



Municipal District of Opportunity No. 17

P.O. Box 60

Wabasca, Alberta

T0G 2K0

REQUEST FOR PROPOSALS

LAND FOR SALE OR LEASE IN CALLING LAKE, ALBERTA

DESCRIPTION:

The Municipal District of Opportunity is seeking proposals for the sale or long term lease of land for direct business development or for private commercial/industrial subdivision development in Calling Lake.

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1.0 INVITATION TO SUBMIT PROPOSALS

Investors and/or Developers are invited to submit proposals for purchase or lease of land for direct business development or for private commercial industrial land development.

Proposals for other types of development such as projects related to agriculture, tourism, recreation and residential development will also be considered.

The **intent of the RFP** is specifically to attract business development to Calling Lake. All sales and lease of land will be sold under Direct Control District guidelines and will be subject to conditional development timelines. Approval of sales will be at the sole discretion of the MD Reeve and Council.

This Request for Proposal does not commit the MD to sell or lease land to any proponent based solely on the receipt of a Proposal or Expression of Interest. Nor does it commit the MD to pay any costs incurred by the proponent in the development and submission of a proposal.

2.0 EVALUATION AND RATING

This RFP is non-competitive; all proposals will be considered and evaluated on a first come first served basis and projects will be prioritized and selected based solely on the projects own merits.

Priority will be given to proposals containing a commitment to purchase or lease a specified amount of land including intent to develop a project or projects that can be operational within a 3 years period upon final acquisition arrangements of the property.

Proposals will also be considered based on the following items:

- Demonstrate sustainability of intended use
- Suitability of project or land use to surrounding environment
- Demonstrate local economic and employment benefit
- Suitable projected time frame for development

3.0 INSTRUCTION TO PROPONENTS

3.1 RFP Terminology

Investor and/or Developer shall mean any person or business entity having authority to commit and execute the required resources for the development of a proposed project.

Proponent refers to the name of the company or individual submitting a proposal.

The intent of the RFP shall mean the whole meaning of this RFP document.

MD refers to the Municipal District of Opportunity #17.

3.2 Inquiries

Refer all inquiries relating to this RFP to Myles Auger, Economic Development Officer by phone at 780 891-3778 or by e-mail at mylesa@mdopportunity.ab.ca.

3.3 Response Return

Responses may be in the form of an expression of interest to purchase or lease land. The Expression of Interest may be in a letter or proposal format and must be signed by person having legal signing authority of the entity.

The Expression of Interest should contain the following:

- Introduction of company or individual submitting the proposal
- Include all items to address evaluation and rating section.
- Brief description of project and land requirements.
- Proposed timelines for development
- Special requests to MD of Opportunity

The letter or proposal can be delivered by hand or sent by mail to the attention of Myles Auger, Economic Development Officer to the address below:

Municipal District of Opportunity # 17
Box 60
2077 Mistassiniy Road North
Wabasca, Alberta T0G 2K0

Responses may also be submitted via: e-mail to mylesa@mdopportunity.ab.ca provided all supporting documentation is included in the package. Do not deliver or mail hard copies if your

response has submitted by email. **Faxed responses will not be accepted. Do not send letters or proposals by fax.**

All responses received will be acknowledged by mail or email. It is the responsibility of the proponents to ensure that we have received their expression of interest or proposal.

3.4 Related Documents

Following additional documents can be obtained upon request:

- Site maps and aerial photo printouts
- Calling Lake Area Structure Plan
- Land Use Bylaws
- The MD of Opportunity Profile can be found in the MD website: www.mdopportunity.ab.ca
- Other related documents upon availability.

4.0 RFP OVERVIEW

4.1 Background

The MD of Opportunity recently updated the Hamlet of Calling Lake Area Structure Plan to conform to new potential development in the area. The completion and paving of highway 813, which bypasses the residential area and runs along the outer edges but still within the boundaries of the hamlet, has created an ideal strip of land for potential business, commercial/industrial development opportunities.

There is also an abundance of unimproved or otherwise vacant private owned properties along the lake shore which look to be potentially ideal for lakeshore commercial or residential development. However the MD has no control over private owned properties the intend of this RFP is encourage the sale or lease of MD land along highway 813.

This RFP is not intended to focus any future development to any particular site; some areas may be more potentially successful for more immediate development. Generally about a 12 kilometer stretch of land along highway 813 is available and open for commercial, industrial, tourism, agricultural and recreational development.

Although many areas will not be provided with piped water and sewer services in the foreseeable future, development will not be limited to locations with existing services. Therefore, there are no specific phasing

priorities for the Hamlet, and development can occur at anytime in any appropriately designated area of the Hamlet. However, land uses with high water and sewer demands shall be located in areas with or close to piped municipal services.

4.2 About Calling Lake

Calling Lake is located about 120 km south of the Hamlet of Wabasca, 55 km of north of the Town of Athabasca and 235 km north of Edmonton. Highway 813 provides an all paved access to Calling Lake from the north and south. Calling Lake also has an improved private road access to the East which connects to the Highway 55 near the Village of Grass Land.

The Hamlet of Calling Lake is located on about a 12 kilometer stretch of land along the shores of Calling Lake. Approximately 500 people consisting of a mixture of permanent hamlet residents, summer cottagers and First Nations live harmoniously in the community. The Hamlet has a rich history and maintains an active seniors group which provides guidance to ensure that the historical aspects and identity of the community are preserved.

The Hamlet of Calling Lake offers many outdoor recreational activities. Summer activities include fishing, boating, sailing, canoeing swimming, hunting, hiking, riding all-terrain vehicles quads, bikes, picnicking, wild berry picking, and bird watching. Winter activities include ice fishing, cross country skiing, snow-shoeing, dog sledding and snowmobiling.

4.2 About the MD of Opportunity

The Municipal District of Opportunity No. 17 encompassing seven small settlements including the Bigstone First Nations reserves is home to approximately 5,500 permanent residents and at peak oil-patch and forestry season the population can go up to 10,000 people.

Along with our permanent resident population a year round shadow population of approximately 1500 which adds to the population numbers in the area. There is constant migration and commuting between communities and activity from industry and is a big factor in keeping our communities alive and vibrant.

The past decade has been a time of some very major developments in the area including the completion of all paved road access to Calling Lake, Wabasca and Red Earth Creek. Highways 754, 813 and 88 are now

paved. Better roads have increased traffic to and from and within our communities.

The MD of Opportunity has also created and is implementing initiatives to encourage more residential and business development in the area and is also constructing some major upgrades to our water, sewer and road infrastructure.

Oil and gas activity, although scattered, is abundant in the area and is a major revenue source for the municipality from the tax assessment. The logging industry also plays a major roll in the local economy in terms of employment and business opportunity. Tourism is still in its infant stages and with more planning and development could potentially grow into a viable industry. There has been some indication for potential diamond mining in the area which may warrant further diamond exploration activities in the near future.

5.0 DEVELOPMENT INCENTIVES

5.1 Re-zoning

Where necessary the Municipal District will complete all re-zoning requirements at no cost to the developer.

5.2 Municipal Services and Taxes

For new buildings and dwellings assessed at \$50,000.00 or greater:

- No charge for water/sewer and solid waste services for residential development for a period of 3 years (main water/sewer system or through delivery/pick up program) from the first year taxes are imposed.
- One hundred percent cancellation of the annual municipal taxes (not school, lodge or other requisitions) for improvements (not land) for all residential and commercial properties as per section 341(1) of the Municipal Government Act for a period of 3 years from the first year taxes are imposed.

6.0 DEVELOPMENT GUIDELINES

6.1 Residential

Residential development in the Hamlet of Calling Lake is currently a mixture of single family dwellings, manufactured homes and cottages. The community supports the construction of multi-family dwellings, that is, row housing and apartment housing at low densities and elevations, and endorses the provision of a variety of lot sizes in order to ensure a range of housing options.

Residential uses allowed in the Residential areas shall include single family dwellings (including modular and manufactured homes), duplexes, row housing, apartments and seniors housing.

Other uses normally associated with residential neighborhoods, such as low impact utilities and parks and open spaces shall also be encouraged within the Residential areas.

6.2 Country Residential

The Country Residential allows for large-lot residential development, traditionally used for single family dwellings. Country residential development will be allowed within the areas designated Country Residential in accordance with the Calling Lake Area Structure Plan.

Lot sizes for country residential shall be a minimum of 2 acres. Because of the area designated for Country Residential development the lots shall utilize individual wells and approved septic waste disposal systems, or water tanks and sewage holding tanks.

Uses considered appropriate in Country Residential areas may include single family dwellings (including modular or manufactured homes) or duplexes, but may not include any form of multi-family housing.

6.3 Cultural/Recreational

The protection of Calling Lake is very important for the residents and the Municipal District. As a result, it is considered necessary to require appropriate setbacks for all future development along the shoreline and to protect public lake access.

Residents have also identified several areas along the lakeshore that should be protected from any development including several culturally-significant areas such as the blueberry patch, sweat lodge, and grave site.

Uses allowed within the Cultural/Recreation area may include passive walking and cycling trails, and low intensity parks and playgrounds.

6.4 Industrial

Uses considered appropriate in the Industrial area may include manufacturing, processing, refining, warehousing, transshipment, indoor and outdoor storage, bulk fuel storage and sales, oil and gas field servicing, service shops, and temporary work camps.

Industrial uses with high water and sewer demands should be located within areas supplied with municipal piped water supply and sewage collection and disposal services.

6.5 Commercial

Uses considered appropriate in the Commercial area may include retail stores, restaurants, banks, and other financial and professional offices, Laundromats, vehicle services stations, and under appropriate circumstances, car washes, tourist accommodations, hotels, recreational vehicle (RV) parking, and other community and tourism related business.

Temporary and permanent work camps shall not be allowed in the Commercial area.

Some residential development may be allowed within the commercial area based on the merits of the proposed development.

Commercial uses with high water and sewer demands should be located within areas with municipal piped water and sewage collection and disposal services.

6.6 Agricultural

Land designated as Agricultural Area may be used for low intensity agricultural pursuits, such as crop raising and livestock grazing.

6.7 Business Park

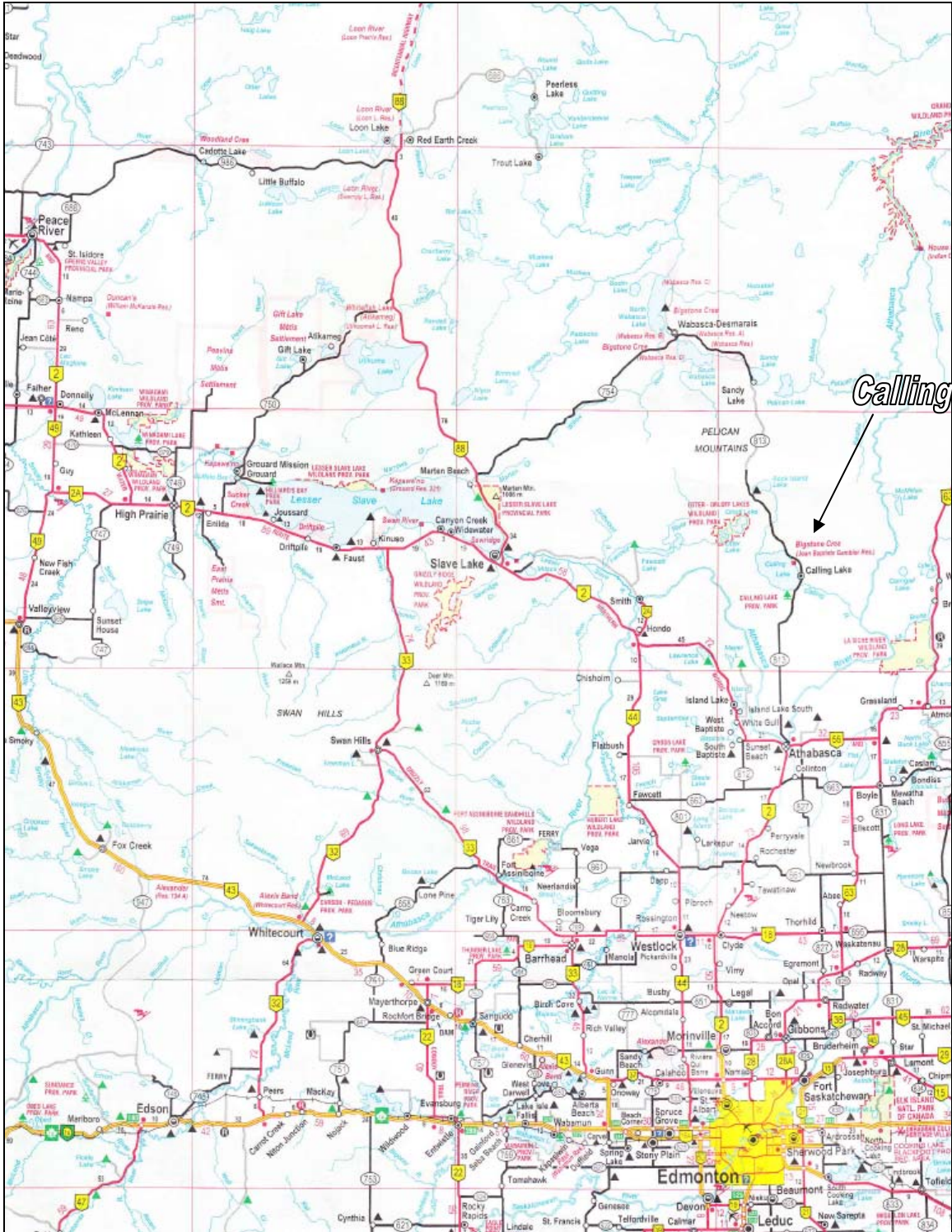
Commercial and industrial development will be allowed in the community within the area designated Business Park. Uses considered appropriate within the Business Park area shall include commercial uses and light industrial uses (i.e., industries which do not emit pollution into the air, water or ground, and in which activities are conducted either within enclosed buildings, or behind screen fences so as to entirely close off the use from adjoining roads or properties). No work camps shall be allowed within the Business Park area.

6.8 Hamlet Reserve

These areas may have physical and/or or environmental constraints that require further study to determine the land's suitability for further development. The development authority may require any development proposal to be accompanied by geotechnical assessment to indentify constraints and the means whereby these constraints are to be overcome.

Map and Area Structure Land Use Plan Attached.

7.0 ROAD MAP



8.0 AREA STRUCTURE PLAN MAP

