

Lead Sheet:

Cost and Information Outline for Duffield Downs as of September 30th

Below is listed the approximate cost for the proposed land exchange. Included in the outline are appraised values for the undevelopable land of Lot 2 and the developable land for Lot 3 and portion of Municipal Reserve to be exchanged. Moreover, the outline discusses the main points of a meeting between Administration and the Applicant on September 26, 2013; in which the proposal was discussed and the Applicant expressed what he would be willing and not be willing to do. A letter from the applicant reaffirming his decision is included in the outline.

Approximate Costs Produced by Administration for the Proposed Land Exchange

<u>Municipal Reserve Disposition Application</u>	
Application Fees	\$500.00
landowner to complete Schedule A and B under PD016P1	/
pull current copy of 3 titles involved	/
<u>Subdivision Application</u>	
Lot Line Adjustment Sub. Fee	\$500.00
Current Copy of Titles@\$10.00 (2)	\$20.00
<u>Conditions of approval</u>	
taxes	TBD
address signs Including vacant lots	TBD
survey plan, including registration fees at land titles	\$7,500.00
endorsement fees	\$250.00
Approximate Total	\$8,770.00

Current Assessed Land Values Produced by Parkland County Assessment Services

After reviewing vacant land from 2005 to current, the 7 sales that were listed sold for an average price of 39,643 and an average of 1.32 ha (3.27 ac). The subject lot sold R1 is limited to building and would be used to adjacent subject lot for consolidation. Therefore, the opinion of value for the subject property as of September 24, 2013 would be **\$9,500 for 0.53 ha (1.33 Ac).**

(See Attached Spreadsheet for More Details)

After reviewing all vacant land from 2005 to current, the 7 sales that were listed sold for an average price of 39,643 and an average of 1.32 ha (3.27 ac). The 2 most current sales are considered a reflection of the current market value in Duffield Downs and was time

adjusted to reflex this. According to discussions with the planning department the subject lot cannot be built on and additional adjustment was completed to arrive at an indicated market value. Therefore the opinion of value for the subject property as of September 24, 2013 would be **\$12,000 for 1.21 ha (3.0 Ac)**. (*See Attached Spreadsheet for More Details*)

Discussion on September 26th between Administration and the Applicant

1. Discussed approximate costs and appraised value of land in the exchange.
2. *The Applicant stated that he would not be willing to pay for the associated cost for the proposed land exchange.*
3. Administration indicated that perhaps some costs can be negotiated and/or covered by Parkland County.
4. Various other options were presented to the applicant such as:
 - Donating Lot 2 to the County thus, being able to receive a tax subsidy.
 - If not exchanged Lot 2 will be reassessed due to the undevelopable nature, allowing for his taxes to be reduced on the current Lot 2.
5. Remapping of the of the proposed land exchange on the diagonal to include the portion of Lot 3's water course, taking less of Lot 2 in exchange, as suggested by Council. This will allow greater protection of the watercourse and increased access to the Municipal Reserve lands. (*Refer to Alternative Map Lot2 and Lot3*)
6. *The Applicant was very interested in such a re-design and configuration of the property and stated he would be willing to approve such a design.*
7. The Applicant had requested that Administration address the following questions. Administrations answers are as follows:
 - a. Can the county ease the requirements of future agricultural land use agreements on the Applicant's remaining four other properties? – **NO, Assessment will be contacting the Applicant about this situation.**
 - b. Can the 3 years of taxes paid on the undevelopable piece of property (the current Lot 2) be reimbursed? –**NO, Assessment indicated that all property owners have the right to contact Assessment Services to reassess their property if they feel the current assessment is incorrect.**
 - c. Since the Lot that they would be giving up was probably over assessed, could the assessment for Lot 3 be left unchanged until the next general assessment of Parkland County? "What is being requested is of minimal dollar value but would be an appreciated gesture". – **NO, Assessment indicated every year all property within the County is assessed, no exceptions.**

Applicant's Comments Back to Administration on the Proposed Land Exchange

As a hard-copy follow-up to our meeting last Thursday, I wish to reaffirm that, while I wish to see the proposed land swap proceed, I am unwilling to spend an estimated \$8,770 for this to happen. My reasons are listed below.

- 1) The land swap is being proposed because Lot 2 should never have been permitted when Duffield Downs was subdivided by Edmonton Planning. Parkland County accepted the good and the not so good when it took over. The lack of proper municipal oversight should not be at my expense especially considering other points below.
- 2) The land that I would be gaining, while higher in elevation, is only about 40% of the size of Lot 2. This means that Parkland County Reserve would increase in size by about 1.7 acres.
- 3) Lot 2, because of its proximity to the stream and its low elevation, is obviously an extremely environmentally sensitive area. The swap should assist Parkland County in its efforts to be a good steward of the land.
- 4) The swap would permit enhanced access to the main part of enlarged Reserve lands. At present it appears as though the 100 foot wide area to be swapped has not been used as access. I have seen indications that our Lot 2 has been used as access.
- 5) A recent land evaluation has found that our Lot 3 is worth over 25% more than the portion of the Reserve lands that would be added to our Lot 3. As I understand it, this appraisal is based on acreage and did not consider legal title, only land area (acres).
- 6) My wife and I would be forfeiting a **legally titled property (Lot 2)**; we would not be getting another **legally titled property** in return. Especially in regards to point one (1) above, this as a major benefit to Parkland County and to our detriment.

In view of the above points, I am requesting that the proposed land swap proceed and that Parkland County assume all costs. Parkland County has more to gain from this swap than we have.

It is my intention to attend the Public Hearing scheduled for October 8, 2013 at 9:30 AM. While I do not know Council's protocols, I will be prepared to answer questions and to provide input if appropriate.

(Refer to Applicant Letter September 30th for Further Detail)

Administration's Comments

Administration supports this proposal in that it will enlarge the Municipal Reserve as a whole and serve to protect an environmentally sensitive property (Lot 2). In addition, the proposed exchange could allow Lot 2 to serve as natural conduit for future Municipal Reserves to the North if those properties were ever developed to multi-subdivisions.