



CORPORATION OF THE VILLAGE OF POUCE COUPE

PO Box 190, Pouce Coupe, B.C. V0C 2C0
Telephone: (250) 786-5794 Fax: (250) 786-5257
www.poucecoupe.ca

Shawn Dahlen, PRRD
PO Box 810, Dawson Creek, BC

RE: Trail Development of CN Property in Pouce Coupe

Please see attached documentation regarding the CN Property in Pouce Coupe. The municipality is currently interested in entering a tri-party MOU with CN and the PRRD regarding the property (PID 143-322-196).

The Council has expressed interest in turning the subject area into a green space with a trail network that arrives at the trestle bridge, includes a lookout, a boardwalk with safety railings and a connector for future trail projects to connect the region. This project has not only been identified in the Village's OCP and Strat Plan but in the Regional Connecting Communities Study.

The Village of Pouce Coupe is interested in working with the PRRD (Area D director Leonard Hiebert) and CN regarding the trestle bridge in hopes of this developing into a future "Rails to Trails" project.

I have attached the original offer presented to the council by CN. At this point the Council has not counter-offered as they would like to work with the PRRD regarding the trestle portion of this project and include them in any agreements or offers.

CN's original offer was regarding the coverage of property taxes as well as \$2,500. + tax/ Per year. If CN was interested in the same kind of agreement with the PRRD it would most likely be the cost of property taxes. I have attached the PRRD property taxes pertaining to the CN property.

At this point, the Council has accepted this project "in principle" but has not officially formalized, nor formed an agreement with CN to date.

We look forward to hearing from you regarding this project and your interest in the collaboration.

Thank you


Mayor Danielle Veach
Village of Pouce Coupe

Mayor Danielle Veach

From: Paul Stiles <Paul.Stiles@cn.ca>
Sent: Tuesday, July 23, 2024 8:45 AM
To: Danielle Veach
Cc: Sandy Stokes; Tyler Banick; Calvin Leung
Subject: RE: CN Property
Attachments: Pouce Coupe Lease.pdf; Pouce Coupe BC Sale.pdf

Good morning. I have completed an internal review and can propose the two options below.

Option 1 - Sale

- CN currently is not in a position to sell all the lands within the Village. CN can only offer the 15.56 Acs. shown on the attached sale.pdf I have searched for some comparable sales in the area and have some rough numbers, but the true value of lands will need to be reviewed by way of appraisal. CN is willing to review an offer if you would wish to provide. As part of the sales agreement CN would then lease the additional lands outside of the sale area, for a nominal or nil rent fee, subject to manager approval.

Option 2 – Lease

- CN to lease 34.95 Acs as shown on attached lease.pdf. Suggested rental fee of \$2,500.00+tax/ per year plus property taxes. This fee is negotiable. Can you confirm the intended use of these lands.

I look forward to your response, a virtual meeting can be arranged if you desire.

Thank you



Paul Stiles

Real Estate Asset manager AB & BC, Real Estate | Treasury
T: 905-760-5326 | C: 416-998-6113

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From: Danielle Veach <dveach@poucecoupe.ca>
Sent: Monday, July 22, 2024 2:15 PM
To: Paul Stiles <Paul.Stiles@cn.ca>
Cc: Sandy Stokes <sstokes@poucecoupe.ca>; Tyler Banick <Tyler.Banick@cn.ca>
Subject: CN Property

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Good Morning Paul

I am reaching out to you today regarding the CN property in Pouce Coupe, BC. PID 014322196.

SCHEDULE 'A'



DESCRIPTION: Pouce Coupe Province of British Columbia Canada	PROPERTY SKETCH		SUBDIVISION: Grande Prairie (631) SPUR / ANTENNE: N/A MILEAGE / MILLIAIRE: 131.46 - 132.61 DATE: July 22, 2024 SCALE / ÉCHELLE: Not To Scale
	Subject Lands/Terrain Sujet		
THIS IS NOT A PLAN OF SURVEY / CECI NEST PAS UN PLAN D'ARPERTEMENT			



CANADIAN NATIONAL RAILWAY CO
 C/O PROPERTY TAX GROUP - 13 FLOOR
 935 PO BOX 8100, DOWNTOWN STATION
 MONTREAL QC H3C 3N4

VILLAGE OF POUCE COUPE

48 ST

2	UTILITIES	* Basic School	223,041	12.1100	2,701.03	2,701.03	2,701.03
		* Total School			2,701.03	2,701.03	2,701.03
2	UTILITIES	* Police Tax	134,805	1.2108	163.22	163.22	163.22
2	UTILITIES	Gen Munic Tax	134,805	47.1997	6,362.75	6,362.75	6,362.75
2	UTILITIES	* Mun Fin Auth T	134,805	0.0007	0.09	0.09	0.09
2	UTILITIES	* Reg District T	134,805	1.6499	222.41	222.41	222.41
2	UTILITIES	* Reg Hospital T	134,805	2.0104	271.01	271.01	271.01
2	UTILITIES	* Assessm Auth T	134,805	0.4359	58.76	58.76	58.76
2	UTILITIES	PRRD-Imprv Only	16,555	1.3229	21.90	21.90	21.90
		Water Frontage			837.33	837.33	837.33
		Sewer Frontage			719.26	719.26	719.26
		Gross Gen/Other			8,656.73	8,656.73	8,656.73
		Net Gen/Other			8,656.73	8,656.73	8,656.73

			11,357.76	11,357.76	11,357.76
			0.00	0.00	0.00
			0.00	0.00	0.00
			0.00	0.00	0.00
			11,357.76-	11,357.76-	11,357.76-
			0.00	0.00	0.00

00005020

Plan A754
 Section 32

CANADIAN NATIONAL RAILWAY COMPANY
 C/O PROPERTY TAX GROUP - 13 FLOOR
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 MONTREAL QC H3C 3N4

VILLAGE OF POUCE COUPE

48 ST

6	BUSINESS/OTHE	* Basic School	274,000	3.3900	928.86	928.86	928.86
		* Total School			928.86	928.86	928.86
6	BUSINESS/OTHE	* Police Tax	274,000	0.8476	232.24	232.24	232.24
6	BUSINESS/OTHE	Gen Munic Tax	274,000	9.4358	2,585.40	2,585.40	2,585.40
6	BUSINESS/OTHE	* Mun Fin Auth T	274,000	0.0005	0.14	0.14	0.14
6	BUSINESS/OTHE	* Reg District T	274,000	1.1549	316.45	316.45	316.45
6	BUSINESS/OTHE	* Reg Hospital T	274,000	1.4073	385.60	385.60	385.60
6	BUSINESS/OTHE	* Assessm Auth T	274,000	0.0963	26.39	26.39	26.39
		Gross Gen/Other			3,546.22	3,546.22	3,546.22
		Net Gen/Other			3,546.22	3,546.22	3,546.22
					4,475.08	4,475.08	4,475.08
					0.00	0.00	0.00
					0.00	0.00	0.00
					0.00	0.00	0.00
					4,475.08-	4,475.08-	4,475.08-
					0.00	0.00	0.00
	00005022						

	Land Value	Rate	Tax Amount
School Tax	83,530	12.11	1,011.55
Police Tax	83,530	0.4072	34.01
Provincial Rural Tax			
Provincial Rural Tax	83,530	3.62	302.38
Peace River Infrastru	83,530	0.3	25.06
			327.44
Local Services			
Area D Peace River	83,530	0.74781	62.46
Dawson/Pouce Fire	83,530	3.80041	317.45
Peace River Hospita	83,530	2.01043	167.93
BC Assessment	83,530	0.4359	36.41
Municipal Finance A	83,530	0.0007	0.06
			584.31
Total Taxes			1,957.31

Thanks,

Kari Barber, CPA | Financial Services Manager

Direct: 250-784-3221 | kari.barber@prrd.bc.ca

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8

Toll Free: (24 hrs): 1-800-670-7773 | Office: 250-784-3200 | Fax: 250-784-3201 | www.prrd.bc.ca



PEACE RIVER
REGIONAL DISTRICT

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From: Pynn, Lisa BCA:EX <lisa.pynn@bcassessment.ca>
Sent: Friday, September 6, 2024 2:17 PM
To: Kari Barber <kari.barber@prrd.bc.ca>
Cc: Roxanne Shepherd <Roxanne.Shepherd@prrd.bc.ca>
Subject: RE: Assessment for PID 014-322-196

Hi Kari

Railway folios for right of way land typically include multiple PIDs within a jurisdiction. They are broken down between statutory rates for "basic corridor" and "safe operation". It's very difficult to accurately separate out a single PID from a folio valuing all the railway right of way land in a jurisdiction.