



AGENDA ITEM

Offer to Purchase

Plan 7159A1, Block 98, Lots 22 Hamlet of Mirror

May 28, 2020

BACKGROUND

An offer to purchase Lot 22, Block 98, Plan 7159A1 within the Hamlet of Mirror has been received from Walter Helen Albers (letter attached). The lot is located directly north of the property currently owned by the Albers. This lot was acquired through the dissolution of Mirror in 2004. The lot does not have access to water or sewer servicing.

Policy AD(8) Land Sales in the Hamlet of Mirror does not address the sale of unserviced lots in the Hamlet; accordingly, action requested of Council is consideration of this offer.

ANALYSIS

The current land use zoning on these properties is "H-R1" – Hamlet Residential 1 District. As the property does not have access to water and sewer, and there are no plans to extend servicing anytime soon, Administration is recommending that the Albers consolidate lot 22 with lots 16-21. The Albers are currently in the process of building a new home on lots 16-21.

The assessment on lot 22 currently sits at \$ 5030.00. A comparison of similar land sales in the last five years discovered 7 unserviced lots that were sold for \$ 2100 each. These were discounted to reflect a bulk purchase.

Any land transfer and consolidations will be handled by Lacombe County, with the costs associated being passed onto the Albers. These are estimated to be less than \$ 100.00.

ALTERNATIVES

1. Accept the offer received from the Albers at a price of \$3,500 plus GST per lot at a total cost of \$3,675.
2. Propose a counter offer at a price determined by Council.
3. Deny the offer.

BUDGET IMPLICATIONS

Proceeds will be placed in the Hamlet of Mirror Land Sales Reserve which may be used to develop new lots when the majority of existing have been sold or service existing or new lots with municipal water and sewer as per Policy AD 8 Land Sales – Hamlet of Mirror.

LEGISLATIVE RESPONSIBILITIES

Section 3 of the Municipal Government Act (MGA) states the purposes of a municipality are:

- a) to provide good government,
- b) to provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or part of the municipality, and
- c) to develop and maintain safe and viable communities

STRATEGIC PLAN

The following elements of Lacombe County’s Strategic Plan are relevant to this issue:

Our Vision: “An attractive, balanced and progressive community”.

Our Mission: “Building a safe and vibrant community through leadership, innovation and the development of healthy relationships”.

Key Principles: 1) “Fair and Objective in our decisions and in how we treat individuals”, and 2) “Accountability for our decisions and for our actions”.

Resource and Asset Management Strategy: “To manage the natural, financial and physical assets of the County in order to obtain maximum value from all of these resources”.

PUBLIC PARTICIPATION

The request affects a single property tax owner and would not have a lasting impact on the County as a whole as Council’s decision will be based on the unique circumstances of this request. The County’s public engagement will be limited to informing the public of Council’s decision on this matter as well as communicating the impact of Council’s decision to the affected property owner.

RECOMMENDATION

That Council pass the following resolution:

That the County Manager be authorized to accept Walter and Helen Albers offer to purchase Lot 7, Block 98, Plan 7159AI in the Hamlet of Mirror for a total price of \$3,500 plus G.S.T. subject to the condition that Lot 22 be consolidated with Lots 16-21.

PREPARED BY: Keith Boras, Director of Community Services

REVIEWED BY: Tim Timmons, County Manager



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