

From: [Terry Raymond](#)
To: [Reynold Caskey](#)
Cc: [Division 5, Greg Boehlke](#)
Subject: [EXTERNAL] - Road Plan 2479 Q
Date: June 21, 2022 7:10:57 PM

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Hi Reynold

This is a copy of an email I prepared a while back in support of my position.

As indicated in email sent just before this one Please proceed with purchase option for \$10

Terry
Reynold

This email is written in support of having Rocky View County surrender the 1.25 acre portion of Road Plan 2479 Q unto the registered owner.

Unfortunately, I was not part of the negotiations with the Municipality/County when Twp Rd 262 was upgraded years ago. My father-in-law, Neil Harvie was alive at the time but passed away later that same year.

I look at this transaction from two sides. Firstly, as an Agent or representative of the Municipality attempting to straighten and upgrade a road. I believe that I can put myself into the Agents shoes because for most of my business career I was employed as a Landman. I negotiated with landowners in the acquisition of agreements for pipelines, well sites and all other related oil field agreements.

As a former Land Agent, I know all about morals and ethics and how it applies to negotiating with landowners. I would venture that the Agent(s) was/were probably Brian Jobson and/or Ron Goodwin. Two great guys that I have personally dealt with myself on the upgrade of Glendale Rd. I believe the Agent did not discuss the purchase or surrender of the Road Plan 2479 Q with the landowner. It was probably not part of their scope of work or their knowledge that the Municipality would retain ownership to Rd Plan 2479 Q.

The Municipality/County should not have retained ownership to Road Plan 2479 Q. It should have been surrendered as part of the consideration, good will in the completion of the road development and upgrade.

Secondly, I can put myself in the shoes of the landowner and as a son-in-law of Neil Harvie. Neil Harvie did not understand that the land could be purchased by the landowner, if he did, he would have purchased the 1.25 acres. If given the opportunity, Neil Harvie or any landowner having the financial means would not pass up the opportunity, to purchase a small parcel that lies within the boundaries of his quarter section.

As a further point of fact or interest, Road Plan 2479 Q also crossed south into the NE1/4 8. I believe this portion was also excepted out of the NE 8, which would provide some indication that the property was not offered to be purchased by Len and Sally Hall, landowner of LSD 16 of NE 8.

The Municipality/County is not in the business of acquiring, holding, purchasing small remnant parcels.

In fact, it is my understanding that the County has attempted to divest itself of such lands. The elbow shaped road plan containing 1.25 acres is now or will be officially be closed once it receives 2nd and 3rd reading.

Since the development of Twp Rd 262, Road Plan 2479 Q has been fenced off and the entire quarter section is utilized for grazing cattle. There is no approach off of Twp Rd 262, the further development of a water well, septic field or house is not possible within the 1.25 acres. The County cannot sell this land for the purpose of an acreage.

It is unfair for the County to ask the landowner to pay to have the land assessed and then pay a similar amount to purchase the 1.25 acres.

I believe my options are as follows:

1. Ask the County to surrender the 1.25 acres and consolidate with balance of quarter for the reasons described above.
2. Purchase the quarter for appraised value for which is probably around the same value as the appraisal itself.
3. Ask the County to issue a lease to the landowner with continual renewal terms and have the right of first refusal to purchase at any time.

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