
Hamlet of Enterprise

Special Meeting

Monday, November 21, 2011

Hamlet Office at 2:00 PM – 3:35 PM

Start Motions #2011 – 11-109

#1. Call to Order 14:05

#2. Members Present

Mayor Al Flamand

Deputy Mayor Craig McMaster

Councilor Jim Dives

Councilor Joe Lalonde

Councilor Heather Klassen

Members Absent

Councilor Mathew Gauthier

Councilor Tammy Neal

Community Gallery

Staff/Volunteers

Peter Groenen

Lori Warren

Delegates

Lorraine Tordiff

Bev Chamberlin

Derise Rehm

Mary Brown

Gwen Mercredi

#3. Acceptance of Agenda

Mayor Al Flamand asked for acceptance of the Agenda.

Motion #2011-10-109

Motion to accept the agenda.

Moved by Councilor Jim Dives

Second by Deputy Mayor Craig McMaster

Carried

#4. Delegations

Bev Chamberlin, Director Land Administration, explained to council that the general process to acquire land is:

- Unsettled land claim areas must be consulted with all parties.
- Land lease only policy prohibits selling of land.

- If no objections by any of the parties to application of land acquisition – reviewed by cabinet and cabinet makes final decision. 100% of applications have been approved since Bev has been involved in the process of Municipalities acquiring lands.
- Once the application is approved it needs to be surveyed, this can happen over a period of time, as much as 5 to 7 years.
- Council must pass a land acquisition by-law
- File for the transfer of lands, at a cost of \$1.00

The application to include all municipal surveyed lands, all leased, untitled, vacant and occupied lands and the Fox Farm to also include some raw lands.

- Suggestion was made to reduce survey costs, have the lot surveyed at the same time as the parcel of lands.
- When the Fox Farm is being developed, the cost of the access road construction/repair will be added to the price of the lots when sold.
- Suggested that a parcel of land at Escarpment Lake be acquired for future development of recreational properties.
- Zoning can be completed after the acquisition application has been approved.
- Surveying can be completed after the acquisition application has been approved.

Q. How long will the application take for approval?

A. 8 to 9 months

Q. What happens with existing equity leases?

A. leases are a contract. MACA will notify the lessee and advise them that they have a new landlord. It is council's decision on the administration of the existing leases; the Hamlet may continue to lease or give the lessee the option to purchase. MACA will need to be advised as to the Hamlets decided direction. The Hamlet is obligated to recognize the existing terms and equity already acquired by the lessee. If title is to be transferred to resident after completion of lease/purchase the transfer of title fees is the responsibility of the resident.

Q. Do lease holders pay property taxes?

A. Yes, currently the department of Finance (GNWT) administers the property taxes, MACA does the assessments and the GNWT bills and collects the taxes. Under the current program the GNWT then forwards the taxes collected less 3% to the Hamlet; this will continue as long as the program is in effect.

Q. Can council set a mill rate?

A. Yes, GNWT would also collect that and pay the Hamlet the dollars collected less their fee.

Q. Would the Hamlet become a tax-based community when the land transfer is completed?

A. The Hamlet would need to apply to become a taxed based community, if not, it will remain as is.

Q. Will this transfer of lands make our taxes/cost of living increase?

A. No, the minister sets the rate for the general taxation area. The only way it would change is if the Hamlet makes the decision to become a tax-based community to fund future developments.

MACA funding won't stop, but the amounts may change, they will not know until June or July of 2012.

Q. Should we be looking at our general plan to increase the amount of land we apply for?

A. Concern that survey costs will be too high. Survey costs can be recovered through the sale of the property.

All councilors present agreed that the application should include the following lands:

- the area next to railway near Kilometer 100,
- the Fox Farm road area,
- the area south of the Hamlet between the Highway and the railway tracks,

- additional land across the tracks near the Industrial Area,
- additional land next to the Cemetery ,
- a block on the north side of Escarpment Lake for recreational lots,
- and all existing leased and registered lands in the municipality.

Before the application is made an estimate of the potential survey costs will be obtained through Bev's office. As mentioned earlier, although lands will not transferred until the surveys are complete, the Hamlet does not have to survey the lands immediately but can wait for development since the approval of the transfer does not have an expiry time limit.

Council must keep in mind that the Hamlet will need to deal with services to new land for development such as power and water & sewer.

There is approximately a 3-month window from the surveyor's sketch to the acquisition.

Q. Does there have to be environmental assessments?

A. No, MACA does not require it, however the purchaser may have to have one completed if they are borrowing funds for the purchase.

Q. Should we be looking at acquiring quarries?

A. Council will need more details on the costs and possible profits to be made by acquiring the quarries. This should be added to ICSP.

Q. Once the lands are transferred is there need for approval from other parties?

A. No.

Zoning to be done after land application is approved.

Public consultation can take place during the Acquisition and Zoning Bylaw stages.

Councilors can talk to residents about proposed application. Get public views. Acquisition is the first step.

Existing lands that are in arrears (taxes or lease) cannot be transferred; Bev will get back to council on how this matter will be handled if there are any parcels that may not transfer due to arrears.

Once the lands have been transferred the Hamlet will collect the lease payments.

Q. Can the Hamlet issued incentives to industry?

A. Yes, this is up to council, as long as the incentives do not violate any rules.

Land title fee and administration fee (set by council) will be charged to the resident when they purchase their land.

Q. How many trees are you allowed to clear on leased land?

A. trees may be cut to accommodate your proposed building, drives and landscaping. Owned land may be cleared at owners will.

#5. Date of Next Meeting

Next Special Meeting will be November 28, 2011, 2pm.

Next Regular Meeting will be December 5, 2011, 7pm.

#17. Adjournment

Motion 2011-11-110

Motion to adjourn at 15:35

Motion by Councilor Heather Klassen

The Minutes of the above meeting are deemed to be correct.

Dec 16/11

Date

[Signature]

Mayor/Deputy Mayor

[Signature]
Senior Administrative Officer