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[REDACTED]

Edmonton, Alberta

T5T 3B5

July 2, 2013

Mayor and Council

Parkland County

53109A Highway 779

Parkland County, Alberta

T7Z 1R1



WITHOUT PREJUDICE

Your Worship and Councillors:

Re: **Proposed land swap**

Legal: [REDACTED]

Plan: [REDACTED]

Lot 2 swap for 100 ft wide portion of Lot R-1 (immediately South of Lot 3)

Thereby enlarging Lot 3

My wife and I own Lots 2 and 3 immediately to the north of a 100 foot wide portion of Lot R-1. On numerous occasions we have attempted to sell Lots 2 and 3 as a bundle because Lot 2 is very low. The idea proposed was that a purchaser could build on Lot 3; Lot 2 could be mowed and brushed which would allow it to dry out and become marketable.

Recently we have found out that Lot 2 is considered so low that, under present regulations, it would not even come close to meeting the requirements for being approved for title; because of its low elevation and the creek running through it, it probably should have been part of Lot R-1 right from the beginning.

[REDACTED]

The following proposed swap, with no monetary transaction, could be a win-win for both Parkland County and us. While we would relinquish our Lot 2 to Parkland County, our Lot 3 would become larger and marketable; resulting future development would increase tax revenue for Parkland County.

While public access to the Reserve area from the north would be moved a couple of hundred feet, access would be enlarged.

The enlarged reserve would result in significant ecological/environmental benefits and increased area for public recreation. In this day and age, this is probably a major consideration for Parkland County.

It is our belief that the two portions of land are of near equal value. Our Lot 2 has a legal title and is 3.000 acres in size; **(having legal title is the reason that we believe we would be giving up a bit more than the County).**

The proposed portion of Lot R-1, which is 100 feet wide in front (west) and would have a back (east) border extending from the south-east corner of our current Lot 3 to the north-east corner of Lot 4, is approximately 1.3 acres; it is currently not titled as it is a small portion of Lot R-1. For clarity, our Lot 3 would increase in size by 1.3 acres to a total size of 4.3 acres. (All sizes are approximate.)

Parkland County would be gaining about 2.3 times as much reserve land as it would be giving up. While we would be giving up our entire Lot 2, the land that we would gain would make our enlarged Lot 3 more attractive for a potential sale and resulting development. Additionally, Parkland County would be rectifying a situation that should never have been allowed in the first place.

In order to at least partially offset the issue of our giving up a legally titled property, we would request that Parkland County consider the following information.

A) Every couple of years we have to go through the hassle of getting an agricultural land use agreement signed for our (currently four) **[REDACTED]** acreages; this always involves the same people. The previous owner of our properties did not have to do this. Could the county ease off on requiring future agricultural land use agreements?

B) In 2011 taxes on our acreages increased from a ridiculous \$3 to reasonable \$50 per year, however, we have paid them on an acreage that should probably never have been a legal acreage. Could anything be done about the taxes for the last three (3) years?

C) Since the lot that we 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.

It is possible that there are other factors that could enter the discussion of this proposal. If you would like further information we can be contacted by mail, [REDACTED] or by phone at [REDACTED]

Thank you for your consideration of this proposal.

Yours truly,

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]