

**Appendix "A"**  
**Application Requirements for Non-Residential Tax Incentive**  
**Pursuant to the Tax Incentives Bylaw No. 1556-23**

1. All applications for an Exemption under the Tax Incentive Bylaw must include the following information:
  - a) a signed and dated application form;
  - b) the Application Fee;
  - c) if the Applicant is not an individual, an agent authorization form or director's resolution;
  - d) if the Applicant is a corporation, a corporate registry record of the Applicant dated within 60 days of the date of the application;
  - e) a land titles certificate for the lands on which the Qualifying Property is located dated within 60 days of the date of the application;
  - f) copies of all building/development permits issued with respect to the development of the Qualifying Property;
  - g) a description of the Business conducted or to be conducted in the Qualifying Property;
  - h) an indication of whether the development is New Construction, Renovations or an Expansion;
  - i) an estimate of when the Qualifying Property will be approved for occupancy after completion of the New Construction, Renovation or Expansion;
  - j) an explanation of how the application meets the criteria for an Exemption; and
  - k) with regards to Expansions or Renovations the following additional information:
    - i) photographs of the Qualifying Property before the Expansion or Renovation; and
    - ii) a financial summary and copies of the receipts or paid invoices in relation to the development showing the location of the Expansion or Renovation.
  - l) a copy of previous and current tax assessment notices showing an increase of \$25,000.00 in assessed value.
2. Applicants may provide any other information, including additional print, visual or audio visual material, which the Applicant believes will support their application.

**NOTE: Applications and material provided may be included in reports to Council and the Council agenda packages that are available to the public.**

**All Qualifying Property may be subject to inspection by Town staff to ensure the validity of the application.**

*RB*

**Appendix "B"**  
**Application Form for Non-Residential Tax Incentives**  
**Pursuant to the Tax Incentive Bylaw No. 1556-23**

**Application Information:**

Applicant Name:	Willy Cole
Registered Corporate Name, if Different:	1837569 Alberta Ltd
Tax Roll Number:	00461300
Legal Description of Assessed Property:	L:6 B:3 P:1324161 Quarter Sec: NE; Section 11; Township: 61
Mailing Address of Assessed Property:	PO Box 8253 Bonnyville AB, T9N 2J5
Email Address for Applicant:	willy@overdriveheavyduty.com
Telephone Number for Applicant:	780-207-1052
Corporate Registry Office Address of Applicant:	6708 50Ave Bonnyville AB T9N0B7

**Agent Information:**

Name of Authorized Agent for Applicant:	Willy Cole
Mailing Address for Agent:	PO Box 6130 Bonnyville AB T9N 2G7
Email Address for Agent:	willy@overdriveheavyduty.com
Telephone Number for Agent:	780-207-1052

Personal information required by the Town of Bonnyville application forms is collected under the authority of sections 33(a) and (c) of the Alberta Freedom of Information and Protection of Privacy (FOIP) Act. Your personal information will be used to process your application(s). Please be advised that your name, address and details related to your application may be included on reports that are available to the public as required or allowed by legislation. If you have any questions, please contact the Town's FOIP Coordinator at 780-826-3496 or [admin@town.bonnyville.ab.ca](mailto:admin@town.bonnyville.ab.ca).

*AB*

**Eligibility:**

- a) Are you the owner of this Property?  Yes  No
- b) Do you have any outstanding amounts due to the Town?  Yes  No
- c) Are you involved in any legal actions or proceedings opposite the Town?  Yes  No
- d) Are you involved in bankruptcy, foreclosure or receivership?  Yes  No
- e) Are you in compliance with the terms and conditions of any grants or other financial assistance received from the Town?  Yes  No

**Project Specific Qualifications:**

- f) Is the Non-residential property located within the geographical boundaries of the Town of Bonnyville?  Yes  No
- g) Have you obtained, and maintained compliance with, all required development permits and other applicable approvals respecting the Project otherwise?  Yes  No
- h) Will the project cause, or expect to cause, the assessed value of the Non-residential Property, as set out in the Notice of Assessment for the Non-residential Property, to experience an incremental increase of at least \$25,000.00 between the taxation year immediately prior to the commencement of development associated with the Project and the taxation year in which the Project receives its final required construction completion certificate?  Yes  No
- i) Is the Project classified as an industrial and/or commercial development?  Yes  No

Provide, or append, a brief description of the Business:

TANK and Trailer Inspection / Repair Shop

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The Applicant is applying for a five-year tax incentive for: (choose applicable)

- New Development       Renovation Development

*RR EB*

Describe, or append, an explanation of why you are seeking an Exemption and how you meet the criteria for one of the tax incentive programs listed above:

This is a new building providing a unique ~~ex~~ capability for Overdrive Heavy Duty Services employing 7 new positions at an expense greater than 4 million dollars

What date is the Qualifying Property expected to be approved for occupancy:

March 8/2024

Indicate if the application includes the following:

- Building/Development Permits (required)
- Application Fee (required)
- Tax Assessment Notices (required)
- Land Title Certificates (required)
- Agent Authorization Form/Directors' Resolution (if applicable)
- Photos (if applicable)
- Financial Summary and Receipts/Invoices (if applicable)
- Other Materials (optional)
- Corporate Registry Record (if applicable)

**Declaration:**

I declare that the above information is true and accurate. I declare that I will immediately inform the Town of Bonnyville if I cease to be eligible for the Tax Incentive Program for any reason such as that the project is terminated.

I understand that this incentive approval may be cancelled if my service accounts become delinquent, and that this agreement can become void for any valid reason at the discretion of the Town of Bonnyville.

May 21/2024  
Date of Application

[Signature]  
Signature of Applicant (or Applicant's Agent)  
William Cole  
Print Name of Applicant (or Applicant's Agent)

**FOR OFFICE USE ONLY**

**DATE APPLICATION WAS RECEIVED**

**NAME OF RECIPIENT**

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*AP EB*



# Town of Bonnyville

4917 49 Avenue  
Postal Bag 1006  
Bonnyville, Alberta T9N 2J7  
Telephone: (780) 826 3496  
Fax: (780) 826 4806  
E-Mail: [permits@town.bonnyville.ab.ca](mailto:permits@town.bonnyville.ab.ca)  
Website: [www.town.bonnyville.ab.ca](http://www.town.bonnyville.ab.ca)

Date: Oct 25, 2022

Permit Number: 035035-22-D0114

1837569 Alberta Ltd.  
PO BOX 8253 STN Main  
Bonnyville, ALBERTA  
T9N 2J5

Dear Sir/Madam:

**Re: Development Permit Application for Construction of New Building for Trailer Services**

This letter is to acknowledge receipt of the above noted application. The submission has been under initial review for compliance and completeness of the submission requirements pursuant to Section 35 of Land Use Bylaw No. 1447-16.

Upon initial review, it appears that the required information has been submitted and the review period for this application will commence as of the date of this letter. Pursuant to the Municipal Government Act, the 40-day time period during which the Development Officer must make a decision on this application starts from the date of deemed completeness of the application.

Please be assured that your application will be processed promptly. If you have any further questions, please call the undersigned at 780-826-3496 or email.

Sincerely,  
Town of Bonnyville

Joseph Kopala  
Development Authority

/jek



## Town of Bonnyville

Postal Bag 1006  
Bonnyville AB T9N 2J7  
Telephone: (780) 826-3496  
Fax: (780) 826-4806  
Toll Free: 1-866-826-3496

Please Visit Bonnyville  
on the World Wide Web  
[www.bonnyville.ca](http://www.bonnyville.ca)  
permits@town.bonnyville.ab.ca

### Notice of Decision

Date: Nov 3, 2022

Permit Number: 035035-22-D0114

Roll Number: 00461300

To: 1837569 Alberta Ltd.  
PO BOX 8253 STN Main  
Bonnyville, ALBERTA T9N 2J5

Re: **Decision of the Development Authority**  
Other – Construction of New Building for Trailer Services  
4506 70 St  
Lot 6, Block 3, Plan 1324161  
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Dear Sir or Madam:

Please be advised that development permit application for Other – Construction of New Building for Trailer Services, 035035-22-D0114 was **Approved With Conditions** on Nov 2, 2022.

This decision may be appealed to the Subdivision and Development Appeal Board within 21 days after the date on which a person qualified to appeal is notified of the decision. **This application was Approved With Conditions as a Permitted Use within the General Industrial (M1) district.** The 21 day appeal period, from the date of issuance, must lapse before the Development Permit becomes effective. Appeal should be submitted in writing along with the appeal fee to the attention of the Secretary of the Subdivision and Development Appeal Board.

Permits do not come into effect until after the 21-day appeal period. Any project commencement prior to the end of the appeal period date is at the sole risk of the applicant and/or landowner. If an appeal is submitted, all work must cease until the decision of the Subdivision and Development Appeal Board is rendered.

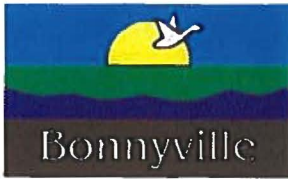
If you have any questions regarding the development permit please contact the undersigned at (780)826-3496.

Sincerely,  
Town of Bonnyville

Joseph Kopyala  
Development Officer

/lek  
Attach.





**BUILDING PERMIT SERVICES REPORT**

1837569 Alberta Ltd  
Box 8253  
Bonnyville, ALBERTA  
T9N 2J6

PSR Issue Date: **Mar 8, 2024**  
Permit Number: **035TIG-22-B0010**  
Municipal File Number:  
Email: **willy@overdriveheavyduty.com**  
Phone: **(780)207-1052**  
Cell Phone:  
Fax:

**PROJECT LOCATION**  
4506 70 Street  
Bonnyville  
L:6 B:3 P:1324161;

**DESCRIPTION OF WORK : Tank and Trailer Inspection & Repair** Project Type: **New Construction** Classification:  
**Medium-hazard industrial occupancies** Building Area (footprint): **1185.00 Square Metres** Height: **2.00 storey(s)**  
Value (Materials and Labour): **\$3,000,000.00**

This report remains on file as record of compliance or non-compliance with the provisions of the Safety Codes Act, regulations, codes, and standards. Pursuant to the Safety Codes Act, the "Owner" is responsible for meeting the requirements of the Act.

The Inspections Group Inc. has provided compliance monitoring services as required by the Safety Codes Act and Codes, regulations and policies pursuant to the Act. It is the opinion of The Inspections Group Inc. that:

**The following deficiencies must be corrected for the work to meet the intent of the Safety Codes Act and applicable regulations. Please contact this office within 30 days if you wish to make arrangements to verify that deficiencies are corrected.**

Code Version	Code Section	Violation	Date Observed
NBC(AE)2019	C2.4.4.1	Upon completion of project submit outstanding C2 schedules for architectural, structural, mechanical and electrical disciplines. Architectural C1-C2 outstanding.	Nov 16, 2023

Yours truly,

*Jamie Machatsis*  
Digitally signed by: Jamie Machatsis

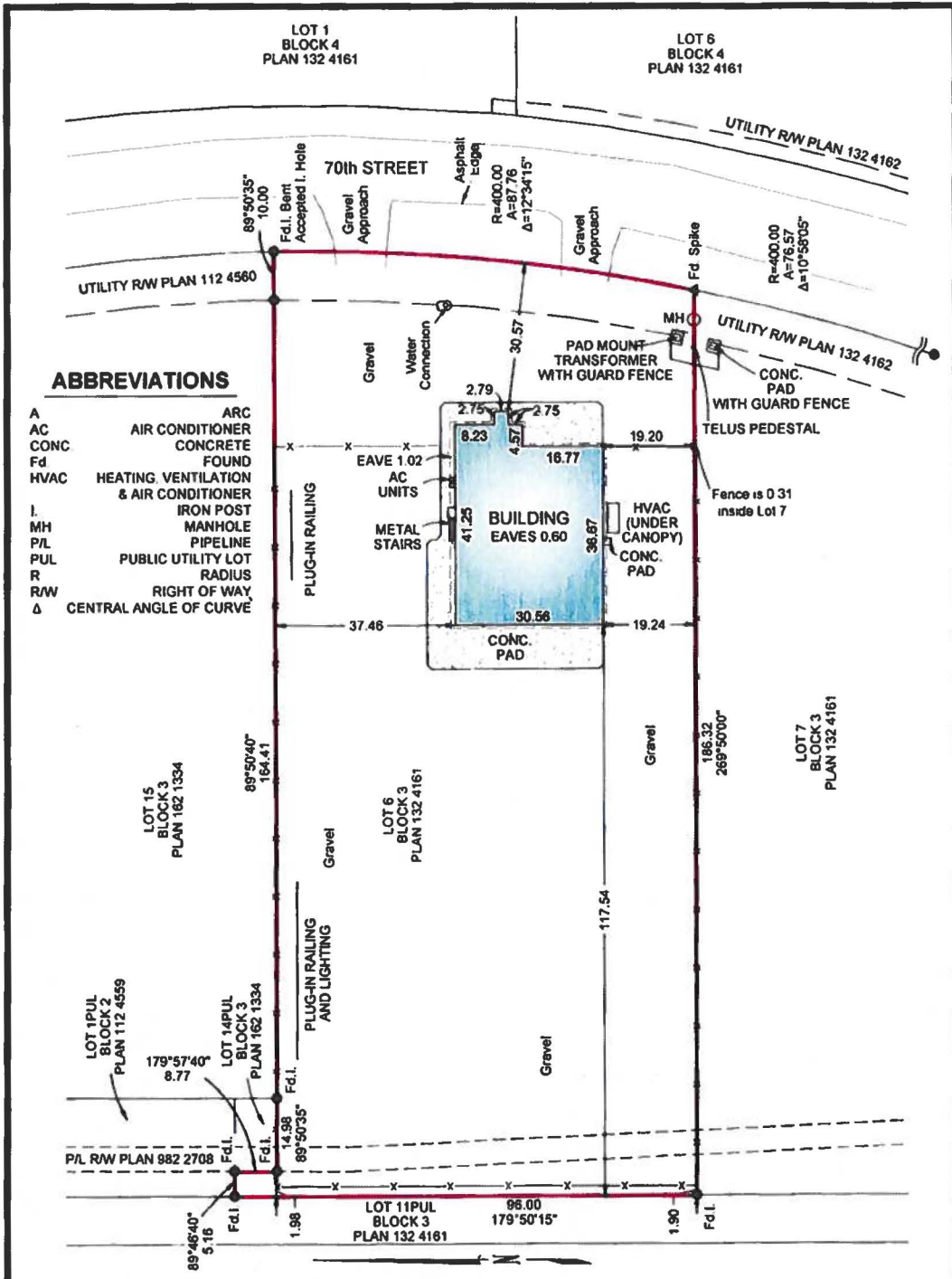
Agency Representative

c.c. Municipal file

12010 111 Avenue  
EDMONTON AB T5G 0E6  
Phone: 780.454.5048  
Fax: 780.454.5222  
questions@inspectionsgroup.com



110, 4910 50 Avenue  
COLD LAKE AB T9M 0G1  
Phone: 780.594.4301  
Fax: 780.594.3720  
www.inspectionsgroup.com



**ABBREVIATIONS**

- A ARC
- AC AIR CONDITIONER
- CONC CONCRETE
- Fd FOUND
- HVAC HEATING, VENTILATION & AIR CONDITIONER
- I. IRON POST
- MH MANHOLE
- P/L PIPELINE
- PUL PUBLIC UTILITY LOT
- R RADIUS
- R/W RIGHT OF WAY
- Δ CENTRAL ANGLE OF CURVE

THIS IS PAGE 2 OF 2 OF A REAL PROPERTY REPORT, AND IS INEFFECTIVE IF DETACHED FROM PAGE 1

**NOTES**  
 Projection: 3TM Central Meridian 111°  
 Datum: NAD83 (CSRS)  
 Combined Scale Factor = 0.999820  
 Derived by: GNSS Observations (PPP)  
 Bearings are grid.  
 Distances are ground and are displayed in metres & decimals thereof.  
 Distances shown to the buildings are to the building wall (not brick facade) and are perpendicular thereto.  
 Eaves are measured to line of fascia.  
 Fences are within 0.20m of the Property boundaries unless otherwise shown.  
 Title as subject to the following encumbrances,  
 Utility Right Of Ways 942 329 200, 132 314 583  
 Caveats 032 372 222, 112 028 485, 132 314 510,  
 222 158 598

**LEGEND**

Iron Spikes Found shown as	▲
Temporary Positions shown as	■
Iron Posts Found shown as	●
Manhole shown as	○ MH
Subject property outlined as	—
Brick Facade (0 10) shown as	—
Fence shown as	X X
Concrete shown as	—
Gravel shown as	—

**explore**  
 www.exploreinc.ca  
 Email info@exploreinc.ca  
 Toll Free: 1-866-936-1805

FILE NO	X053622
SURVEYED BY	C.D./G.S.
DRAFTED BY	T.F.
CHECKED BY	G.S./B.D.
PLAN SCALE	1 1000





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0037 128 220            1324161;3;6                      222 156 596

LEGAL DESCRIPTION

PLAN 1324161  
BLOCK 3  
LOT 6  
CONTAINING 1.85 HECTARES (4.57 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1621334    SUBDIVISION	0.166	0.41	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;6;61;11;NE  
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BONNYVILLE

REFERENCE NUMBER: 162 096 284 +2

-----  
REGISTERED OWNER(S)  
REGISTRATION    DATE (DMY)    DOCUMENT TYPE    VALUE            CONSIDERATION  
-----  
222 156 596    14/07/2022    TRANSFER OF LAND    \$200,000        SEE INSTRUMENT

OWNERS

1837569 ALBERTA LTD.  
OF PO BOX 8253 STN MAIN  
BONNYVILLE  
ALBERTA T9N 2J5

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
942 329 200	24/10/1994	UTILITY RIGHT OF WAY GRANTEE - BONNYVILLE GAS COMPANY LIMITED.
032 372 222	01/10/2003	CAVEAT

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 222 156 596

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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RE : PIPELINE RIGHT OF WAY  
CAVEATOR - ALTAGAS TRANSMISSION LTD.  
BOX 20005, CALGARY PLACE RPO  
CALGARY  
ALBERTA T2P0J2  
AGENT - MIKE WOOLFREY

112 028 485 31/01/2011 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE TOWN OF BONNYVILLE.  
BAG SERVICE 1006  
BONNYVILLE  
ALBERTA T9N2J7  
AGENT - KAHERINE M CURRIE

132 314 510 02/10/2013 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE TOWN OF BONNYVILLE.  
BAG SERVICE 1006  
BONNYVILLE  
ALBERTA T9N2J7

132 314 583 02/10/2013 UTILITY RIGHT OF WAY  
GRANTEE - THE TOWN OF BONNYVILLE.  
-  
ALBERTA  
AS TO PORTION OR PLAN:1324162

222 156 597 14/07/2022 MORTGAGE  
MORTGAGEE - A.J.M. INVESTMENTS LTD.  
PO BOX 8253 STN MAIN  
BONNYVILLE  
ALBERTA T9N2J5  
ORIGINAL PRINCIPAL AMOUNT: \$3,200,000

222 156 598 14/07/2022 CAVEAT  
RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - A.J.M. INVESTMENTS LTD.  
C/O KRESS LAW  
PO BOX 6710  
BONNYVILLE  
ALBERTA T9N2H2  
AGENT - KRISTEN KRESS

TOTAL INSTRUMENTS: 007

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 20 DAY OF  
DECEMBER, 2023 AT 11:17 A.M.

ORDER NUMBER: 49191234

CUSTOMER FILE NUMBER: X053622



\*END OF CERTIFICATE\*

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THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**TOWN OF / VILLE DE  
Bonnyville**

4917 - 49th Ave., Postal Bag 1008  
Bonnyville, AB T9N 2J7  
Telephone (780) 828-3498  
FAX (780) 828-4808

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

**2023 Combined Assessment & Tax Notice**

Roll Number : 000 00461300  
Date Mailed : May 18, 2023  
Appeal Deadline : Jul 25, 2023  
Notice of Assessment : May 26, 2023  
Due Date : Jun 30, 2023  
Amount Due : **\$15,001.28**

*Payable at most financial institutions.*

1837569 ALBERTA LTD  
BOX 8253  
BONNYVILLE AB T9N 2J5



19 203 7 9001

96

1837569 ALBERTA LTD  
4506 70 STREET  
LOT: 6; BLOCK: 3; PLAN NUMBER: 1324161;  
QUARTER SEC: NE; SECTION: 11; TOWNSHIP: 61;

Remit Top Portion with Payment Mailed : May 18, 2023  
**2023 Combined Assessment & Tax Notice**  
Roll Number : 000 00461300 Access Code / PIN  
Appeal Deadline : Jul 25, 2023 503P52H  
Notice of Assessment : May 26, 2023  
Due Date : Jun 30, 2023  
School Support : Undeclared School 100%

Assessment	Amount
*VACANT INDUSTRIAL-Land	135,940
<b>Grand Total :</b>	<b>135,940</b>

Local Improvements	Expiry	Amount
Bylaw No. 1385-12 Gateway Phase II	2032	12,887.09
<b>Total Local Improvement :</b>		<b>12,887.09</b>

Property Tax	Tax Rate	Amount
Municipal Tax Levy Non Residential	0.0114388	1,554.99
School Requisition - Vac Industrial ASF	0.0040123	545.43
Seniors Req - Vacant Industrial	0.0001013	13.77
<b>Total Tax Levy</b>	<b>0.0155524</b>	<b>2,114.19</b>

**PENALTIES WILL BE ASSESSED AS FOLLOWS**  
This is your 2023 Combined Tax & Assessment Notice.  
The first penalty amount of 2% will be applied on current outstanding taxes on July 1st, 2023.

Current Levy	2,114.19
Local Improvement	12,887.09
Arrears	0.00
Bal Transfer AR / UB	0.00
Payment	0.00
<b>Total Due</b>	<b>\$15,001.28</b>



**TOWN OF / VILLE DE  
Bonnyville**

4917 - 49th Ave., Postal Bag 1008  
Bonnyville, AB T9N 2J7  
Telephone (780) 828-3498  
FAX (780) 828-4808



Receipt No. : 494965

Status : A

Batch ID 2024052301

R E C E I P T R E C O R D

TOWN OF BONNYVILLE  
4917 49 AVENUE POSTAL BAG 1006  
BONNYVILLE, AB T9N 2J7  
Phone No. : 7808263496 - 780  
Fax No. : 7808264806

--- Item ID #0001 ---  
UNSPEC : UNSPECIFIED

1@	100.00	100.00
Payment Subtotal		100.00
PST		0.00
GST108125212RT0001		0.00
		-----
Payment Total		100.00
		=====
Cheques		100.00
NAME: OVERDRIVE HEAVYDUTY SERVICES L		
CHEQUE NO.: 015210		
..: 6708 50 AVE/1837569 ALBERTA LT		
Change		0.00

23-May-24 11:20:34  
D:0000054940 B:2024052301  
MOBEJA R:0000494965

Thank you. Have a nice day!

<end of receipt>

Tax Incentive  
Tax roll no.: 00461300





Town of Bonnyville  
"It's Multi-Natural"

# Town of Bonnyville Occupancy Permit

This permit authorizes the occupancy of the building described below subject to any stated conditions:

Building Permit Applicant: AJM Mechanical Services Ltd.  
 Applicant Address: PO Box 8253 STN MAIN, Bonnyville, AB T9N 2J5  
 Current Landowner: 1837569 Alberta Ltd.  
 Landowner Address: PO Box 8253 STN MAIN, Bonnyville, AB T9N 2J5

Tax Roll Number: 00461300  
 Legal Land Description: Lot: 6 Block: 3 Plan: 132 4161  
 Municipal Address: 4506 70 Street  
 Land Use District: M1 - General Industrial  
 Building Classification: Group F - Division 2

### Permits:

Building Permit:	TIG-22-B0010 (nc)	Development Permit:	22-D0114
Electrical Permit:	22-E0061	Gas Permit:	23-G0032
Plumbing Permit:	23-P0007		

(nc) = non compliant

### Final Inspection Dates:

Building Permit Final: 16-Nov-2023 Public Works Final: \_\_\_\_\_

### Conditions of Occupancy:

1. If not already done, addressing shall be installed immediately with min 5" numbers/letters
2. Landscaping shall be completed within one year of issued occupancy.
3. Building permit has deficiencies, Schedules required. Supply required documentation.

Joe Kopala  
Development Officer Signature

Revised May 30/2024  
Date of Issuance

Cc: Land File