

AGRICULTURE & ENVIRONMENT SERVICES

TO: Council
DATE: January 26, 2016 **DIVISION:** 9
FILE: 06809018 / 6030-200
SUBJECT: Proposed disposal of Land

¹ADMINISTRATION RECOMMENDATION:

THAT Administration be directed to obtain proposals to purchase County lands currently occupied by the Cochrane and District Agricultural Society; known as Plan 731674; OT.

EXECUTIVE SUMMARY:

Administration has identified the Fee Simple lands, which are currently occupied by Cochrane & District Agricultural Society (CDAS) (see attached mapset), as being surplus to the County's needs.

In accordance to Disposal Policy 313(c): *Sale of Fee Simple Land*; Administration is recommending that a Request for Proposal (RFP) be conducted to potentially accumulate more wholesome offers. Further to the Policy; Council will be provided a summary of the full suite of proposals received and a recommendation will be made by Administration for Council's consideration and approval.

BACKGROUND:

The County became the registered owner of the ±146 acre Fee Simple parcel on May 21st, 1999 as a result of assignment from Alberta Transportation.

The land is known legally as Plan: 731674; OT, and is located at Northwest intersection of Highway 22 and Highway 1A within the Town of Cochrane. The CDAS entered into a lease with Rocky View County February 15, 2000 and the current term is set to expire February 15th, 2025.

In June of 2015, Administration determined that this property was surplus to the County's needs with respect to the Parks and Open Space Master Plan.

In December 2015, the CDAS requested that Rocky View County extend the current lease for a period "not less than 50 year". At this time, Administration will decline the CDAS request to extend the lease and will continue to proceed until expiry under the terms and conditions of the existing lease until the full understanding of and potential disposal is known. Should the CDAS desire, Administration looks forward to working with them for possible relocation options.

BUDGET IMPLICATION(S):

There are no known or anticipated negative budget implications.

Administration will collect a Two Thousand (\$2000) application fee from all respondents and unsuccessful applicants will be refunded in full should their proposal be declined as per the Master Rates Bylaw.

Subject to Council approval, all proceeds from the sale of Fee Simple lands go directly to the County.

¹Administration Resources

Corey Graham, Municipal Lands Office



DISCUSSION:

The lands is in close proximity to residential developments, not serviced by residential utilities, are wholly located within the Town of Cochrane, and subject to Town's Land Use Bylaws.

Administration has determined the Fee Simple parcel is surplus to the County's needs, and the project scope is consistent with the requirements of the Municipal Government Act and Disposal Policy 313(c).

Administration will decline the CDAS request to extend the lease and will continue to proceed until expiry under the terms and conditions of the existing Lease.

OPTIONS:

Option #1 THAT Administration be directed to obtain proposals to purchase the Fee Simple lands currently occupied by the Cochrane and District Agricultural Society; known as Plan 731674; OT.

Option #2 THAT alternative direction be provided.

Administration recommends Option #1.

Respectfully submitted,

Concurrence,

Byron Riemann

Kevin Greig

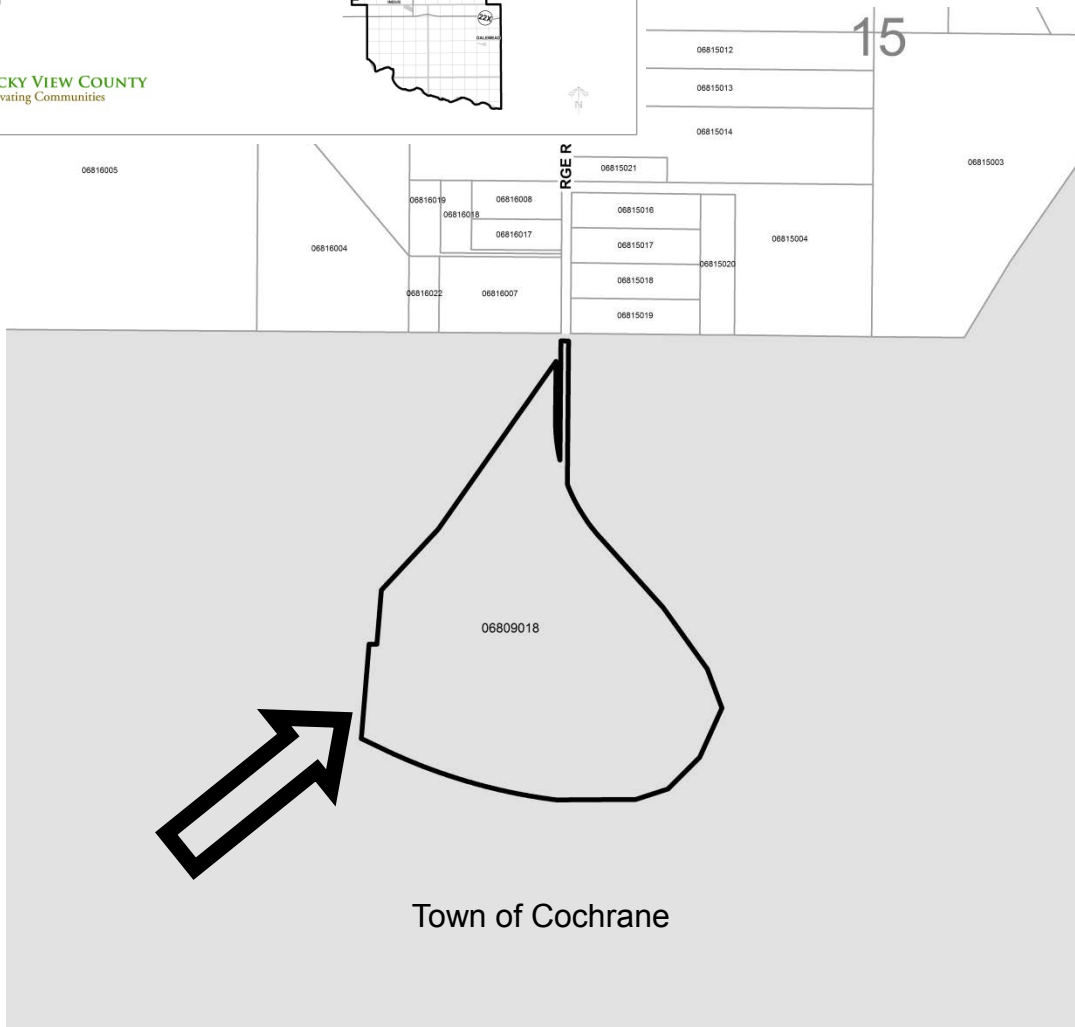
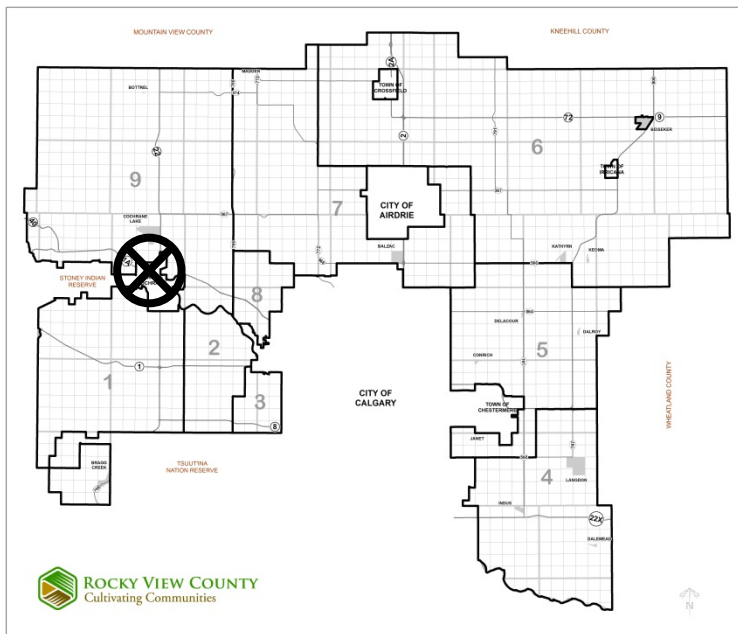
General Manager

County Manager

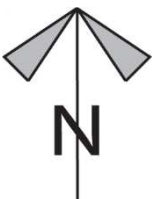
CG/bg

ATTACHMENT 'A' – Area Maps

ATTACHMENT 'B' – CDAS extension request letter



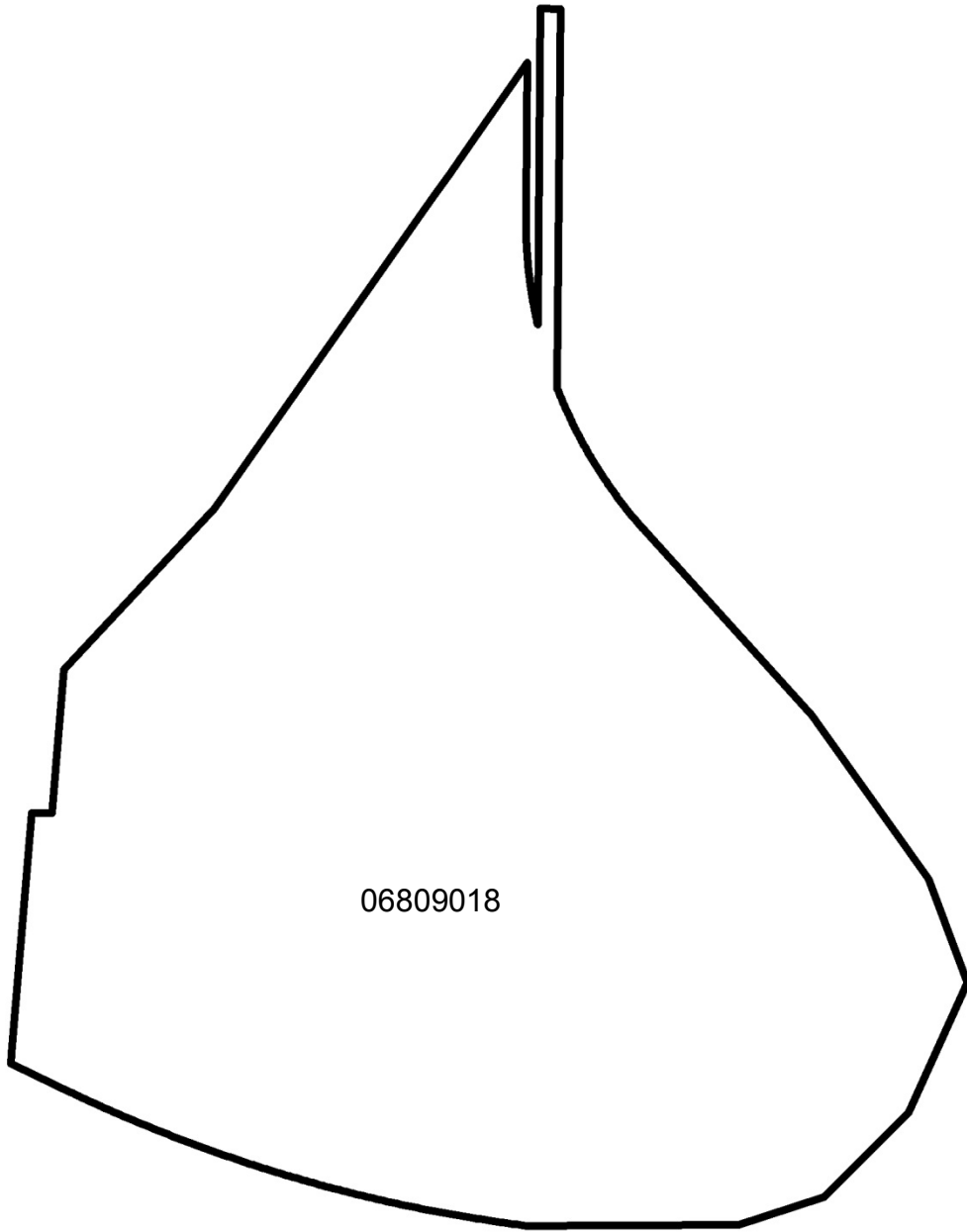
LOCATION PLAN



Regional Park within Cochrane

Date: Jan 8, 2016

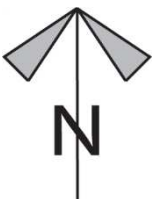
File: 06809018



06809018

Town of Cochrane

SITE PLAN



Regional Park within Cochrane

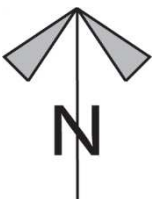
Date: Jan 8, 2016

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Note: Post processing of raw aerial
photography may cause varying degrees
of visual distortion at the local level.

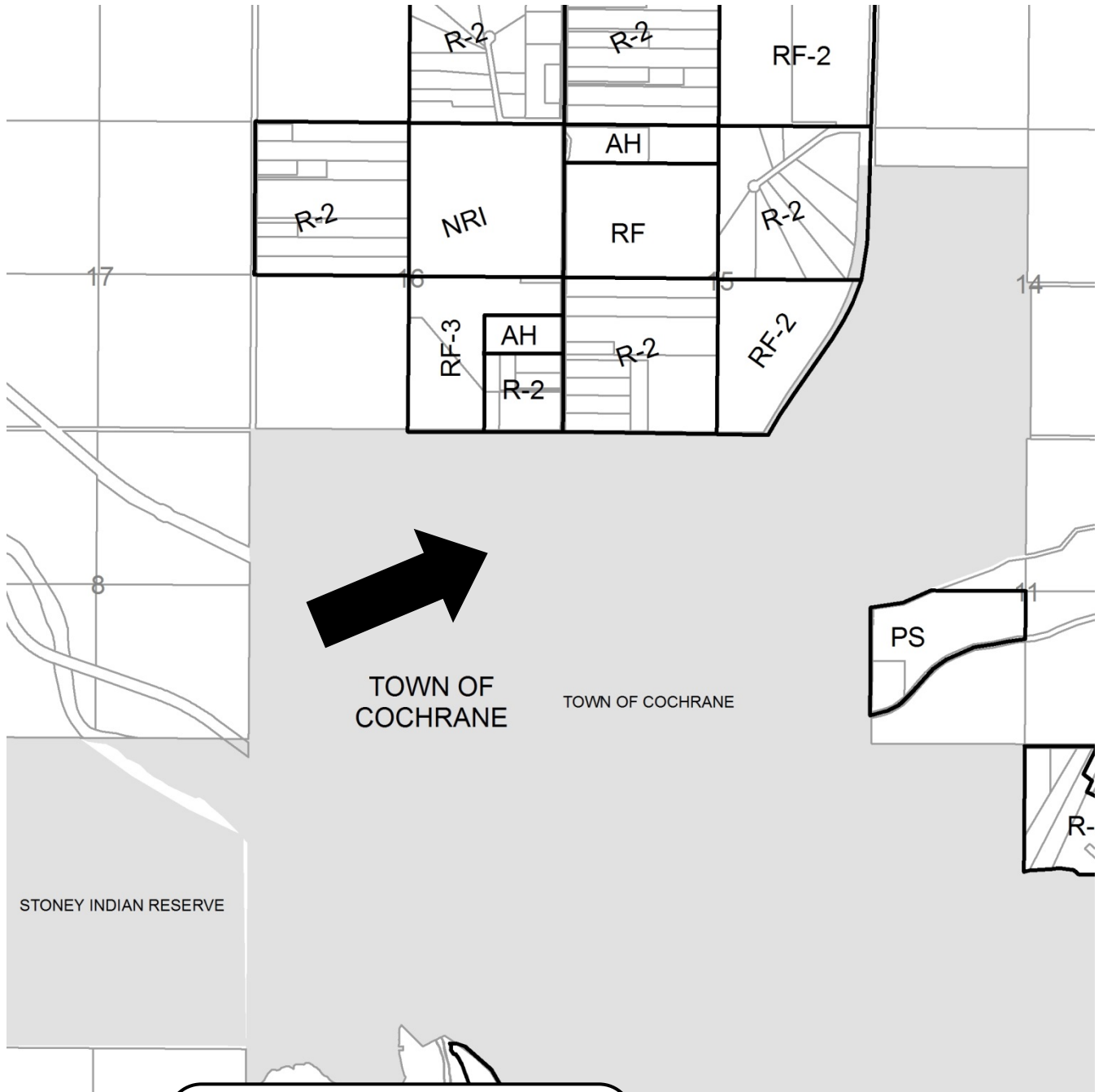
AIR PHOTO
Spring 2014



Regional Park within Cochrane

Date: Jan 8, 2016

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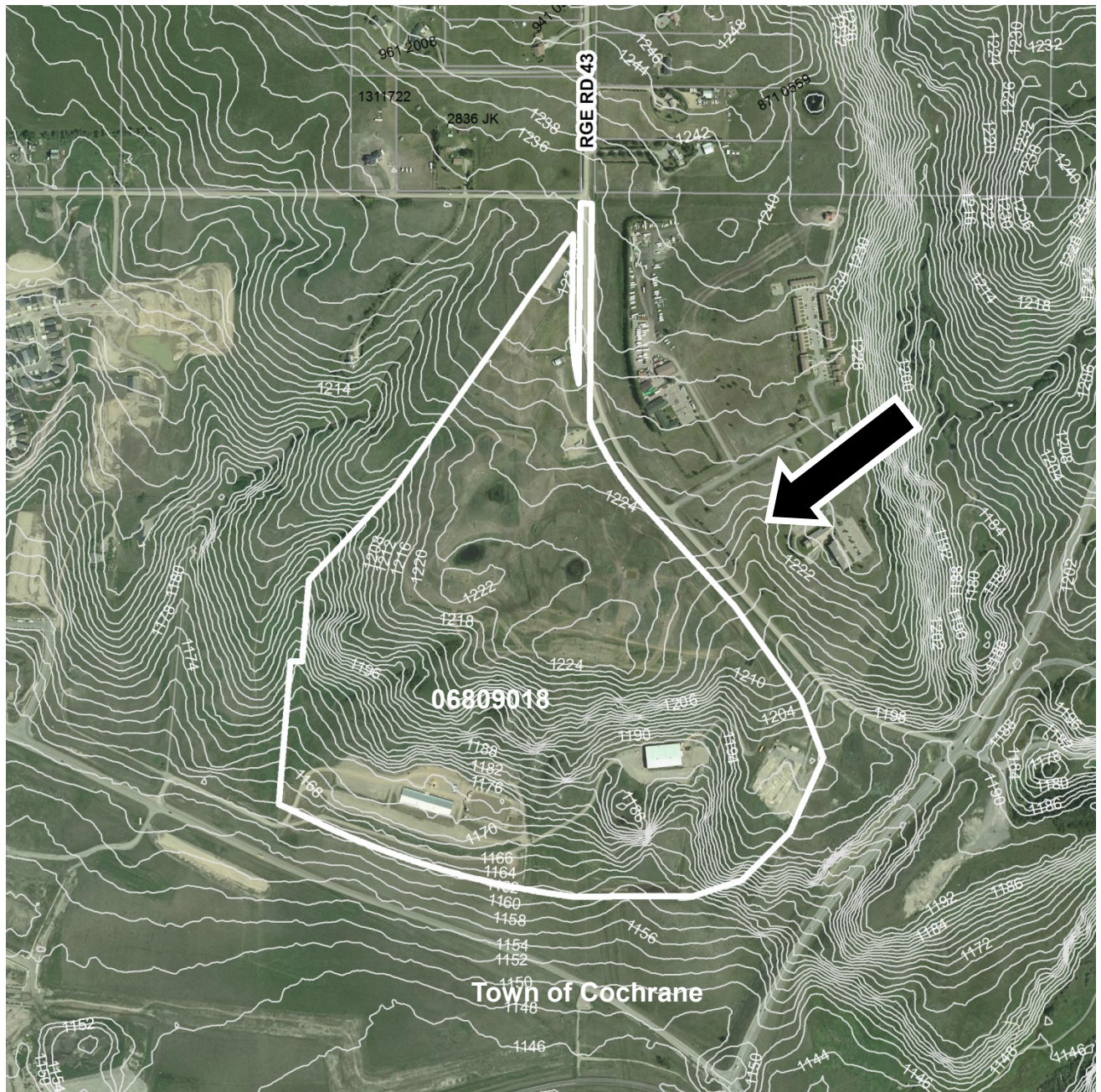
RF2	Ranch and Farm	B-1	Highway Business
RF3	Ranch and Farm Two	B-2	General Business
AH	Ranch and Farm Three	B-3	Limited Business
F	Agricultural Holding	B-4	Recreation Business
R-1	Farmstead	B-5	Agricultural Business
R-2	Residential One	B-6	Local Business
R-3	Residential Two	NRI	Natural Resource Industrial
DC	Residential Three	HR-1	Hamlet Residential Single Family
PS	Direct Control	HR-2	Hamlet Residential (2)
	Public Service	HC	Hamlet Commercial
		AP	Airport

LAND USE MAP

Regional Park within Cochrane

Date: Jan 8, 2016

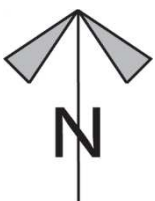
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Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

TOPOGRAPHY

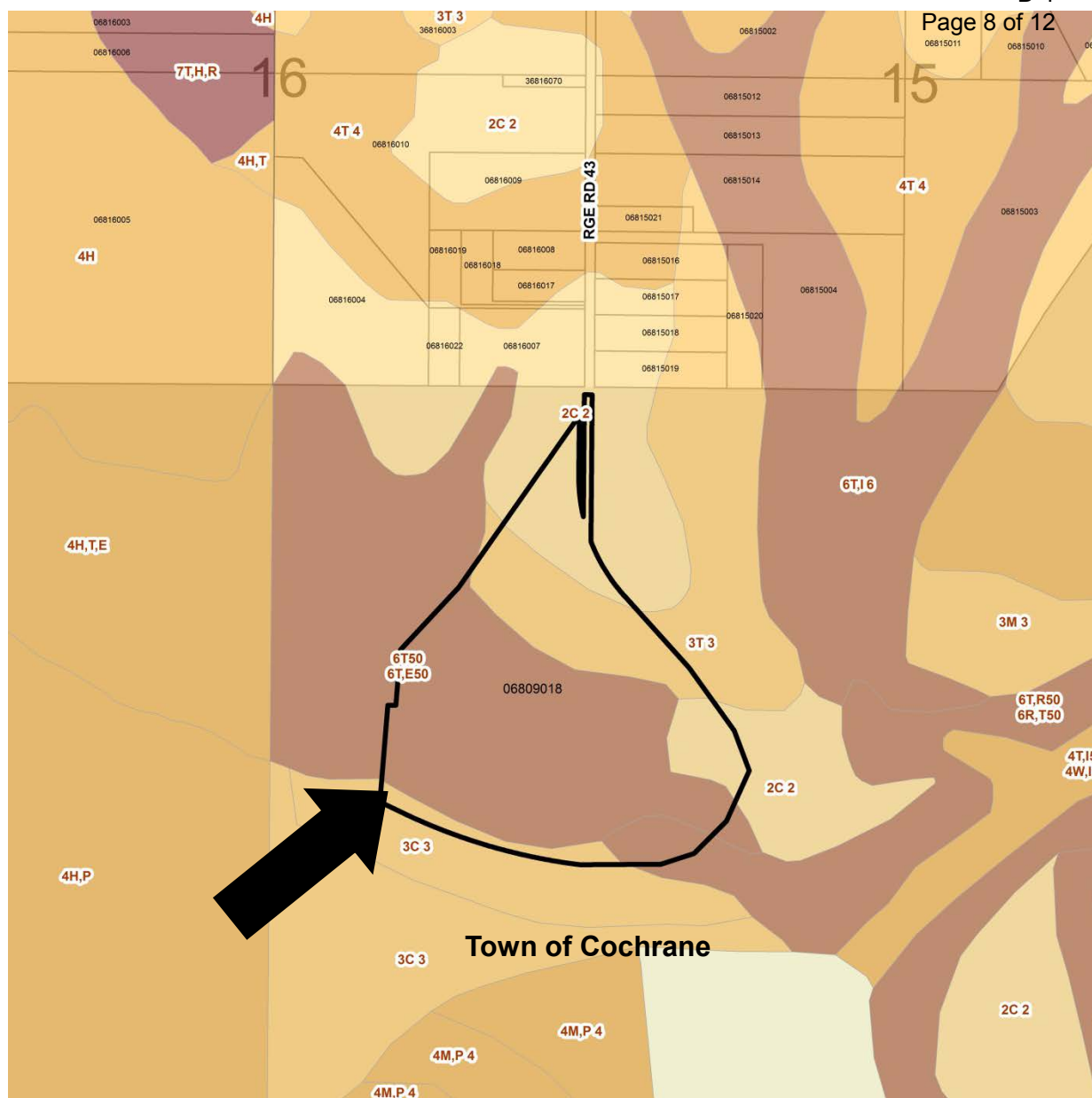
Contour Interval 2 M



Regional Park within Cochrane

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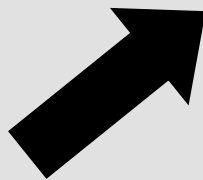
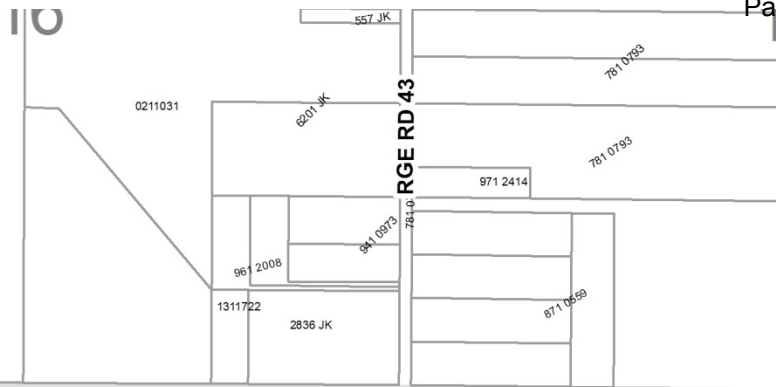


SOIL MAP

Regional Park within Cochrane

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TOWN OF COCHRANE

Legend – Plan numbers

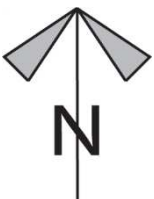
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

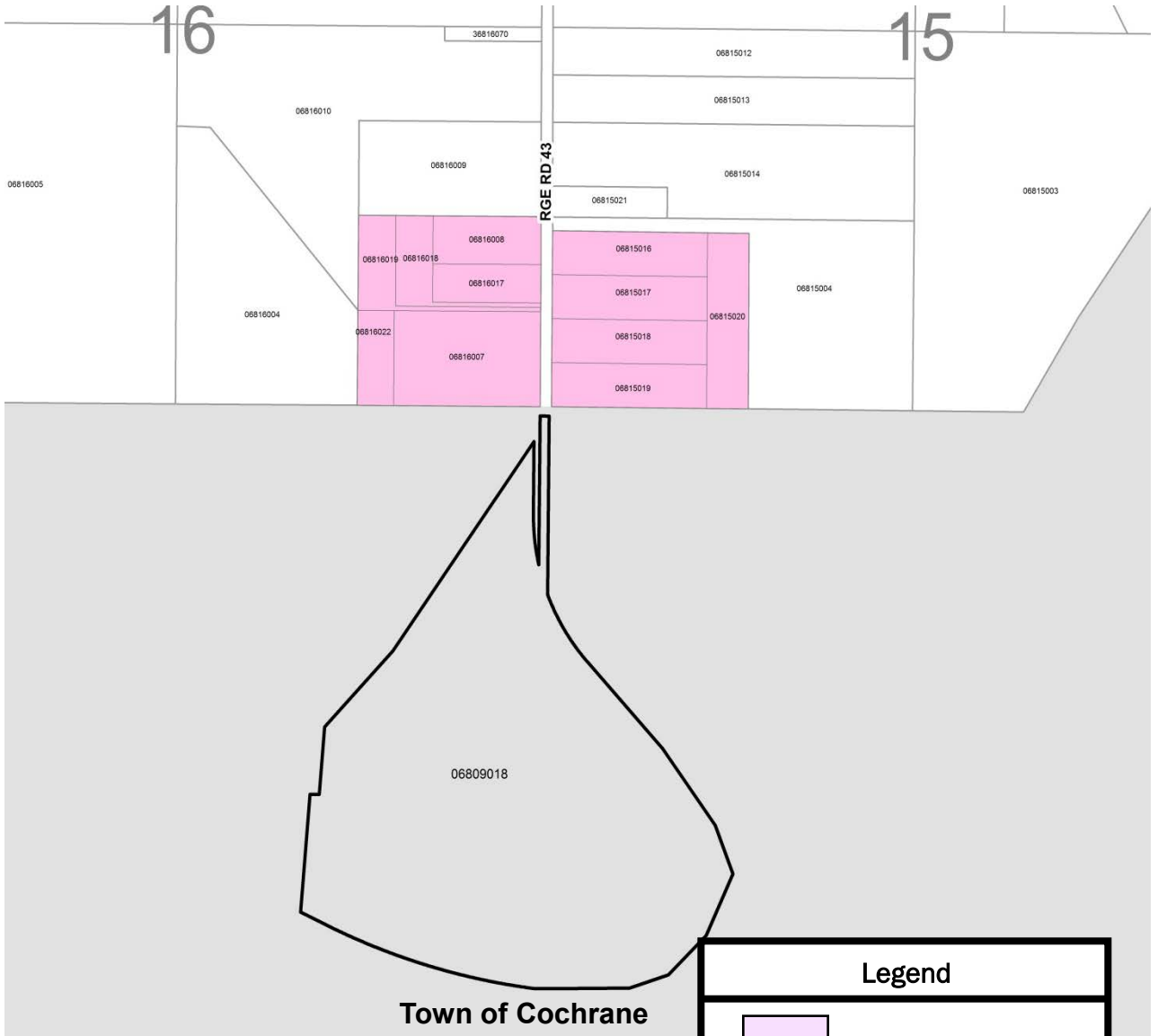
HISTORIC SUBDIVISION MAP

Regional Park within Cochrane

Date: Jan 8, 2016

File: 06809018





Letters in Opposition
Letters in Support

LANDOWNER CIRCULATION AREA

Regional Park within Cochrane

Date: Jan 8, 2016

File: 06809018

From: Kathy Pack <k.pack@shaw.ca>

Date: November 22, 2015 at 11:32:38 AM MST

To: "Division 3, Reeve Margaret Bahcheli" <MBahcheli@rockyview.ca>, "Division 9, Bruce Kendall" <BKendall@rockyview.ca>

Subject: Lease extension

Dear Reeve and Council,

As you are aware, The Cochrane and District Agricultural Society (CDAS), is currently leasing the land owned by Rocky View County (RVC) and located on the North West corner of the intersection of Highways 22 and 1A (the "Lands").

During the past two years, the CDAS has engaged in an in-depth planning process to lay out our goals and the facilities required to achieve these goals. We have met with potential partners and believe that we would also have support from them to achieve these goals.

The next step for the CDAS would be start the detailed capital and funding plans associated with these goals. However, as the current term of our lease will expire in 2025, we find it necessary to secure a long term lease extension prior to commencing any other plans.

As such, the CDAS would like to request a lease extension on the Lands for a period of not less than 50 years.

Thank you for your consideration of this request. As always, we would be pleased to meet with you to answer any questions you may have and provide further details of our future plans.

Sincerely,

Kathleen Pack

President, Board of Directors
Cochrane and District Agricultural Society

403 710 8627