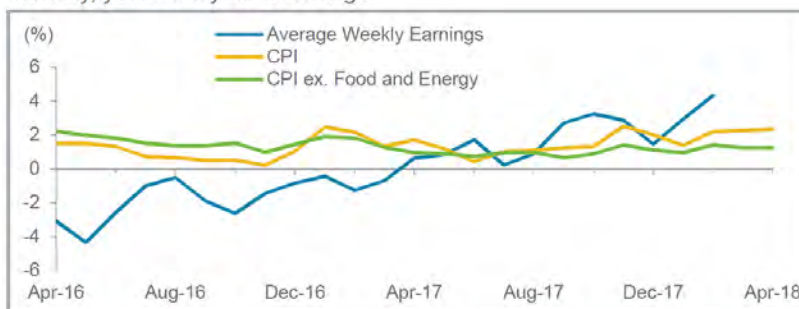
**Contact**

[Bijon Brown](#)

780.643.1876

**Inflation and Earnings**

Monthly, year-over-year % change



Source: Statistics Canada

**Retail Sales**

Monthly, year-over-year % change



Source: Statistics Canada

**Housing Market**

Monthly



Source: Statistics Canada, Canada Mortgage and Housing Corporation

	Canadian Dollar (US\$/CAN)	WTI Oil (\$US/bbl)	NYMEX Natural Gas (\$US/MMBtu)	Alberta Reference Price (\$C/GJ)
Latest (May 17, 2018)	78.12	71.49	2.86	1.54 (March)
Fiscal year-to-date	78.29	67.78	2.75	1.82 (2017-18)

Please see the [Weekly Economic Review](#) for current analysis on the Alberta economy.



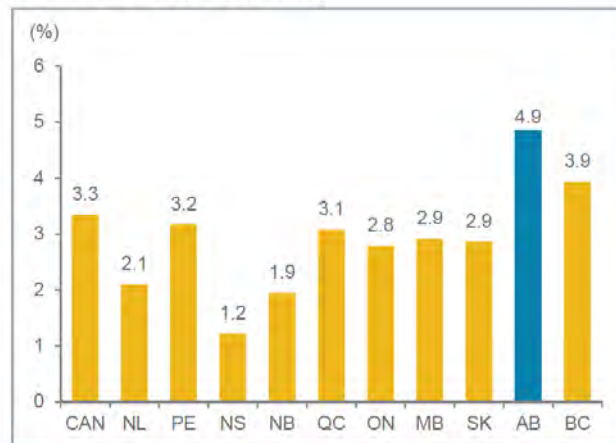
May 18, 2018  
Treasury Board and Finance  
Economics and Revenue Forecasting

## Alberta Economy - Indicators at a Glance

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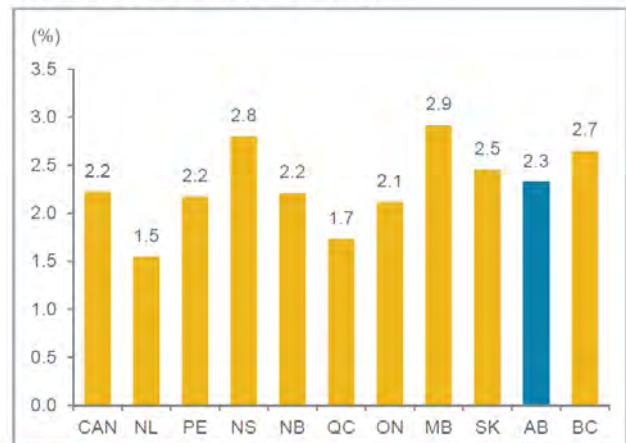
## Real GDP by Industry

(2017, year-over-year growth)



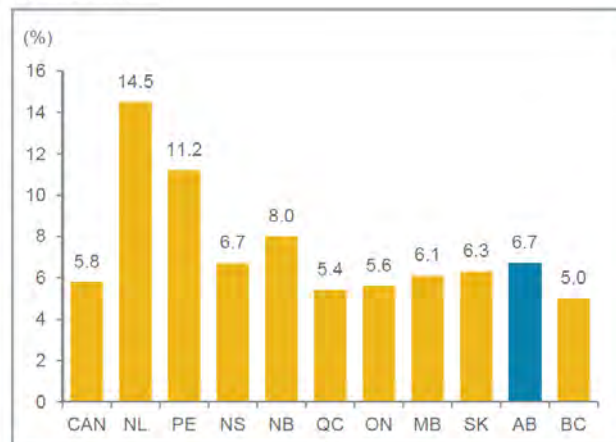
## CPI Inflation

(April 2018, year-over-year growth)



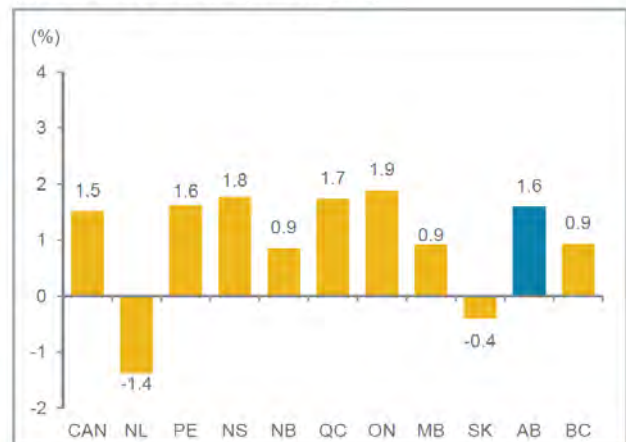
## Unemployment Rate

(April 2018)



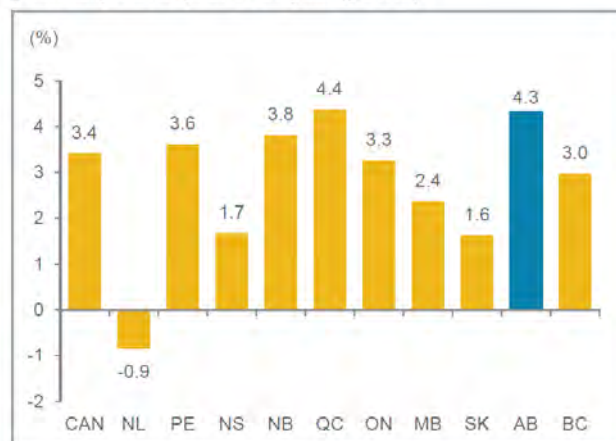
## Employment

(April 2018, year-over-year growth)



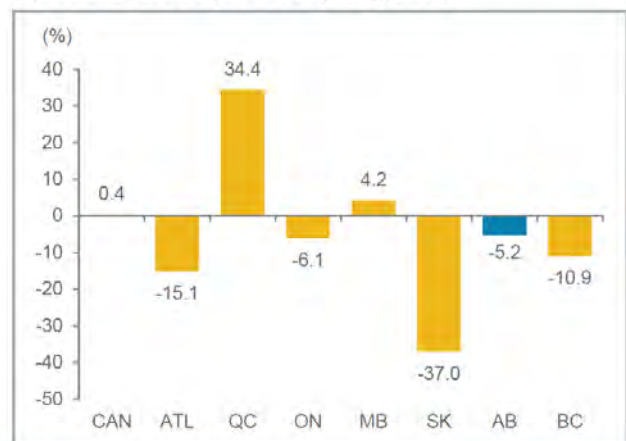
## Average Weekly Earnings

(February 2018, year-over-year growth)



## Housing Starts

(April 2018, SAAR, year-over-year growth)



## Grande Prairie Economy

The Grande Prairie economy was initially based on agriculture. The soils of the area are rated Class #2, limited only by the climate and, occasionally, topography. The prime agricultural land is considered some of the most productive lands in Alberta.

To the south and east of Grande Prairie are forest reserves, which are sufficient in extent and type to support commercial forestry operations. International Paper operates one of the largest kraft pulp mills in Alberta. Weyerhaeuser has a sawmill adjacent to the pulp mill, which is capable of producing 100,000,000 board feet of timber annually.

Canfor (Northern Canadian Forest Industries) operates a sawmill and planer mill within the City limits of Grande Prairie. Norbord operates one of the largest OSB (oriented strand board) mills in North America +/- 20 kilometres south of Grande Prairie.

There are five natural gas fields in the vicinity of Grande Prairie. Of these, the Elmworth field is considered to be one of the largest in North America, with estimated reserves of 440 trillion cubic feet.

Oil and gas exploration and development have been a driving force behind the economy of the Grande Prairie area with natural gas being the most important in the local economy. Oil and Gas activity peaked in 2006 with a slowdown since that in many ways reflected the price of natural gas.

As of May 1<sup>st</sup>, 2018 natural gas futures are in the +/- \$2.79 range with the 52 week high at +/- \$3.57 and the 52 week low at +/- \$2.54.



## Highways

Highway #43 provides access to Edmonton and Southern Alberta. Highway #43 has been designed as an integral part of the CANAMEX North-South Trade Corridor, linking Canada, USA and Mexico. Highway #43 is now twinned from Grande Prairie to Edmonton. Highways #2 and #35 (the Mackenzie Highway) lead north to the Northwest Territories and Highway #43 leads west to Dawson Creek, British Columbia and the start of the Alaska Highway going north, and the Hart Highway going south to Prince George. Highway #40 heads due south to Grande Cache and connects with Highway #16 (the Yellowhead Highway).



Work was recently completed on an overpass at 4 mile corner to the north of Grande Prairie as part of the development of a 4 lane divided ring road to help ease traffic congestion in the City. A temporary bypass now exists from Highway #43X between 4 mile corner to Range Road 63 (116<sup>th</sup> Street) and south to Highway #43 (100<sup>th</sup> Avenue).

### Airport

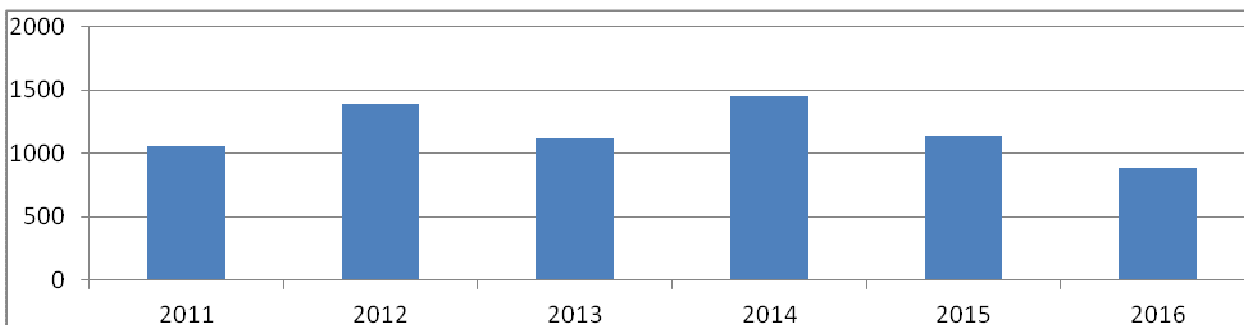
The Grande Prairie Airport is located within the City, (6.5 kilometres from City Centre), and is a full service facility offering a modern air terminal, two paved runways in excess of 6,200 feet each, aviation fuels, ILS and ground transportation. The Grande Prairie Airport has services provided by a number of regional carriers as well as West Jet and Air Canada.

The airport is reportedly investing more than \$60 million on expansion and improvements by 2020. In October 2014 one runway was lengthened 2,000 feet to 8,500 feet to accommodate larger aircraft up to and including 747s. In 2015 passenger movements have increased to +/- 446,000 persons.

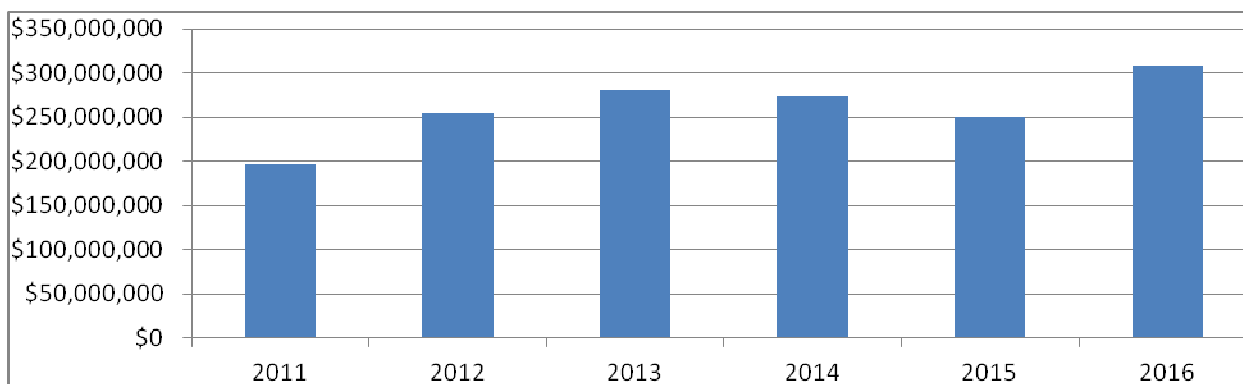
### City Building Permits

The total number of permits and the value of building permits fell from 2014 to 2015. In 2016 permit values returned to 2014 levels however the bulk of the permit values were institutional as shown below and on the following page.

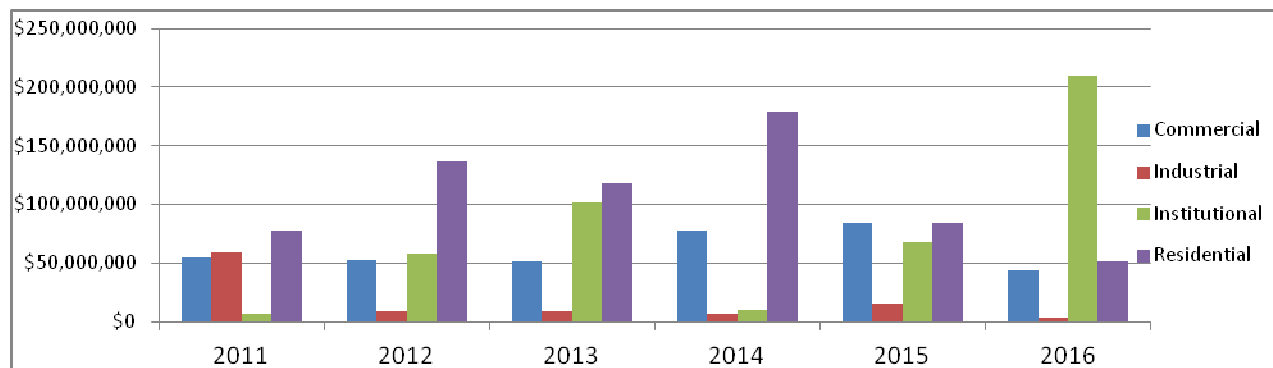
Total Number of Building Permits					
<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
1056	1394	1119	1451	1134	887



City of Grande Prairie Permit Values					
<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
\$196,892,944	\$254,710,322	\$280,170,894	\$273,018,516	\$250,835,329	\$308,904,903

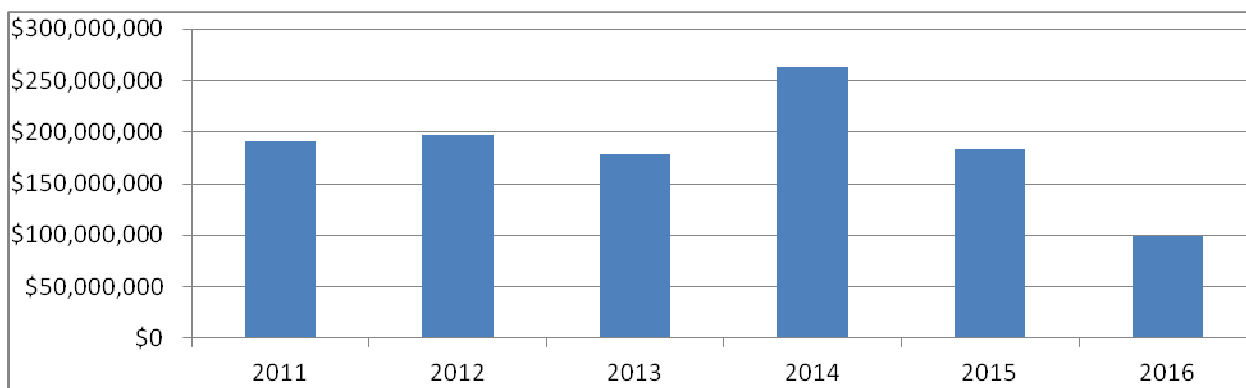


<b>Total Grande Prairie Permit Values By Type</b>						
<b>Permit Type</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Commercial</b>	\$54,258,891	\$52,396,447	\$51,769,025	\$77,427,281	\$83,936,994	\$43,688,322
<b>Industrial</b>	\$58,880,165	\$8,507,554	\$8,538,763	\$6,524,311	\$14,971,568	\$4,051,017
<b>Institutional</b>	\$6,266,692	\$57,756,773	\$102,068,256	\$10,109,361	\$67,375,308	\$209,875,646
<b>Residential</b>	\$77,487,196	\$136,049,548	\$117,794,850	\$178,957,563	\$84,551,459	\$51,289,918
	<b>\$196,892,944</b>	<b>\$254,710,322</b>	<b>\$280,170,894</b>	<b>\$273,018,516</b>	<b>\$250,835,329</b>	<b>\$308,904,903</b>



Below is a chart showing total permit values excluding institutional permits. Obviously 2015 and 2016 have shown a substantial slowdown in construction with 2015 showing a 30% decline from 2014 and 2016 permit values (excluding institutional) showing over a 60% decline from 2014.

<b>City of Grande Prairie Permit Values (Excluding Institutional)</b>					
<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
\$190,626,252	\$196,953,549	\$178,102,638	\$262,909,155	\$183,460,021	\$99,029,257
Annual Change	3.32%	-9.57%	47.62%	-30.22%	-46.02%



## Apartment Vacancies

CMHC reported the Grande Prairie residential vacancy below +/- 2% from Spring 2012 to Fall 2014, however in Fall 2016 vacancies had risen to +/- 19.8%. As of October 2017 the residential vacancy rate is reported at 4.9%.

I.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Alberta										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA	5.3 <sup>b</sup>	5.6 <sup>b</sup>	6.2 <sup>a</sup>	5.8 <sup>a</sup>	7.9 <sup>a</sup>	6.9 <sup>a</sup>	8.7 <sup>b</sup>	7.1 <sup>b</sup>	7.0 <sup>a</sup>	6.3 <sup>a</sup>
Edmonton CMA	6.8 <sup>a</sup>	7.3 <sup>a</sup>	6.8 <sup>a</sup>	7.0 <sup>a</sup>	7.2 <sup>a</sup>	7.0 <sup>a</sup>	8.2 <sup>a</sup>	5.9 <sup>a</sup>	7.1 <sup>a</sup>	7.0 <sup>a</sup>
Lethbridge CMA	12.6 <sup>a</sup>	4.5 <sup>d</sup>	8.0 <sup>a</sup>	5.7 <sup>c</sup>	8.4 <sup>a</sup>	5.1 <sup>b</sup>	5.6 <sup>a</sup>	1.8 <sup>c</sup>	8.5 <sup>a</sup>	5.1 <sup>b</sup>
Brooks CA	0.0 <sup>a</sup>	0.0 <sup>a</sup>	10.5 <sup>a</sup>	7.1 <sup>a</sup>	11.8 <sup>a</sup>	8.3 <sup>a</sup>	**	10.2 <sup>c</sup>	11.6 <sup>a</sup>	8.1 <sup>a</sup>
Camrose CA	**	**	9.4 <sup>a</sup>	5.1 <sup>b</sup>	10.5 <sup>a</sup>	7.2 <sup>b</sup>	**	**	10.0 <sup>a</sup>	6.5 <sup>b</sup>
Canmore CA	**	**	0.0 <sup>a</sup>	**	2.3 <sup>b</sup>	**	**	**	1.4 <sup>a</sup>	0.0 <sup>d</sup>
Cold Lake CA	**	**	**	**	24.4 <sup>a</sup>	25.4 <sup>a</sup>	**	13.9 <sup>d</sup>	26.2 <sup>a</sup>	27.3 <sup>a</sup>
Grande Prairie CA	18.9 <sup>a</sup>	6.0 <sup>b</sup>	18.1 <sup>a</sup>	5.1 <sup>a</sup>	20.2 <sup>a</sup>	4.9 <sup>a</sup>	25.5 <sup>a</sup>	3.9 <sup>a</sup>	19.8 <sup>a</sup>	4.9 <sup>a</sup>
High River CA	-	-	14.3 <sup>a</sup>	**	6.9 <sup>a</sup>	**	**	10.3 <sup>a</sup>	10.9 <sup>a</sup>	**
Lacombe CA	**	15.5 <sup>a</sup>	12.3 <sup>a</sup>	3.3 <sup>c</sup>	11.0 <sup>a</sup>	22.7 <sup>d</sup>	0.0 <sup>a</sup>	9.7 <sup>a</sup>	11.4 <sup>a</sup>	15.5 <sup>a</sup>
Medicine Hat CA	9.9 <sup>b</sup>	8.9 <sup>c</sup>	3.7 <sup>a</sup>	6.8 <sup>b</sup>	5.7 <sup>a</sup>	5.2 <sup>a</sup>	9.5 <sup>a</sup>	12.2 <sup>a</sup>	5.4 <sup>a</sup>	6.2 <sup>a</sup>
Okotoks CA	**	**	**	**	**	1.4 <sup>a</sup>	6.3 <sup>a</sup>	0.0 <sup>a</sup>	4.0 <sup>a</sup>	1.0 <sup>a</sup>
Red Deer CA	7.0 <sup>b</sup>	9.5 <sup>b</sup>	12.7 <sup>a</sup>	13.0 <sup>a</sup>	14.7 <sup>a</sup>	13.1 <sup>a</sup>	10.3 <sup>c</sup>	18.0 <sup>a</sup>	13.6 <sup>a</sup>	13.1 <sup>a</sup>
Strathmore CA	**	**	**	**	7.5 <sup>a</sup>	11.3 <sup>a</sup>	7.9 <sup>a</sup>	2.9 <sup>c</sup>	8.6 <sup>a</sup>	9.3 <sup>a</sup>
Sylvan Lake CA	**	**	16.6 <sup>a</sup>	18.1 <sup>a</sup>	20.6 <sup>a</sup>	25.1 <sup>a</sup>	**	12.5 <sup>a</sup>	19.2 <sup>a</sup>	22.9 <sup>a</sup>
Wetaskiwin CA	14.3 <sup>a</sup>	0.0 <sup>a</sup>	12.0 <sup>c</sup>	7.2 <sup>b</sup>	6.6 <sup>b</sup>	5.7 <sup>b</sup>	**	**	8.1 <sup>b</sup>	6.0 <sup>b</sup>
Wood Buffalo CA	8.8 <sup>c</sup>	14.6 <sup>a</sup>	16.7 <sup>d</sup>	24.3 <sup>a</sup>	19.3 <sup>d</sup>	24.4 <sup>a</sup>	12.8 <sup>c</sup>	12.0 <sup>a</sup>	17.8 <sup>d</sup>	23.6 <sup>a</sup>
Alberta 10,000+	7.0 <sup>a</sup>	6.9 <sup>a</sup>	7.4 <sup>a</sup>	7.1 <sup>a</sup>	8.8 <sup>a</sup>	7.9 <sup>a</sup>	9.1 <sup>a</sup>	6.9 <sup>a</sup>	8.1 <sup>a</sup>	7.5 <sup>a</sup>

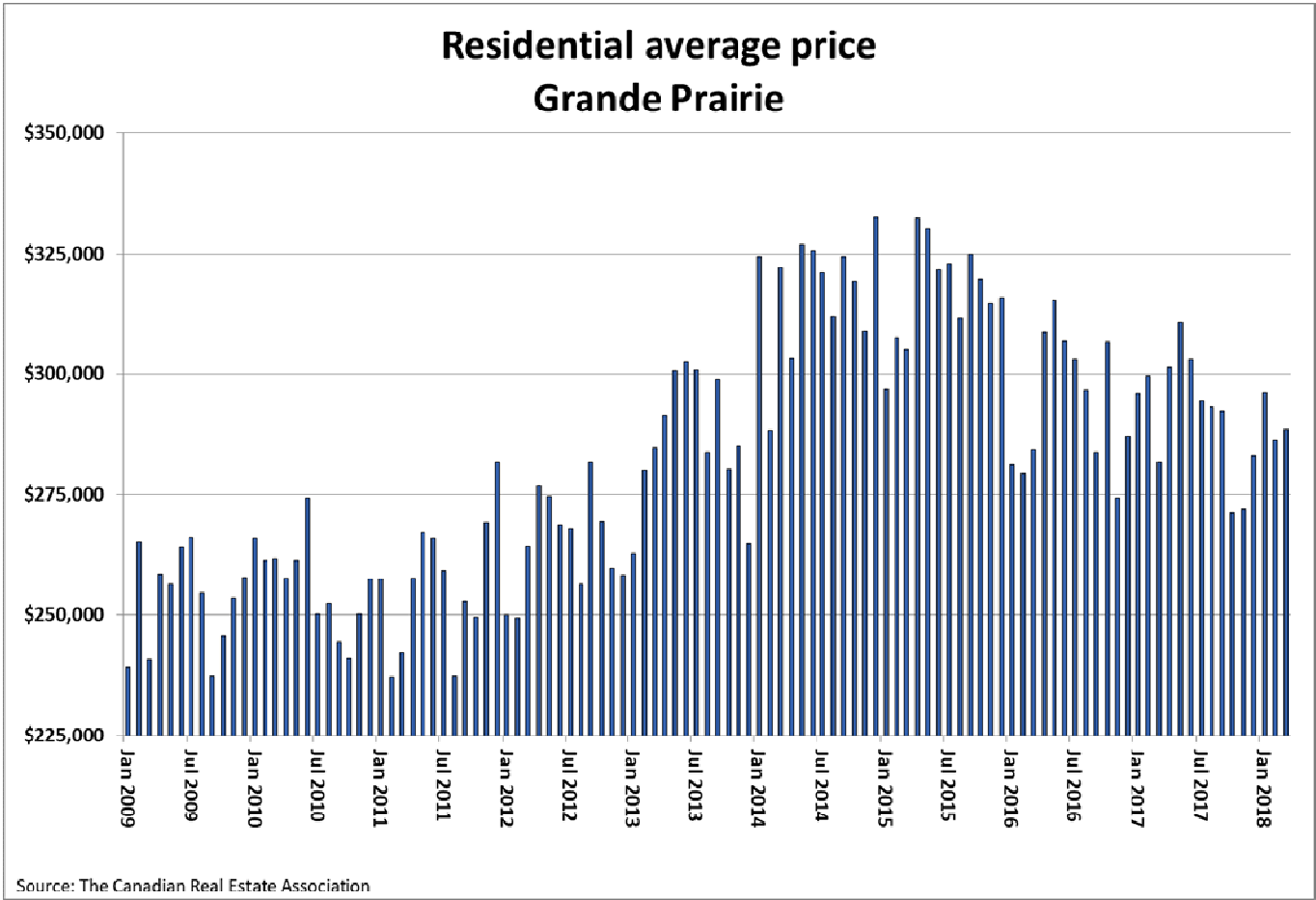
<sup>2</sup> Does not include Alberta portion of Lloydminster CA. For Lloydminster CA data, refer to Saskatchewan Highlights report.

I.1.2 Private Apartment Average Rents (\$) by Bedroom Type Alberta										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Calgary CMA	858 <sup>a</sup>	825 <sup>a</sup>	1,050 <sup>a</sup>	1,025 <sup>a</sup>	1,258 <sup>a</sup>	1,247 <sup>a</sup>	1,258 <sup>b</sup>	1,254 <sup>a</sup>	1,143 <sup>a</sup>	1,128 <sup>a</sup>
Edmonton CMA	850 <sup>a</sup>	839 <sup>a</sup>	1,000 <sup>a</sup>	989 <sup>a</sup>	1,229 <sup>a</sup>	1,215 <sup>a</sup>	1,377 <sup>a</sup>	1,376 <sup>a</sup>	1,113 <sup>a</sup>	1,101 <sup>a</sup>
Lethbridge CMA	686 <sup>a</sup>	701 <sup>b</sup>	836 <sup>a</sup>	838 <sup>a</sup>	939 <sup>a</sup>	937 <sup>a</sup>	1,068 <sup>a</sup>	1,068 <sup>a</sup>	896 <sup>a</sup>	898 <sup>a</sup>
Brooks CA	644 <sup>a</sup>	661 <sup>a</sup>	749 <sup>a</sup>	753 <sup>a</sup>	844 <sup>a</sup>	840 <sup>a</sup>	864 <sup>b</sup>	923 <sup>a</sup>	822 <sup>a</sup>	825 <sup>a</sup>
Camrose CA	**	**	849 <sup>a</sup>	811 <sup>a</sup>	993 <sup>a</sup>	924 <sup>a</sup>	1,020 <sup>a</sup>	1,006 <sup>b</sup>	947 <sup>a</sup>	885 <sup>a</sup>
Canmore CA	**	**	878 <sup>a</sup>	930 <sup>a</sup>	1,091 <sup>b</sup>	1,044 <sup>c</sup>	**	**	1,008 <sup>b</sup>	990 <sup>b</sup>
Cold Lake CA	**	**	804 <sup>a</sup>	794 <sup>a</sup>	991 <sup>a</sup>	954 <sup>a</sup>	1,067 <sup>a</sup>	1,015 <sup>a</sup>	935 <sup>a</sup>	909 <sup>a</sup>
Grande Prairie CA	727 <sup>a</sup>	730 <sup>a</sup>	840 <sup>a</sup>	845 <sup>a</sup>	1,022 <sup>a</sup>	1,012 <sup>a</sup>	1,001 <sup>a</sup>	997 <sup>a</sup>	955 <sup>a</sup>	951 <sup>a</sup>
High River CA	-	-	819 <sup>a</sup>	831 <sup>a</sup>	904 <sup>a</sup>	937 <sup>a</sup>	**	1,049 <sup>a</sup>	880 <sup>a</sup>	910 <sup>a</sup>
Lacombe CA	**	**	673 <sup>a</sup>	765 <sup>a</sup>	801 <sup>a</sup>	874 <sup>a</sup>	996 <sup>b</sup>	945 <sup>a</sup>	770 <sup>a</sup>	837 <sup>a</sup>
Medicine Hat CA	626 <sup>a</sup>	656 <sup>a</sup>	733 <sup>a</sup>	757 <sup>a</sup>	825 <sup>a</sup>	842 <sup>a</sup>	961 <sup>a</sup>	975 <sup>a</sup>	797 <sup>a</sup>	818 <sup>a</sup>
Okotoks CA	**	**	**	**	**	**	1,131 <sup>a</sup>	**	984 <sup>a</sup>	1,011 <sup>a</sup>
Red Deer CA	738 <sup>a</sup>	725 <sup>a</sup>	848 <sup>a</sup>	841 <sup>a</sup>	1,016 <sup>a</sup>	1,011 <sup>a</sup>	1,069 <sup>a</sup>	1,100 <sup>a</sup>	946 <sup>a</sup>	942 <sup>a</sup>
Strathmore CA	**	**	**	**	970 <sup>a</sup>	985 <sup>a</sup>	1,064 <sup>a</sup>	1,091 <sup>a</sup>	955 <sup>a</sup>	969 <sup>a</sup>
Sylvan Lake CA	**	**	837 <sup>a</sup>	824 <sup>a</sup>	961 <sup>a</sup>	912 <sup>a</sup>	**	915 <sup>a</sup>	929 <sup>a</sup>	891 <sup>a</sup>
Wetaskiwin CA	703 <sup>a</sup>	788 <sup>a</sup>	777 <sup>a</sup>	802 <sup>a</sup>	896 <sup>a</sup>	973 <sup>a</sup>	**	**	863 <sup>a</sup>	926 <sup>a</sup>
Wood Buffalo CA	1,070 <sup>a</sup>	1,073 <sup>a</sup>	1,251 <sup>a</sup>	1,251 <sup>a</sup>	1,454 <sup>a</sup>	1,531 <sup>a</sup>	1,705 <sup>a</sup>	1,823 <sup>a</sup>	1,395 <sup>a</sup>	1,463 <sup>a</sup>
Alberta 10,000+	838 <sup>a</sup>	823 <sup>a</sup>	1,003 <sup>a</sup>	988 <sup>a</sup>	1,195 <sup>a</sup>	1,188 <sup>a</sup>	1,307 <sup>a</sup>	1,300 <sup>a</sup>	1,100 <sup>a</sup>	1,090 <sup>a</sup>

<sup>2</sup> Does not include Alberta portion of Lloydminster CA. For Lloydminster CA data, refer to Saskatchewan Highlights report.

MLS Average Sales Price

As of March 2018 the price of an average home in the Grande Prairie for 2018 (year to date) was \$289,925 down 0.7% from the first 3 months of 2017.



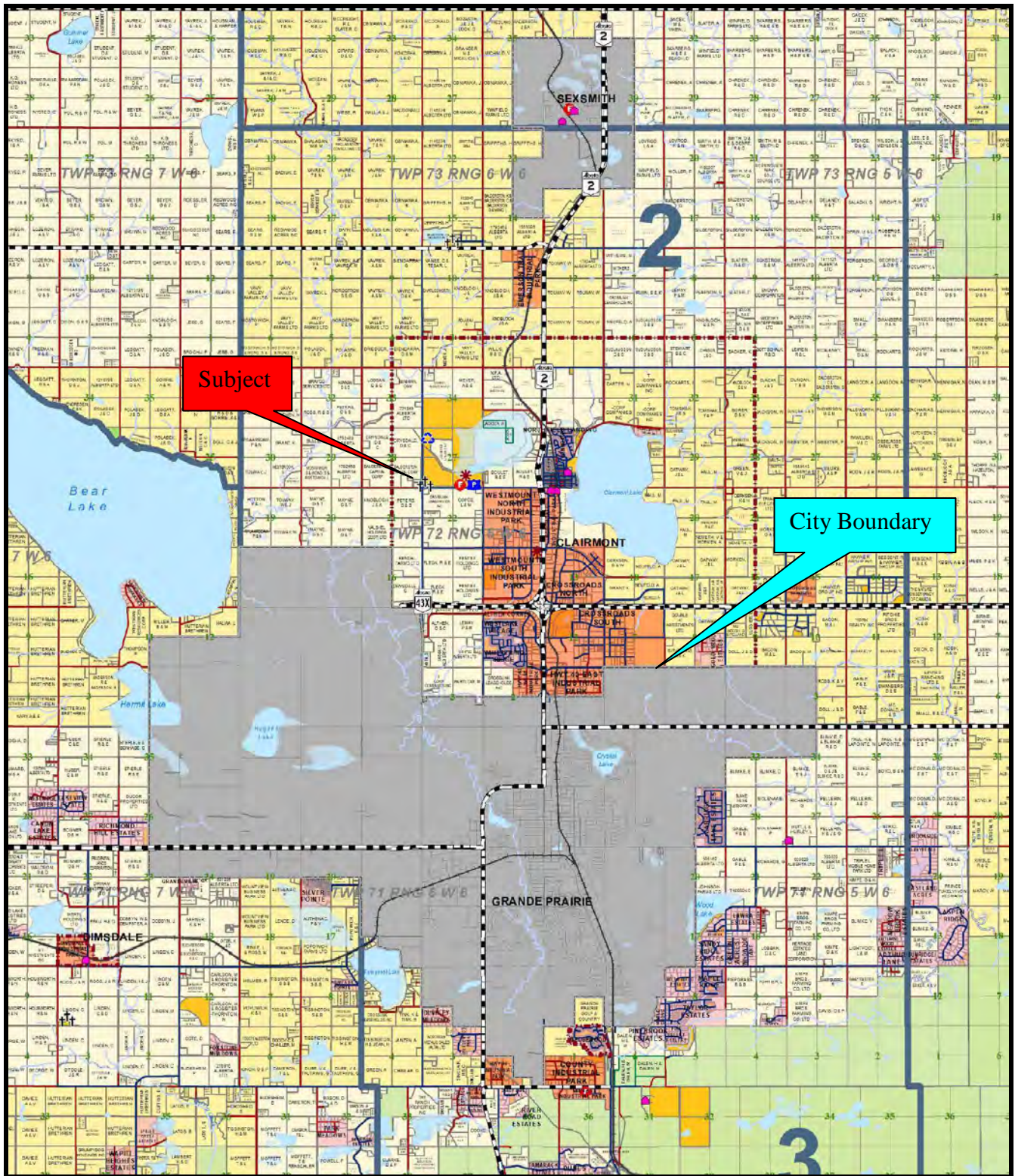


Regional Map





# Area Map



## 5. Neighbourhood Information

### Overview

The subject neighbourhood is located in an area oriented around Clairmont and Sexsmith to the north of the City of Grande Prairie. The area is largely undeveloped and consists of mixed Industrial and Agricultural holdings.

The neighbourhood includes the Clairmont Corridor which is almost entirely built up from the City of Grande Prairie north through Clairmont.

The subject property is located in the western portion of the neighbourhood within the boundaries of the Hamlet of Clairmont in the County of Grande Prairie No. 1, +/- 1 mile north of the municipal boundary of the City of Grande Prairie in the Peregrine Industrial Park.

### Development

Over the past 15 years new industrial development in the City of Grande Prairie has become extremely limited as the available industrial land supply has been absorbed. With the lack of land supply within the City the push for new industrial development has been into the County of Grande Prairie No. 1. The bulk of the new industrial development has been within the subject neighbourhood north of the City of Grande Prairie in the Hamlet of Clairmont.

### County Building Permits

April-18

Number of Permits	For Period		YTD	
	Apr-18	Apr-17	2018	2017
Subdivisions	4	6	27	23
Rezoning	3	5	15	15
Development	49	37	143	116
Residential BLDG	32	32	97	95
Commercial BLDG	4	5	16	16
Electrical	18	28	95	102
Gas	7	17	82	82
Plumbing	10	10	54	44
Private Sewage	2	6	37	26
<b>Total</b>	<b>129</b>	<b>146</b>	<b>566</b>	<b>519</b>

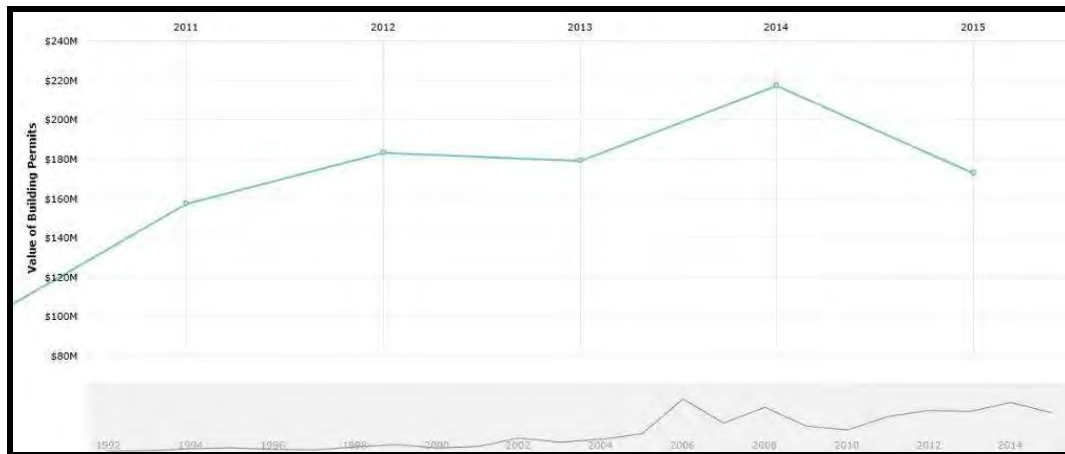
Construction Values	For Period		YTD	
	Apr-18	Apr-17	2018	2017
Residential	\$5,987,244.50	\$5,895,817.60	\$15,953,552.80	\$16,779,011.50
Commercial	\$2,230,434.88	\$614,240.00	\$10,259,620.88	\$2,949,085.00
<b>Total</b>	<b>\$8,217,679.38</b>	<b>\$6,510,057.60</b>	<b>\$26,213,173.68</b>	<b>\$19,728,096.50</b>



## December-17

Number of Permits	For Period		YTD	
	Dec-17	Dec-16	2017	2016
Subdivisions	5	1	69	84
Rezoning	3	2	40	63
Development	20	19	515	475
Residential BLDG	11	12	461	399
Commercial BLDG	4	3	69	72
Electrical	22	24	532	467
Gas	28	41	386	376
Plumbing	16	14	265	217
Private Sewage	15	7	167	109
<b>Total</b>	<b>124</b>	<b>123</b>	<b>2,504</b>	<b>2,262</b>

Construction Values	For Period		YTD	
	Dec-17	Dec-16	2017	2016
Residential	\$1,828,570.50	\$1,961,297.50	\$85,751,045.10	\$62,202,156.80
Commercial	\$3,115,592.00	\$145,000.00	\$31,525,540.50	\$37,528,327.50
<b>Total</b>	<b>\$4,944,162.50</b>	<b>\$2,106,297.50</b>	<b>\$117,276,585.60</b>	<b>\$99,730,484.30</b>



### Services

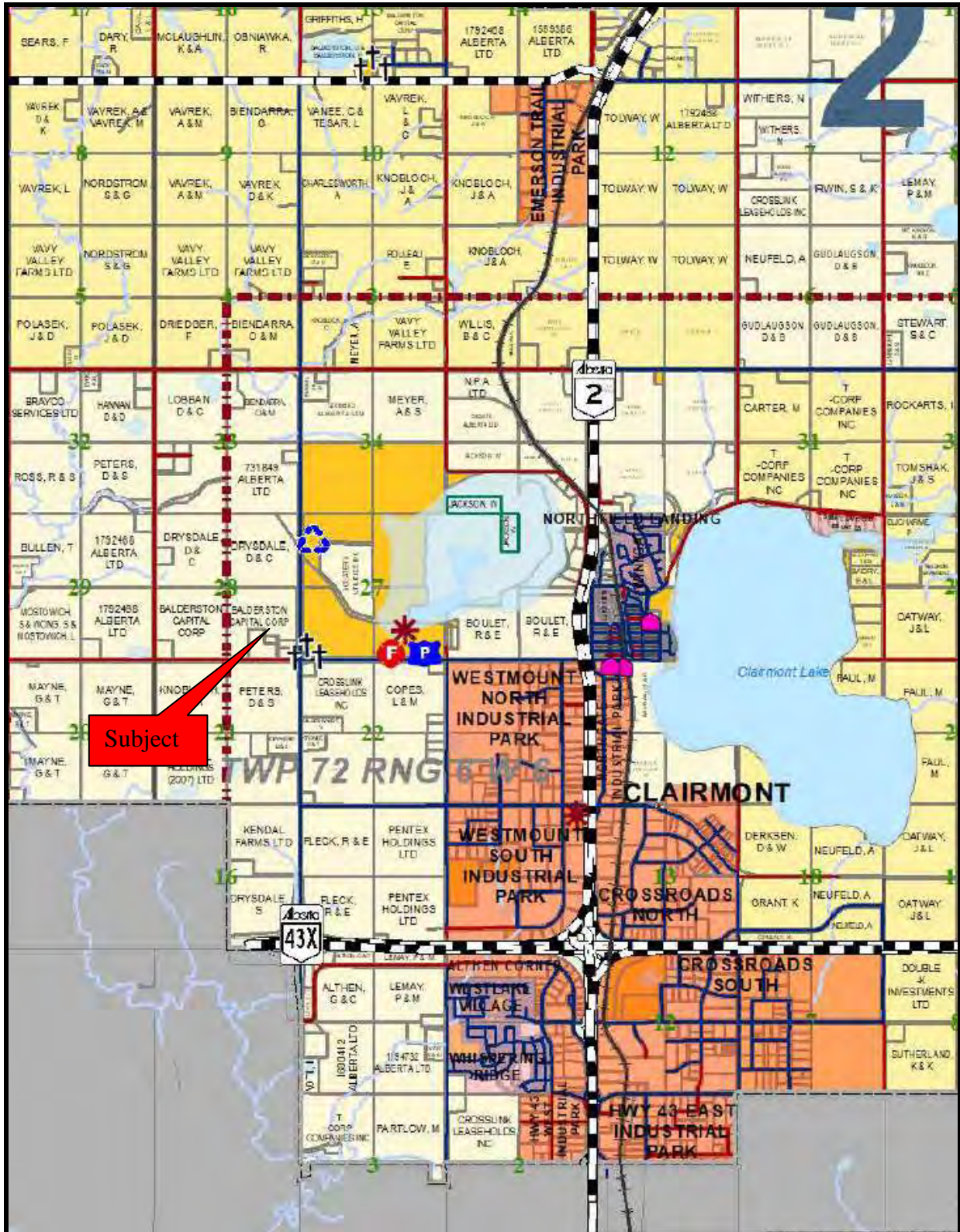
The area is serviced with gas, electricity and telephone, as well as easy access. Water and sewer are available in the Hamlet of Clairmont and the Westmount, McRae North, Crossroads, Crossroads South, Four Mile Centre, Northgate Business Park and Diamond Cut Industrial Parks. In the balance of the neighbourhood water and sewer are the responsibility of the individual property owners with water via well or cistern and sewer via septic tank and lagoon.

The subject property is located in an area where water and septic are the responsibility of the individual property owners with water via well or cistern and sewer via septic tank.

### Land Use Designation

Organization and planning of development of properties in the subject neighbourhood is by use of the County of Grande Prairie No. 1 Zoning Bylaw No. 2680, with its purpose being to achieve orderly and efficient land use and development in this area. The predominant zoning in the neighbourhood is RM – 2, Rural Medium Industrial District and RM – 4, Highway Industrial District. The subject property is zoned RM – 2, Rural Medium Industrial District which is typical of industrial properties in the area.

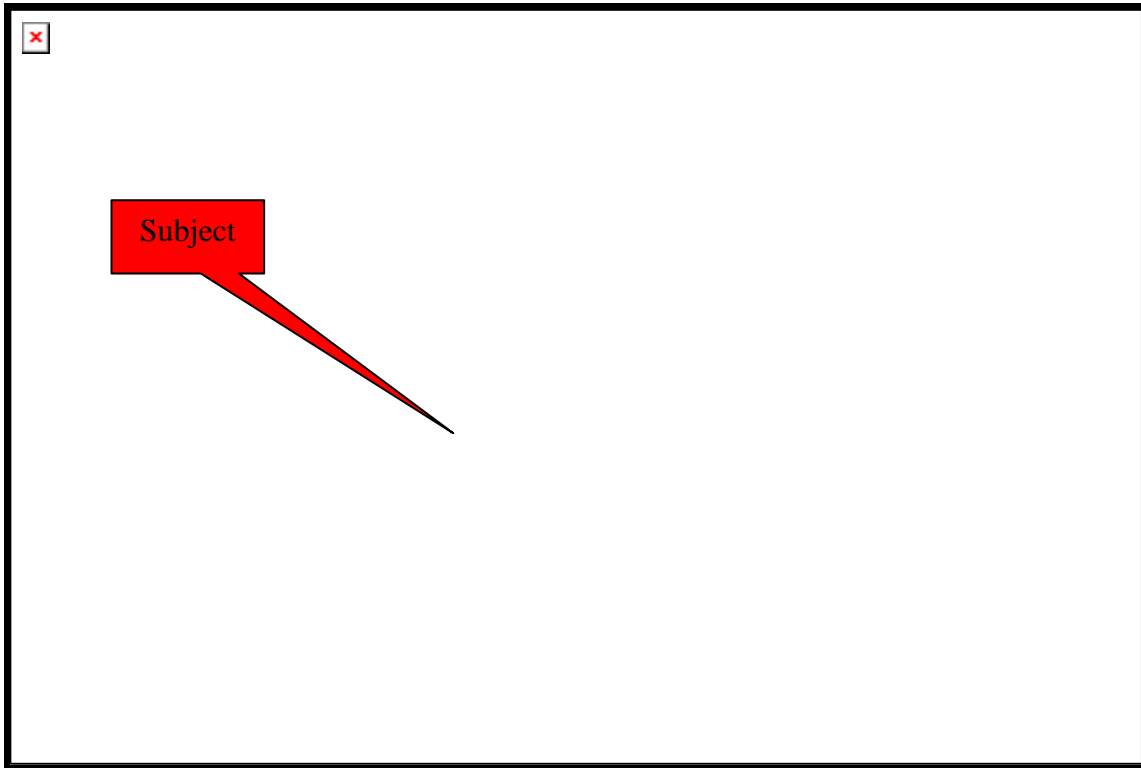
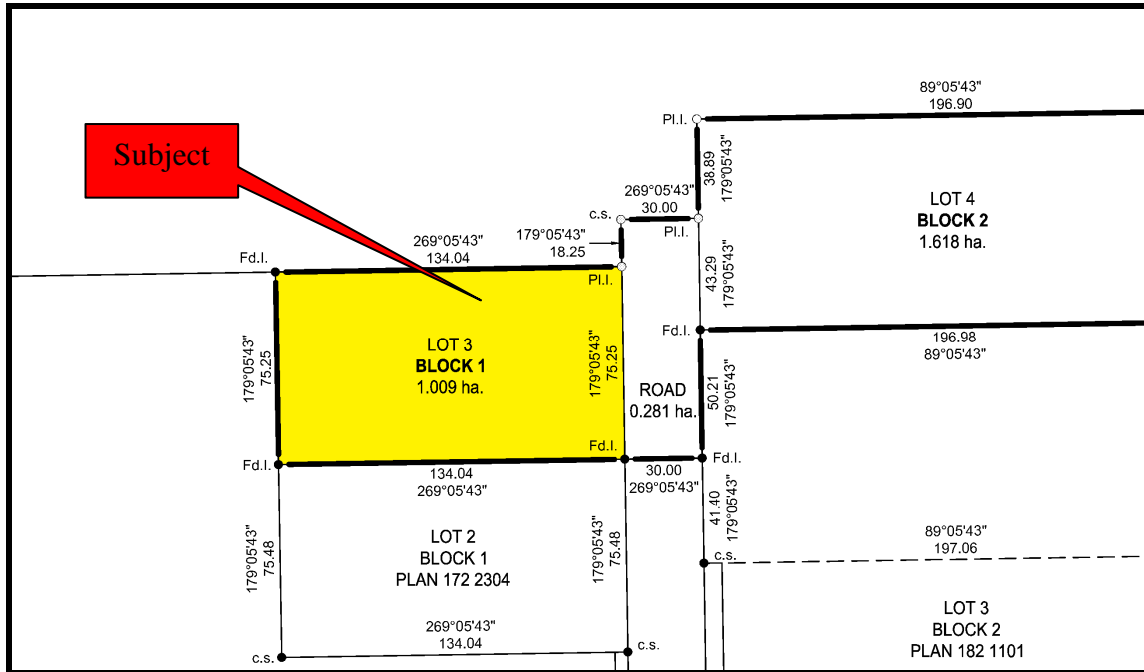
## Neighbourhood Map



## 6. Site Information

General	
Location	63014 Township Road 724, Peregrine Industrial Park, County of Grande Prairie No. 1, Alberta
Legal Description	Lot 3, Block 1, Plan 182-1362, Southeast Section 28, Township 72, Range 6, W6M
Zoning	RM – 2, Rural Medium Industrial District
Lot Size	+/- 2.49 Acres
Site Configuration	The subject property rectangular with +/- 246.88' (75.25m) of frontage on an internal park street to the east and a depth of +/- 439.76' (134.04m) on the north and south boundaries. The west boundary along the back of the property runs for +/- 246.88' (75.25m). A copy of the subdivision plan, the proposed industrial park layout and the aerial photo are included on the following pages.
Restrictions/ Easements	The title has three utility rights of way, two caveats and a mortgage registered on the title. The subject property has been valued based on the assumption that these registrations do not have a negative effect on value. The appraiser is not qualified to give legal advice. The reader is cautioned to consult legal counsel to determine the full effect of these registrations. A copy of the Land Registry Search is included in the addenda section of this report.
Services	
Street Improvements	The subject property development is accessed via Township Road 724 (100 <sup>th</sup> Avenue) to the south which is a two lane paved road with open ditching. The access road is paved with open ditching. Power and telephone services are carried on wood standards.
Utilities	Electricity and gas are supplied by ATCO. Telephone is supplied by Telus Ltd. Water wells and septic are the responsibility of individual land owners.
Off Site Factors	
Visibility	Average being an internal lot within the Peregrine Industrial Park
Access (egress)	Average via a network of streets within the Peregrine Industrial Park.
Physical Characteristics	
Improvements	Vacant
Topography	Generally Level
Drainage	Overall to the south (Assumed Adequate)

Survey Plan 182-1362 (Cropped)





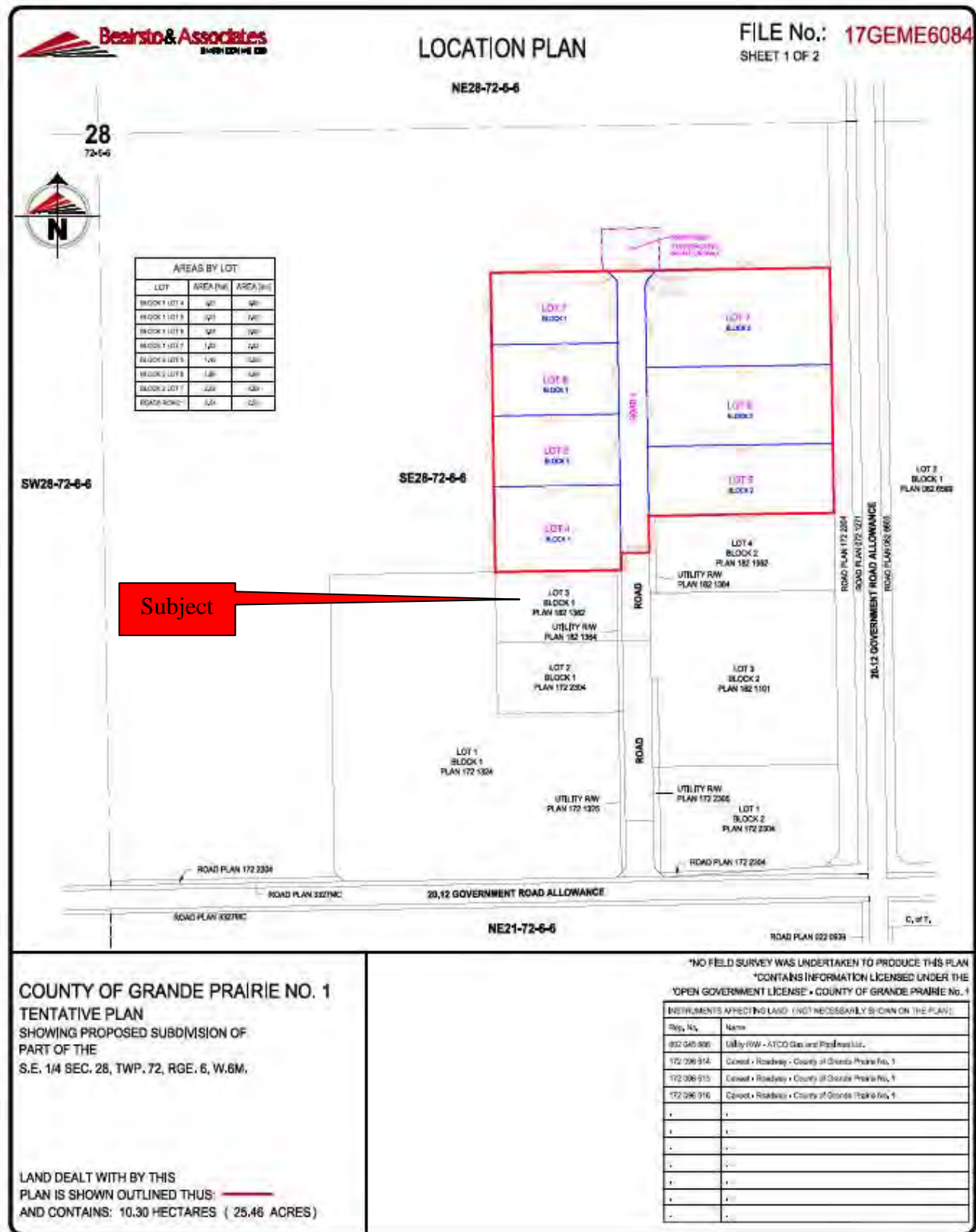
**LOCATION PLAN WITH AIRPHOTO**

FILE No.: 17GEME6084  
SHEET 2 OF 2

**Subject**

PROJECT DETAILS		REVISIONS	
SURVEYOR:	BRUCE C. E. TATTHE, A.L.S.	1	JANUARY 4, 2018
PROJECT:	PEREGRINE PHASE 1E	2	FEBRUARY 2, 2018
DRAFTED BY:	BLAKE ROSSOL	3	MAY 14, 2018
CHECKED BY:	GARRIN TRYDAL		
DATE:	NOVEMBER 28, 2017		
SCALE: 1:5000 on 11"x17" page, 1:2500 on 24"x36" page			
J:\JOBS\2017\17GEME6084\CAD\DRAWING\17GEME6084-TE2-R3.DWG			

# Proposed Subdivision Plan



## 7. Sales History

Land Registry documents indicate the subject property was subdivided in May 2018. The subject property has no sales history. A copy of a portion of the title showing the most recent registration is included below. A full copy of the title is included in the addenda section of this report.

A search of the Grande Prairie MLS system shows no listing history for the subject property. The property owner has indicated the most recent sale in the subdivision is +/- \$165,000 per acre.



### LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0037 952 405	1821362;1;3	182 105 990

#### LEGAL DESCRIPTION

PLAN 1821362

BLOCK 1

LOT 3

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.009 HECTARES (2.49 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;72;28;SE

MUNICIPALITY: COUNTY OF GRANDE PRAIRIE NO. 1

REFERENCE NUMBER: 182 081 334 +1

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

182 105 990	08/05/2018	SUBDIVISION PLAN		
-------------	------------	------------------	--	--

#### OWNERS

BALDERSTON CAPITAL CORP.

OF RR1, SITE 10, BOX 16

SEXSMITH

ALBERTA T0H 3C0



## **8. Assessment and Taxation**

Roll Number	2452400
2018 Assessment	N/A (Subdivided after assessment roll completed, no value assigned as of the inspection date)
Estimated Taxes	N/A

The subject property was subdivided after the assessment roll for 2018 had been complete and therefore the subject property has no assessment or taxation history. As of the inspection date the subject property has not been assigned a valuation for 2018.

## 9. Zoning

The current County of Grande Prairie No. 1 Land Use map shows the subject property as AG, Agricultural District. The County of Grande Prairie's online mapping shows the subject property as RM-2 Rural Medium Industrial District.

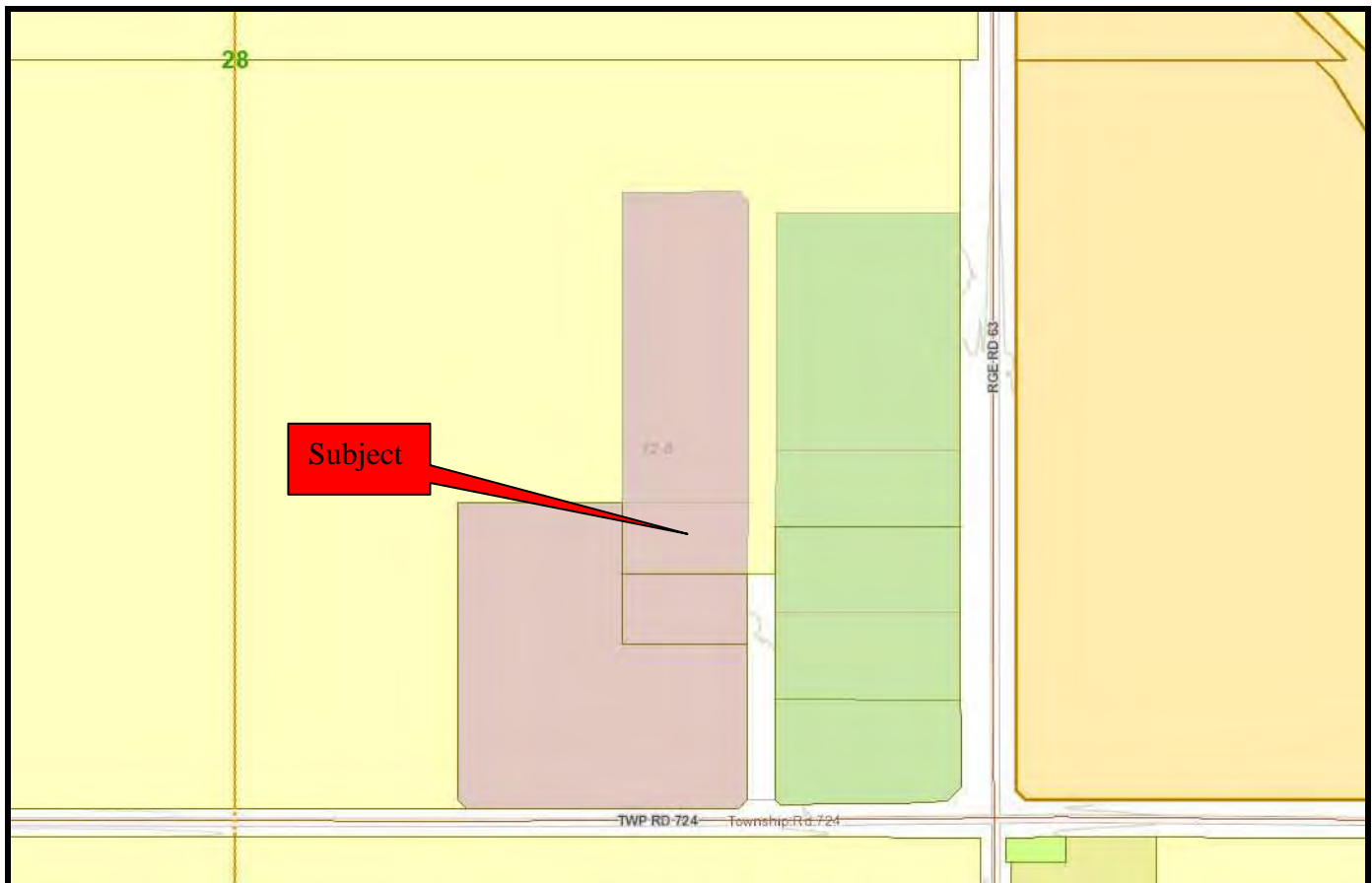
*Minutes from the County of Grande Prairie Council Meeting on January 15<sup>th</sup>, 2018 indicate that the subject property is in an area that has been rezoned to industrial.*

### Land Use Designation RM – 2, Rural Medium Industrial District

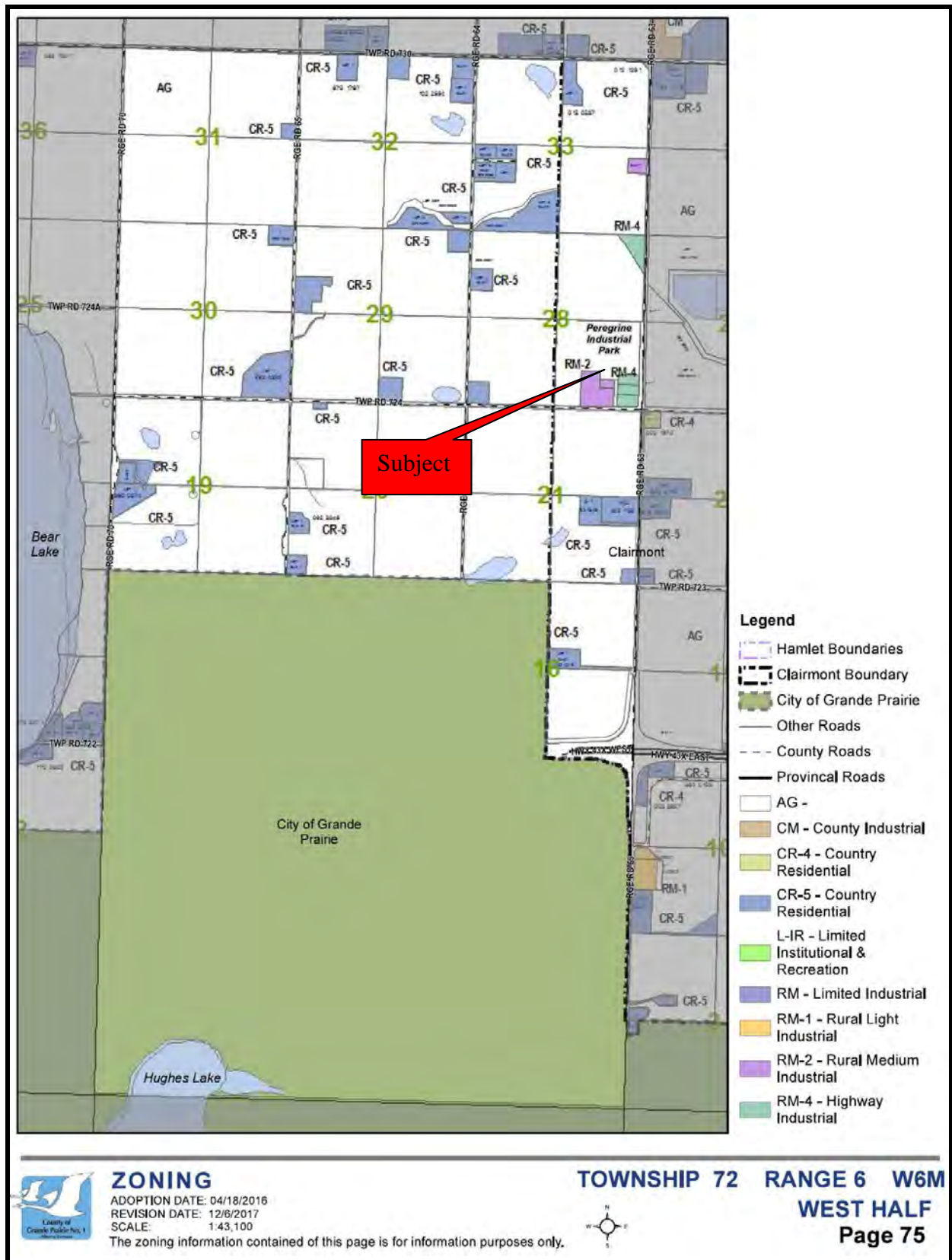
The RM – 2, Rural Medium Industrial District bylaw states “The purpose of this district is to provide areas for industries that require larger open storage areas and/or may create a nuisance by reason of noise, smell, appearance but are not generally considered to be hazardous.”

A copy of the Bylaw pertaining to “permitted uses” under this zoning is included in the Addenda section of this report. The subject property appears to conform to the zoning bylaw.

### County's Online Map Showing Subject as RM-2



## Land Use Map



## January 2015 County Council Meeting Minutes Indicating Zoning Change

**BYLAW**  
**2680-18-001/ PT.**  
**SE-28-72-6-W6/**  
**BEAIRSTO &**  
**ASSOCIATES**  
**ENGINEERING**  
**LTD./**  
**BALDERSTON**  
**CAPITAL CORP.**  
**/FILE NO.**  
**PLLUB20170677**  
(PUBLIC HEARINGS)  
(Issue #20180102011)

### **Resolution #CM20180115.1002**

**MOVED by D. BEESTON** that a Public Hearing be held to hear comments regarding the application to re-designate part of SE-28-72-6-W6 from a Agricultural (AG) District to a Rural Medium Industrial (RM-2) District, and another part of SE-28-72-6-W6 from a Agricultural (AG) District to a Highway Industrial (RM-4) District.

The Public Hearing commenced at 10:06 a.m.

**Carried**

Jeremy Dela Cruz, Planner, noted that this application is to amend the County Land Use Bylaw by redesignating 1.01 hectares ( 2.50 acres) of part of SE-28-72-6 from an Agricultural (AG) District to Rural Medium Industrial (RM-2) District and redesignating 1.62 hectares (4.00 acres) of part of SE-28-72-6 from an Agricultural (AG) District to Highway Industrial (RM-4) District to allow for subdivision of two lots for Industrial use.

The purpose of this application is to allow for industrial development, and would facilitate the development of two new lots for this use. There are currently four lots subdivided out of the quarter section, plus the balance of the quarter. The quarter section is part of the Draft North West Clairmont Area Structure Plan, which designates lots along RGE RD 63 to be zoned Highway Industrial (RM-4) and the remaining quarter section be also developed as per the ASP which will be Rural Medium (RM-2) lots. Further in the Municipal Development Plan, the policies set forth in Section 5.0 and 8.0 are most applicable. The application is consistent with the MDP.

There were no concerns subject to standard comments from commenting

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COUNTY OF GRANDE PRAIRIE NO. 1 COUNCIL MEETING -2018/01/15

agencies and no comments were received from adjacent landowners. Bruce Tattree, Beairsto and Associates Engineering Ltd., and the applicant, were present to speak to the application and answer any questions arising. There was no one from the audience to speak to the application.

### **Resolution #CM20180115.1003**

**MOVED by B. MARSHALL** that the meeting come out of Public Hearing at 10:09 a.m.

**Carried**

### **Resolution #CM20180115.1004**

**MOVED by D. BEESTON** that Bylaw 2680-18-001 to re-designate two parcels of SE-28-72-6-W6 from an Agricultural (AG) District to a Rural Medium Industrial (RM-2) District, and a Highway Industrial (RM-4) District be read a first time.

**Carried**

### **Resolution #CM20180115.1005**

**MOVED by H. BULFORD** that Bylaw 2680-18-001 be read a second time.

**Carried**

### **Resolution #CM20180115.1006**

**MOVED by R. SUTHERLAND** that Bylaw 2680-18-001 be given consent for third and final reading.

**Carried**

### **Resolution #CM20180115.1007**

**MOVED by K. ROSVOLD** that Bylaw 2680-18-001 to re-designate two parcels of SE-28-72-6-W6 from an Agricultural (AG) District to a Rural Medium Industrial (RM-2) District, and a Highway Industrial (RM-4) District be read a third time and finally passed.

**Carried**

## 10. Exposure Time

Exposure time is defined by the *Canadian Uniform Standards of Professional Appraisal Practice (January 1<sup>st</sup>, 2018)* as:

“The estimated length of time the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at the estimated value on the effective date of the appraisal.”<sup>(6)</sup>

“The overall concept of reasonable exposure time encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable marketing effort.”<sup>(7)</sup>

It should be noted that exposure time and marketing time are not the same. *Exposure time is assumed to predate the effective date of the appraisal while marketing time is an estimate of time following the effective date of the appraisal.*

The following chart shows sales on vacant properties on the Grande Prairie MLS system from the County of Grande Prairie No. 1. It should be noted the exposure time is as reported on the sold listing on the MLS system. Properties may have been listed more than once.

Exposure Time County of Grande Prairie					
MLS #	Location	Property Type	Sale Date	Days on Market	Months
L086765	West Clairmont	Vacant Industrial	Nov-14	100	3.33
L086756 & L086758	West Clairmont	Vacant Industrial	Dec-14	115	3.83
L086760	Crossroads North	Vacant Industrial	Jun-15	116	3.87
L087066	Emerson Trail	Vacant Industrial	Jul-15	331	11.03
L086757	Crossroads North	Vacant Industrial	Jul-15	168	5.60
L090908	Crossroads North	Vacant Industrial	Jan-16	315	10.50
L081999	Emerson Trail	Vacant Industrial	Sep-16	310	10.33
L102879	McRae North	Vacant Industrial	Sep-16	34	1.13
L110094	Peregrine	Vacant Industrial	Jun-17	34	1.13
L104901	Hawker	Vacant Industrial	Jun-17	215	7.17
L110504	Hawker	Vacant Industrial	Jul-17	50	1.67
L110093	Peregrine	Vacant Industrial	Sep-17	130	4.33
L118644	Crossroads South	Vacant Industrial	Oct-17	10	0.33
L118642	Crossroads South	Vacant Industrial	Oct-17	11	0.37

Considering the size, location and exposure of the subject property, the exposure time related to the estimate of value in this report is **6 to 12 months**.

6 Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada. Ottawa. January 2018. P.5

7 Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada. Ottawa. January 2018. P.30

## 11. Highest and Best Use Analysis

The concept of Highest and Best Use is based on the principle or fundamental truth of human nature, that one will attempt to use any given commodity to its most productive and profitable use, to optimize the benefits of the use of the asset.

Consequently, the measurement of a property's most beneficial use, or its highest and best use, is one of the major steps in property valuation.

***Canadian Uniform Standards of Professional Appraisal Practice (January 1<sup>st</sup>, 2018)***, defines Highest and Best Use as:

“The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible and maximally productive, and that results in the highest value.”<sup>(8)</sup>

There are five main criteria or tests for the appraiser in undertaking a Highest and Best Use analysis:

1. The use must be physically possible.
2. The use must be legally permissible.
3. The use must be probable.
4. The use must be marketable and financially feasible.
5. The use must be maximally productive.

### ***Physically Possible Use:***

In order for a use to be considered the highest and best use the use must be a physical possibility. The shape and size of the site, soil bearing capacity and topography are concerns. The infrastructure of the neighbourhood, such as water, sewer, gas and power must support the use. Other factors to consider include location and access/egress.

The subject property consists of an industrial lot located in an industrial park in the County of Grande Prairie No.

1. The subject property lot has the services, access and egress to support industrial development.

### ***Legally Permissible Use:***

The use of the property should conform to all zoning restrictions, land use regulations and to any restrictions placed upon the title. Pollution or environmental restrictions that may be in effect must also be considered. Consideration must be given to the fact that the legal use is not necessarily absolute, due to the fact that zoning bylaws may amend other land use controls such as the Official Community Plan.

The subject property lot is zoned RM - 2, Rural Medium Industrial District. The zoning in the area is mainly agricultural with industrial areas. The appraiser is not aware of any pending or proposed changes to the existing zoning. The subject property lot appears to conform to the current zoning.

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8 Canadian Uniform Standards of Professional Appraisal Practice. Appraisal Institute of Canada. Ottawa. January 2018. P. 7.

**Probable Use:**

Probability is a modifier of both the physically possible and legally permissible use. Money and time can resolve most physical and legal use limitations. The appraiser must consider the probability of change. “Probability” must be distinguished from “Possibility”. When analyzing the probability of use, the concept of time is critical. An imminent change in zoning or an extension of services is given more credibility in deciding upon potential uses as opposed to the “possibility” of a change at some time in the future.

The **Principle of Conformity** also affects the highest and best use analysis of a property. In general, the highest and best use conclusion should conform to neighbouring uses. If industrial uses are typical in a neighbourhood, and if this development represents the highest and best use, application of the principle of conformity helps to define the probable use in more definitive terms.

The subject property consists of a vacant industrial zoned lot that is available for development to a conforming use. The most probable development of the subject property lots is for a conforming industrial development.

**Financially Feasible Use:**

The highest and best use of a site must be financially feasible. Each alternative use must be evaluated in terms of its financial feasibility. There are two steps used to determine financially feasible uses:

**Marketability**

In order for a use to be considered the highest and best use, a market must exist for that use. There must be a demand for the use being considered. Such data as demographic statistics, vacancy rates and absorption rates must be analyzed, in addition to the planned and proposed developments in a particular area.

**Financial Analysis**

Data for a financial analysis such as income and expense statements, vacancy rates, construction period, construction cost, lease-up period, etc, must be gathered. The income must be projected to occur over a finite investment horizon, and discounted using an appropriate rate to show the Net Present Value (NPV) in terms of current dollars. The use that shows the highest NPV of the subject site is normally the highest and best use.

The Grande Prairie area saw rapid industrial expansion from 2000 to 2007 which resulted in strong demand and limited vacancies. The market slowed in 2007 with minimal activity until 2010 when construction started to re-occur and was strong through 2014. The commercial/ industrial market was less active in 2015 through the fall of 2016. Over the past year there has been increased activity.

Lease rates generally declined through 2015 and into the fall of 2016. Over this period overall vacancies increased. Overall there were fewer sales in 2015 and through the fall of 2016. The sales that occurred during this period showed the market in generally flat to slightly lower depending on the property. Over the past year the number of sales has increased and lease rates have started to increase.

The subject property is a RM-2, Rural Medium Industrial District zoned lot in an industrial development. The subject property is located within +/- 4 miles of subdivisions with land values of \$200,000 to \$300,000 per acre. Considering the subject property's exposure and general location the subject property is considered a marketable industrial property.



***Maximally Productive Use:***

Highest and Best Use equates to most profitable use in the context of investment value. When analyzing property as an investment, the investors' primary concern is to maximize profits. From an investor's view, the highest and best use is the most profitable use.

Central to the concept of Highest and Best Use are the ***Principles of Supply and Demand***. It is the market that determines the price of a particular commodity, based upon the demand for and the supply of that commodity. When the demand for a particular commodity increases, so too does the price per unit of that commodity. The increase in price inevitably results in more supply, which pushes the unit price down. The point at which the demand for and the supply of a product intersect is known as market equilibrium. At this point, any increase in supply results in lower per unit price, and any decrease in supply results in higher per unit price.

For a highest and best use analysis, the principles of supply and demand will determine those uses that are financially feasible as well as which use is the most maximally productive.

In applying these factors, we find that an industrial use conforming to the zoning bylaws and the surrounding area is the highest and best use for the subject property.

## 12. Valuation Approaches

### Background

The valuation process involves application of one or more of the three generally accepted real estate appraisal methods known as;

- The Cost Approach;
- The Income Approach; and
- The Direct Comparison Approach.

Each approach relies on the analysis of market factors, such as the ability of the property to generate an income stream, market desirability, and physical utility. A brief overview of each approach is provided below.

**The Cost Approach** involves an estimate to reproduce or replace the improvements, including all direct (hard) costs, indirect (soft) costs, and entrepreneurial profit. Deductions are then made for physical deterioration, functional depreciation or external depreciation. The depreciated value of the improvements is then added to the land value, as if vacant, to provide an estimate of value for the subject property.

**The Income Approach** to value is the capitalization of the income stream at a rate consistent with the market. This approach is based on the premise that value is the present worth of anticipated future income benefits. It is applicable to income producing property and is practical in the valuation of properties for which a rental market value can be identified.

**The Direct Comparison Approach** to value is based on comparison of the subject property with similar properties that have recently sold, with similar market features. This approach relies on the premise that an open competitive market would determine a price for the subject property in the same manner that it determines the prices of comparable, competitive properties.

### Appropriate Valuation Approach (es)

While all three approaches are considered in most real estate valuations, all are not applicable to every property.

***In this particular case as we are dealing with vacant land only the Direct Comparison Approach will be applied to determine the value of the subject property.***

## **13. Direct Comparison Approach**

### **Overview**

The Direct Comparison Approach is a process by which the market value of a property is derived by analyzing the market for similar properties that have sold and then comparing these properties to the subject property. This approach to value looks at the differences in the legal, physical, location, and economic characteristics of comparable sales in relation to the subject, in addition to differences in the property rights transferred, sale dates, motivation, and financing terms.

The Direct Comparison Approach is applied by examining recent sales of properties, which are similar to the subject property and making adjustments to the sale prices to account for differences, where appropriate. The adjusted sale prices or value estimates are then analyzed (reconciled) to arrive at a final value indication for the subject property.

The final step in the valuation process is to consider the relative strength of the value estimate from each approach applied, determine which should be given the most weight, supported by one or more of the other approaches, in arriving at a final estimate of value for the subject property.

The appraisal principles of Supply and Demand, Substitution, Balance, and Externalities, together with the concepts of Anticipation and Change, are all factors in the Direct Comparison Approach.

### **Units of Comparison**

The most common unit of comparison for vacant industrial properties is the price per acre. The subject property will be valued based on a price per acre basis.

### **Comparable Sales**

The Comparables are not identical to the subject property but they are similar and set out the general range in values that the local market is operating in. The comparables are a mix of typical properties from within the County of Grande Prairie No. 1.

It should be understood that the conclusion is not based entirely upon these sales, but rather on all market data available, including but not limited to those set out in this report.





**Vacant Comparable Sales Chart**

Comparable #	# 1	# 2	# 3	# 4	# 5	SUBJECT
Location	Peregrine Business Park	Peregrine Business Park	8709 - 105 Street, Clairmont	14902 - 94 Street, Clairmont	Hawker Business Park	Peregrine Business Park
Legal	Lot 2, Block 1, Plan 172-2304	Pending Subdivision Lot 5, Block 1	Lot 5, Block 2, Plan 142-5133	Lot 2, Block 2, Plan 142-1558	Lot 7, Block 1, Plan 152-4985	Lot 3, Block 1, Plan 182-1362
Sale Date	September-17	April-18	April-18	October-17	May-18	- - -
Sale Price	\$400,000	\$375,000	\$814,000	\$400,000	\$2,302,300	- - -
Size (Acres)	2.50	2.50	4.45	2.64	10.01	2.49
Zoning	RM-2	RM-2	RM-2	RM-3	RM-4	RM-2
Price/ Acre	\$160,000.00	\$150,000.00	\$182,921.35	\$151,515.15	\$230,000.00	- - -
Remarks	Internal Lot Peregrine Business Park.	Internal Lot Peregrine Business Park.	Internal Lot in Westmount North	Crossroads South	Highway Frontage	- - -
<b><u>Adjustments</u></b>						
Time	0%	0%	0%	0%	0%	- - -
Adjusted Price / Acre:	\$160,000.00	\$150,000.00	\$182,921.35	\$151,515.15	\$230,000.00	- - -
Location	0%	0%	-5%	-5%	-35%	- - -
Zoning	0%	0%	0%	0%	0%	- - -
Size	0%	0%	0%	0%	9%	- - -
Utility/ Improvements	0%	0%	0%	0%	0%	- - -
Total Adjustment	0%	0%	-5%	-5%	-26%	- - -
Adjusted Price / Acre:	\$160,000.00	\$150,000.00	\$173,775.28	\$143,939.39	\$170,200.00	- - -
The Adjusted Comparables support a range of <b>\$143,939.39</b> per Acre to <b>\$173,775.28</b> per Acre and a Mean of <b>\$159,582.93</b> and a median of <b>\$160,000.00</b> per Acre						

**Reconciliation of Value Estimate****Time:**

The comparables are considered representative of the current market; no adjustments for time are required.

**Location:**

Each of the Comparables was adjusted as required for location based on access and egress, exposure, services, surrounding development and demand.

**Zoning:**

We have not been able to determine a premium being paid for zoning between similar sized and located parcels, no adjustments were applied.

**Utility and Improvements:**

The Comparables are vacant lots offering similar utility, no adjustments for improvements were required.

**Size:**

The principle of Increasing and Decreasing Returns affirms that as parcel sizes increase the price per unit (per acre) tends to decrease. The Grande Prairie industrial market has shown little to no adjustment for industrial lots between 1 and 5 acres recently. The subject property and Comparables #1 to #4 were adjusted based on actual size. Comparable #5 was adjusted using to a 5.00 Acre base using size adjustment tables that have proven reliable over time.

**Conclusions:**

The adjusted Comparables indicate a value range from \$143,939.39 per acre to \$173,775.28 per acre with a mean (average) of \$159,582.93 per acre and a median (midpoint) of \$160,000.00 per acre for the subject property.

Based on the study carried out and after giving consideration to size, condition, location and overall utility, along with current market trends, a value in the range of the adjusted median at ***\$160,000.00 per acre*** is considered well supported by the general market. The subject property land value is estimated as follows;

$$\text{+/- 2.49 Acres @ \$160,000.00 per Acre} = \$398,400.00$$

**Rounded to \$400,000.00**

## 14. Certification

I certify to the best of my knowledge and belief that:

1. The statement of facts contained within this report are true and correct;
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report, and no personal and/or professional interest or conflict with respect to the parties involved with this assignment;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice;
7. Barry Plant has not provided appraisal services on this property in the past 3 years;
8. I have the knowledge and experience to complete the assignment competently, and where applicable, this report is co-signed in compliance with CUSPAP;
9. Except as herein disclosed, no one provided significant professional assistance to the person(s) signing this report;
10. As of the date of this report the undersigned is a Designated AACI member<sup>(9)</sup> of the Appraisal Institute of Canada;
11. As of the date of this report the undersigned has fulfilled the requirements of The Appraisal Institute of Canada Mandatory Recertification Program for designated members.
12. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Canadian Uniform Standards of the Appraisal Institute of Canada;
13. The undersigned personally inspected the subject property on May 22<sup>nd</sup>, 2018;
14. Based on the data, analyses and conclusions contained herein, the insurance value of the subject building described is, as of May 22<sup>nd</sup>, 2018, estimated at;

***Four Hundred Thousand (\$400,000.00) Dollars***



**MR. BARRY C. PLANT AACI, P.APP., RI (BC).**

***Dated & Signed May 31<sup>st</sup>, 2018***

Barry Plant is a Licensed Appraiser in Alberta  
Barry Plant is re-certified with the Appraisal Institute of Canada  
Barry Plant personally inspected this property



Appraisal Institute  
of Canada

<sup>9</sup> My educational qualifications are summarized in Appendix A.



**Grande Prairie, Alberta**

9924 - 108 Avenue T8V 1N8

**Peace River, Alberta**

105, 9507 - 100 Avenue T8S 1J3

**Dawson Creek, British Columbia**

1101 - 103 Avenue V1G 2G8

**Fort St. John, British Columbia**

205, 10139 - 100 Street V1J 3Y6

Toll Free (877) 539-0037    [plantgp@telus.net](mailto:plantgp@telus.net)

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Plant & Associates Appraisal Services Inc. is a full service Real Estate Appraisal Firm offering commercial, residential, agricultural property appraisals as well as reserve fund studies and depreciation reports. Plant & Associates is the only appraisal firm with offices in Grande Prairie, Peace River, Dawson Creek and Fort St. John.

Our area of coverage includes the Peace River Region of British Columbia and Alberta. We are Associate Members of the Grande Prairie Association of Realtors, Alberta West Realtors Association, BC Northern Real Estate Board, and the Northern Lights Real Estate Board.

Plant and Associates was founded in Grande Prairie, Alberta in 2006. Our staff includes five – AACIs (Accredited Appraiser Canadian Institute), and two– DARs (Designated Appraiser Residential – CNAREA).

While we offer residential, commercial, and agricultural property appraisals, we also offer depreciation reports for strata councils in British Columbia and reserve fund studies for condominium corporations in Alberta. Two of our appraisers are Certified Reserve Planners (CRP). This designation is earned through the Real Estate Institute of Canada, is highly recognized and is considered to set a standard for persons writing reserve fund studies and depreciation reports.

Our appraisal reports are accepted by all major banks, local credit unions, major lenders, and AMCs (Appraisal Management Companies). We have also completed appraisal reports for departments of federal, provincial and municipal governments. Our reports have been accepted as evidence at Arbitration Hearings, Alberta Provincial Court and the Alberta Court of Queen's Bench.

***Services Provided:*** Real Estate Appraisals, Depreciation Reports/Reserve Fund Studies, and Consulting.





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**Grande Prairie Office**

***Barry C. Plant, AACI, P.App., RI(BC), CRP***

***bplant@telusplanet.net***

Mr. Plant has twenty five years of experience as a Real Estate Appraiser. Mr. Plant is an AACI, (Accredited Appraiser Canadian Institute) and P.App. (Professional Appraiser) with the Appraisal Institute of Canada. Mr. Plant is a CRP (Certified Reserve Planner) through the Real Estate Institute of Canada. Mr. Plant is a RI(BC), Accredited Member of the Real Estate Institute of British Columbia. Services provided include fee appraisals and reserve fund planning for condominium corporations in Alberta as well as depreciation reports for strata corporations in British Columbia.

***Bill Hansen, AACI, P.App, RI(BC), B.Comm.***

***bill.hansen@telus.net***

Mr. Hansen provides appraisal services on a contract basis on behalf of William Hansen Appraisals. Bill has over 20 years of appraisal experience including valuations of Residential, Industrial, Commercial, Development, Petroleum, Hotel / Motel, Golf Courses and Multi – Family properties.

***Greg Schindel B.Econ, DAR***

***gregschindel@telus.net***

Mr. Schindel has a Bachelor in Economics and brings eighteen years of Real Estate experience. Greg has his DAR (Designated Appraiser Residential) designation with CNAREA. Greg provides appraisal services on a contract basis on behalf of 765210 Alberta Ltd. and specializes in the valuation of Acreages, Single Family Residential, Duplex, and Four Plex Residential properties as well as Industrial and Commercial properties.



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***Cassidy MacDonald, BBE, AACI, P.App., CRP***

***cmacdonald@plantapp.com***

Mrs. MacDonald completed her Bachelor of Applied Business and Entrepreneurship degree at Mount Royal University. She also completed the Post-Graduate Certificate in Real Property Valuation (PGCV) program at the University of British Columbia in 2014 and has since earned her AACI (Accredited Appraiser Canadian Institute), and P.App. (Professional Appraiser) designations with the Appraisal Institute of Canada. Cassidy provides fee appraisal services for residential and commercial properties as well as reserve fund planning for condominium corporations in Alberta as well as depreciation reports for strata corporations in British Columbia. Cassidy is also a Certified Reserve Planner (CRP) through the Real Estate Institute of Canada and provides reserve fund planning for condominium corporations in Alberta as well as depreciation reports for strata corporations in British Columbia.

***Lisa Bittner, B.Comm., Candidate with the Appraisal Institute of Canada***

***lbittner@plantapp.com***

Mrs. Bittner has completed her Bachelor of Commerce through Athabasca University and is now attending the University of British Columbia working towards her CRA designation and is currently a candidate member with the Appraisal Institute of Canada. Lisa provides appraisal services on a contract basis and specializes in the valuation of Single Family Residential, Condominium and Duplex properties, as well as Acreages.



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**Peace River Office**

**Alan A. Duncan, AACI, P.App., B.Comm.**

**aduncan@plantapp.com**

Mr. Duncan has a Bachelor of Commerce from Athabasca University with a specialization in accounting and finance. He has also completed the Post-Graduate Certificate in Real Property Valuation (PGCV) program from the University of British Columbia, as well as achieved the AACI, P.App. designation through the Appraisal Institute of Canada. A resident of the Peace region for over 30 years Mr. Duncan has completed appraisal assignments for all major Canadian banks and other financial institutions, as well as for municipalities and divisions of the British Columbia provincial government. A resident of beautiful Peace River, Alberta, Mr. Duncan specifically services the northern region of the Peace within the Province of Alberta.

**Dawson Creek and Fort St. John Offices**

**Phil Hunter, AACI, P. App.**

**philhunter@telus.net**

Mr. Hunter provides appraisal services on a contract basis on behalf of Phil Hunter Real Estate Appraisals. Phil has over twenty years of appraisal experience including Commercial, Industrial, Hotel/Motel, Multi-Family Residential, Single Family Residential and Agricultural valuation, and also provides consultation services for expropriation purposes. Mr. Hunter works out of our Dawson Creek and Fort St. John offices.

**Neil Anderson, BEd., PGD., MEd., DAR**

**neil.ander@telus.net**

Mr. Anderson has over fifteen years of experience as a Real Estate Appraiser including valuations of Farms and Acreages, Residential, Duplex, and Four Plex units as well as Condominiums. Neil provides appraisal services on a contract basis on behalf of 978838 Alberta Ltd. Mr. Anderson works out of our Dawson Creek and Fort St. John offices.

**Barry Plant** has been a resident of the Peace River Area of British Columbia and Alberta for 25+ years. Mr. Plant has completed appraisal assignments for all major banks as well as various levels of Government in Alberta & British Columbia.

**Credentials:**



AACI (Accredited Appraiser Canadian Institute)  
P.APP. (Professional Appraiser)  
Accredited Member, Appraisal Institute of Canada



CRP (Certified Reserve Planner)  
Real Estate Institute of Canada



RI(BC) Accredited Member  
Qualified Appraiser  
Real Estate Institute of British Columbia

- Diploma in Urban Land Economics, Appraisal option, and Diploma in Urban Land Economics, Real Estate Management option, University of British Columbia;
- Licensed Appraiser with the Real Estate Council of Alberta
- Affiliate Member of the Grande Prairie & Area Association of Realtors, Alberta West Realtors Association, Northern Lights Real Estate Board (Dawson Creek) and BC Northern Real Estate Board (Fort St. John).

**General Work Experience:**

- Over twenty five years of experience as a Real Estate Appraiser;
- Eight years appraisal experience with BC Assessment including 4 years as an appraisal supervisor in the Dawson Creek Office from 1997 to 2001; Contracting Fee Appraiser from August 2001 to Present;
- Accepted as an Expert Witness at the Alberta Provincial Court, Property Assessment Review Panel and the Property Assessment Appeal Board;
- Completed Fee Appraisal Assignments on; Multi-Family, Hotel/ Motels, Industrial, Development Properties, General Commercial, Special Use Commercial, Condominiums, Fast Food Restaurants, Grocery Stores, Golf Courses, Multiple Tenant Commercial Properties; Expropriations and Partial Takings.
- Mentored and co-signed for an appraisal candidate who has now completed their designation as an Accredited Appraiser Canadian Institute (AACI) with the Appraisal Institute of Canada



## SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT

### 1. PURPOSE

This district is to provide areas for industries and businesses that require larger open storage areas and/or may create a nuisance by reason of noise, smell, appearance but are generally not considered to be hazardous. This District will generally be applied to industrial areas that existed as of the date of adoption of this By-law and may be used to spot zone uses within new industrial areas or to zone parts of new industrial areas.

### 2. USES

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

#### **Permitted Uses**

- (a) Any Uses Permitted in the RM-1 District

#### **Discretionary Uses**

- (b) Abattoir
- (c) Accessory Buildings, Structures, and Uses
- (d) Agricultural Processing
- (e) Agricultural Supply Depot
- (f) Automotive/Recreation Vehicle Sales and Rental
- (g) Automobile Repair Garage
- (h) Automobile Service Station
- (i) Automobile, Truck, and Recreational Vehicle Storage
- (j) Bank/Financial Institution
- (k) Bottled Gas, Sales and Storage
- (l) Building Supply Outlet
- (m) Bulk Sales Establishment
- (n) Commercial Fertilizer Supply
- (o) Commercial Recreation Facility
- (p) Communication Tower
- (q) Construction Yard
- (r) Contracting Services, Major
- (s) Convenience Food Store
- (t) Drive-through Restaurant
- (u) Dry Cleaning and Laundry Plant
- (v) Dugouts
- (w) Eating Establishment
- (x) Electricity Production

## SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT

- (y) Electrical and Electronic Products Industry
- (z) Feed Mills
- (aa) Food and/or Beverage Service Facility
- (bb) Food Processing Plant
- (cc) Gas Bar
- (dd) Grain Elevators
- (ee) Greenhouse, Commercial
- (ff) Heavy Equipment Sales, Service, Storage and Rentals
- (gg) Kennel
- (hh) Laboratory
- (ii) Oilfield Support Services
- (jj) Pharmaceutical and Medical Products Industry
- (kk) Pharmacy
- (ll) Printing Establishment
- (mm) Printing, Reproduction and Data Processing Industry
- (nn) Public Uses
- (oo) Railroad Yard
- (pp) Research Facility
- (qq) Signs
- (rr) Storage, Indoor
- (ss) Storage, Outdoor
- (tt) Taxi Establishment
- (uu) Transport/Truck Operation
- (vv) Truck and Manufactured Home Sales and Rentals
- (ww) Truck Depot
- (xx) Utilities
- (yy) Veterinary Clinic
- (zz) Warehouse
- (aaa) Office or Office Building
- (bbb) Bulk Fuel and Chemical Storage
- (ccc) Aggregate Stockpiling, Temporary

### 3. DISTRICT REQUIREMENTS

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	<u>Municipal Serviced</u>	<u>Un-serviced</u>
Minimum Lot Area:	4,000 m <sup>2</sup>	10,000 m <sup>2</sup>
Minimum Lot Width:	40 metres (131')	65 metres
Minimum Front Yard:	10 metres (32.8')	15 metres
Minimum Rear Yard:	8 metres (26.25')	8 metres
Minimum Side Yard:	8 metres (26.25')	15 metres
Maximum Building Height:	15 metres (49')	15 metres
Maximum Lot Coverage:	60%	45%
Minimum Landscaped Area:	5%	5%

THE COUNTY OF GRANDE PRAIRIE No. 1 LAND USE BYLAW  
June 16, 2003, Updated July 17, 2017



**SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT****4. SPECIAL REQUIREMENT: SITE PLANS AND DEVELOPMENT AGREEMENTS**

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information identified on 'Form A' and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

**5. SPECIAL REQUIREMENTS: PARKING AND ACCESS**

Further to the parking requirements contained in Section 3 – General Regulations, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.

**6. SPECIAL REQUIREMENT: LANDSCAPING**

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

- (a) A buffer strip of 30 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the AG, RM, RM-1, RM-2, RM-3, and RM-4 Land Use Districts. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

**7. SPECIAL REQUIREMENT: SIGNAGE**

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority.

**SECTION 24: RURAL MEDIUM INDUSTRIAL (RM-2) DISTRICT****8. SPECIAL REQUIREMENT: BUILDING SEPARATION**

There shall be a minimum distance of 45 metres (150 feet) between all buildings within this District.

**9. SPECIAL REQUIREMENT: OUTDOOR STORAGE REQUIREMENTS**

- (a) All outdoor storage areas shall be appropriately fenced and may be required to be concealed from view from the street by the fence or other suitable screening.
- (b) All storage sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (c) All outdoor storage should be located only to the rear of the main building but may be located in the front or exterior side yard at the discretion of the Development Authority.
- (d) All outdoor storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.





## LAND TITLE CERTIFICATE

S  
 LINC SHORT LEGAL TITLE NUMBER  
 0037 952 405 1821362;1;3 182 105 990

## LEGAL DESCRIPTION

PLAN 1821362  
 BLOCK 1  
 LOT 3  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 1.009 HECTARES (2.49 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 6;6;72;28;SE

MUNICIPALITY: COUNTY OF GRANDE PRAIRIE NO. 1

REFERENCE NUMBER: 182 081 334 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
182 105 990	08/05/2018	SUBDIVISION PLAN		

## OWNERS

BALDERSTON CAPITAL CORP.  
 OF RR1, SITE 10, BOX 16  
 SEXSMITH  
 ALBERTA T0H 3C0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
802 045 886	29/02/1980	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012027053)
172 137 577	02/06/2017	MORTGAGE MORTGAGEE - FARM CREDIT CANADA. 2ND FLOOR, 12040-149 STREET NW

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 182 105 990

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		EDMONTON
		ALBERTA T5V1P2
		ORIGINAL PRINCIPAL AMOUNT: \$1,121,000
172 198 035	01/08/2017	CAVEAT
		RE : DEFERRED RESERVE
		CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1.
		10001-84 AVENUE
		CLAIRMONT
		ALBERTA T0H0W0
182 105 995	08/05/2018	UTILITY RIGHT OF WAY
		GRANTEE - THE COUNTY OF GRANDE PRAIRIE NO. 1.
		AS TO PORTION OR PLAN:1821364
182 105 997	08/05/2018	CAVEAT
		RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
		GOVERNMENT ACT
		CAVEATOR - THE COUNTY OF GRANDE PRAIRIE NO. 1.
		10001 - 84 AVENUE
		CLAIRMONT
		ALBERTA T8X5B2
182 120 291	26/05/2018	UTILITY RIGHT OF WAY
		GRANTEE - THE COUNTY OF GRANDE PRAIRIE NO. 1.
		AS TO PORTION OR PLAN:1821553

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 27 DAY OF MAY,  
 2018 AT 01:51 P.M.

ORDER NUMBER: 35176544

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*