

Municipal District of Bonnyville No. 87

Action Request

Meeting: Committee of the Whole Meeting
Meeting Date: February 21, 2023
Originated By: Lisa Folliott, Manager of Planning and Development
Title: M.D. Lands Inventory Report Recommendation – Therien

PROPOSAL

Administration conducted an internal review of all lands titled to the M.D. of Bonnyville No. 87 (M.D.) and presented Council with these results at a workshop on September 29, 2022. From those discussions, Administration is recommending that four (4) vacant undeveloped lots identified in the Hamlet of Therien be offered for purchase through public auction.

DISCUSSION

During the internal review process, Administration was able to determine that these four lots came under the ownership of the M.D. due to tax forfeiture, pursuant to Section 424 (1)(2) of the *Municipal Government Act*.

The parcels available for sale in the Hamlet of Therien, within SE 3-61-9-W4M and NE 34-60-6-W4M are as follows:

Roll#	Legal Description	Provincial Linc #	Estimated Market Value	Under M.D. Ownership Since
- 6109033024	SE 3-61-9-W4M Plan 608 HW, Block 2, Lot 28	21032751	\$ 9,650.00	2006
- 6109033017	SE 3-61-9-W4M Plan 608 HW, Block 2, Lot 1	31342421	\$ 6,780.00	2005*
- 6009341012	NE 34-60-9-W4M Plan 853 EO, Block 3, Lot 2	20894960	\$ 10,530.00	1969
- 6109033059	SE-3-61-9-W4M Plan 323 RS, Block 2, Lot 17	14822266	\$ 11,480.00	1998*

*Marked Tax Forfeiture on Title

It was determined that the M.D. has no projected or current use for these parcels; therefore these lands can become available for public sale as per Section 70, 424 (1)(2), 428.2(1) of the *Municipal Government Act* and M.D. Policy No. 2A.009, the M.D.'s Municipal Lands Policy as shown in Appendix C.

Two (2) of the subject parcels' Certificates of Title are marked "Tax Forfeiture". As it has been 15 years following the date of the public auction and pursuant to Section 428.2(1) of the *Municipal Government Act*, the M.D. may request the Registrar to cancel the existing certificate of title for the parcels and issue a certificate of title in the name of the municipality.

As per Section 4 of M.D. Policy 2A.009, for parcels held by the municipality under Tax Forfeiture Title, the lands shall be sold by Public Auction and each parcel shall be subject to a reserve bid equal to 90% of the estimated market value, and approval by Council. For all other lands held by the municipality, each parcel shall be subject to a reserve bid equal to 80% of the estimated market value, and approval by Council.

Attached for Committee's review:

- Appendix A - Therien Vacant Developable Land Summary
- Appendix B - Registered Survey Plans 608 HW, 853 EO, 323 RS
- Appendix C - Municipal Lands Policy 2A.009

REFERENCE TO STRATEGIC PLAN

N/A

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Section 424 (1)(2) of the *Municipal Government Act*, Chapter M-26, RSA 2000.

Section 70 of the *Municipal Government Act*, Chapter M-26, RSA 2000.

Section 428.2(1) of the *Municipal Government Act*, Chapter M-26, RSA 2000.

BUDGET IMPACTS

N/A

RECOMMENDATION

THAT the Committee recommends to Council to direct Administration to make available for sale Municipal District of Bonnyville No. 87 titled lands Plan 608 HW, Block 2, Lot 28, Plan 608 HW, Block 2, Lot 1, Plan 323 RS, Block 2, Lot 17, all within SE 3-61-9-W4M and Plan 853 EO, Block 3, Lot 2, within NE 34-60-9-W4M as per Policy No. 2A.009 Municipal Lands Policy.

OPTIONS

1. THAT the Committee recommends to Council to direct Administration to make available for sale Municipal District of Bonnyville No. 87 titled lands Plan 608 HW, Block 2, Lot 28, Plan 608 HW, Block 2, Lot 1, Plan 323 RS, Block 2, Lot 17, all within SE 3-61-9-W4M and Plan 853 EO, Block 3, Lot 2, within NE 34-60-9-W4M as per Policy No. 2A.009 Municipal Lands Policy.
2. THAT the Committee requests Administration to bring back additional information regarding the M.D. of Bonnyville titled lands Plan 608 HW, Block 2, Lot 28, Plan 608 HW, Block 2, Lot 1, Plan 323 RS, Block 2, Lot 17, within SE 3-61-9-W4M and Plan 853 EO, Block 3, Lot 2, within NE 34-60-9-W4M to a future meeting, as discussed.
3. THAT the Committee accepts the M.D. Lands Inventory Report Recommendation for Therien as information.

Report Approval Details

Document Title:	M.D. Lands - Therien.docx
Attachments:	- Appendix A - Therien Vacant Developable Land Summary.pdf - Appendix B - Plans 608 HW, 853 EO and 323 RS.pdf - Appendix C - Municipal Lands Policy 2A.009.pdf
Final Approval Date:	Feb 14, 2023

This report and all of its attachments were approved and signed as outlined below:

Lisa Folliott

Esther Quiambao

Stephanie Severin