

Pipeline faces more challenges

BY THE CANADIAN PRESS

NORTHERN GATEWAY

VANCOUVER — The Gitga'at First Nation will ask the Federal Court of Appeal to recognize the band's aboriginal title along the proposed tanker route where ships would be carrying oil from the Northern Gateway pipeline as part of a legal fight against the proposal.

The band filed an application with the court on Monday, bringing to at least five the number of groups seeking judicial review of the federal cabinet's decision approving the project.

"The Gitga'at put forward

evidence of title to specific areas in the Douglas Channel," said their lawyer, Michael Lee Ross.

Last month, the Supreme Court of Canada recognized the Tsilhqot'in nations' aboriginal title to more than 1,700 square kilometres of land in the B.C. Interior. Theirs was the first such recognition in the country.

Ross said the Gitga'at's participation in the joint review process provided a legal basis for declaring the North Coast community's title over their traditional marine territory.

Such a declaration would mean the band would have to approve of the project, or the federal government would have to prove it was in the national interest, he said.

The pipeline and tankers present little or no economic benefit to the community and do not meet the criteria set out by the high court for infringing on their territory, Ross argued.

He said they do present significant threats to Hartley Bay, the village best known for rescuing passengers from the sunken Queen

of the North ferry.

"Gitga'at did try to engage with the federal government in a more serious way about some of these things and they really didn't get anywhere," Lee said.

"It's not like they just immediately said, 'well, we're going to go after title.'"

Two other legal challenges were also filed on Monday, the 15-day deadline set out in new rules brought in by the Conservative government.

The Heiltsuk and the Kitsoo-Xaixais added their names to a list of groups that want the Federal Court of Appeal to review the cabinet decision.

Those First Nations,

whose territory on the central coast is also along the tanker path of the project, say they will fight the pipeline in court "and, if necessary, on the land."

"Our people have been clear since this pipeline was proposed," said Heiltsuk Chief Councillor Marilyn Slett.

"We will not allow this to threaten our waters. We stand with our relatives up and down the coast in rejecting this frightful project."

The environmental group B.C. Nature also filed an application with the court, bringing to at least five the number of legal challenges filed in the past few days.



Photo by ASHLI BARRETT/Advocate staff

Chris Artibello, left, president of Belterra Land Company Ltd., reviews plans for The Slopes of Sylvan Lake residential area on Monday.

\$40-million residential development about to launch at Sylvan Lake

BY HARLEY RICHARDS
ADVOCATE BUSINESS EDITOR

THE SLOPES OF SYLVAN LAKE

The first homes in a \$40-million residential development on the northeast side of Sylvan Lake could soon be under construction.

Belterra Land Company Ltd. has launched Phase 1 of The Slopes of Sylvan Lake, a 49-home project near the Summer Village of Birchcliff. Company president Chris Artibello said water and sanitary sewer lines have been installed, site grading has been completed and paving should begin this month.

"Some of the builders are starting to apply for some of the show homes now," he said.

The first phase will consist of 25 homes on lots ranging in size from 0.15 to 0.75 acres. Options include semi-detached villa homes, single-family homes and estate homes — some with lake views.

Belterra has owned the 50-acre site for about 5 1/2 years, and had hoped to begin development sooner, said Artibello.

But the current timelines

are working in its favour.

"Now that the market is really turning, the response has been phenomenal," he said. "I don't know that we would have had that same response two years ago."

As it is, The Slopes of Sylvan Lake will be the first developed under Lacombe County's new Sylvan Lake area structure plan.

"We're the first to tie into the new lift station for the regional wastewater line, which all existing and new developments will be required to do eventually," said Artibello.

Belterra is also building a \$1.5-million dollar water treatment facility to provide pressurized water for The Slopes of Sylvan Lake, and an on-site water storage system for fire protection.

Other features include a year-round recreation area with a multi-purpose sport court, central ponds, and paved and shale trails.

The paved trails will tie into a regional system, said Ar-

tibello. "At some point in the future of Sylvan Lake you'll be able to ride your bike around the whole lake."

He described The Slopes of Sylvan Lake as "quasi-rural living," with about half of the area devoted to greenspace.

"I think for the watershed as a whole this is the way you're going to see the lake be built out over the next 15 to 20 years."

Prices for villa homes begin at just under \$700,000. Estate home and lake-view lots start in the \$300,000s, with Artibello anticipating the value of finished estate homes to be as high as \$1.5 million.

Belterra is pursuing other residential development projects in the region. These include one near Half Moon Bay and another east of Red Deer.

The company will host an open house at The Slopes of Sylvan Lake on Aug. 17 from noon to 5 p.m.

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SUCCESS 4 BUSINESS

Bigger Expo coming to Westerner

BY HARLEY RICHARDS
ADVOCATE BUSINESS EDITOR

An event designed to give entrepreneurs the information, connections and resources they need to succeed is returning to Red Deer for a second year.

Success 4 Business Expo will take place Oct. 9 at Westerner Park. It will again feature exhibitors that provide services and products to businesses, and presentations by experts on a variety of business topics.

But organizer Brenda Kolasa said Success 4 Business Expo 2014 will offer an expanded format and new elements.

The approximately one dozen presentations will cover such topics as brand management, incorporation, information technology, temporary foreign workers, taxes, banking, common business mistakes and minimum wages under the Alberta Employment Standards Code.

Ruth Kelly, president and CEO of Venture Publishing Ltd. — whose roster of publications include *Alberta Venture* and *Alberta Oil* magazines — will speak on "Pathological stubbornness, irrational optimism and risk tolerance: lessons I have learned on my entrepreneurial journey."

The exhibitors will run the gamut from legal and accounting firms to staffing agencies and business associations.

"Companies that are there

to help small businesses grow," summed up Kolasa.

New this year will be a panel of leaders forum, where successful entrepreneurs will answer questions about their paths to success.

Panelists will consist of Dan Murdock, co-founder of The Doormasters Inc.; Sonia Sawyer Schaab, co-owner of LA Radio Group Inc.; Jeremy Jablonski, president of the Coverall Shop; Andrea Fox and Diana Knapton, owners of Babycakes Cupcakery; and Ajoy Joseph, president of Milano For Men.

Kolasa is also introducing a Start-up Entrepreneur Award for the owners of new businesses that have been operating for approximately 15 months or less and who are between the ages of 18 and 39. The winner will receive a \$1,500 cash prize, \$500 worth of graphic design services and six months of business coaching.

Attendance at Success 4 Business Expo is free for those who register in advance.

The cost to take in the presentations is \$70 for a full-day pass, \$50 for three presentations and \$20 for Kelly's keynote address only.

These prices will increase to \$90, \$65 and \$30 respectively after July 31.

The full-day admission includes 15 minutes of private mentoring from experts in various business fields.

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Canadian homes 20% overvalued

CORRECTION WARNING

BY THE CANADIAN PRESS

FITCH RATINGS

OTTAWA — Fitch Ratings says Canada's real estate market is as much as 20 per cent overpriced and cautions the government may need to take

saw increases of 7.3 per cent and Toronto and Vancouver climbed 6.1 per cent.

But several major markets showed a cooling trend. Pric-