



AGENDA
Bentley Town Council Regular Meeting
Tuesday March 19, 2024
6:00 Special Council Meeting

1. Call to Order

2. Indigenous Acknowledgement

“We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands.”

3. Amendments & Acceptance of Agenda

4. Adoption of Previous Minutes:

- a) None (Tuesday March 12, 2024, Minutes will be finalized for March 26, 2024 Regular Council Meeting as per normal business)**

5. Financial:

- a) None**

6. New Business

- a) Land Sale – 4603 48A Street Close (Lot 47, Block 1, Plan 2320333)**

7. Correspondence

- a) None**

8. Adjournment



Agenda Date: March 19, 2024 (Special Meeting)

Agenda Item: 4603 48A Street Close (Lot 47, Block 1, Plan 2320333) Land Sale

ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council approve the sale of 4603 48A Street Close (Lot 47, Block 1, Plan 2320333) located in the Town of Bentley within the Sunset Heights Subdivision, to Laebon Homes Ltd in the amount of \$56,900.00, subject to the terms and conditions as outlined in **(Attachment #1)**.

SUMMARY & BACKGROUND

The Sunset Heights Subdivision (formerly know as New Beginnings) was established in 2014 through the creation of the Summersault Area Structure Plan (passed through Bylaw 178/2014 and approved August 19, 2014). In August of 2018, a foreclosure order was granted on the property and in 2018 the Town of Bentley acquired the land through the issuance of borrowing bylaw 207/2018. Servicing of the subdivision was initially completed throughout 2019 and 2020 based on the original configuration of the lots. In March of 2020 Mayor and Council approved Bylaw 216/2020 to create general architectural standards to ensure that future development within the subdivision would require to be constructed in a way that contributes to an attractive and aesthetically pleasing appearance along the public street. Beginning in 2021 administration revisited the subdivision and Mayor and Council supported a reconfiguration of the lots to Single Family Dwelling Lots as shown in **(Attachment #2)**. All subdivision services were consolidated to support the re-design and the work was completed in January of 2023. In April of 2023, the name of the subdivision was officially changed from New Beginnings to Sunset Heights based on a public survey that took place to determine a new name that aligned with a new future.

Since April of 2023, the Town of Bentley has been actively marketing the properties through our realtor Dale Russell of REMAX, social media and through an advertising campaign with Black Press Media. As a result of this advertising campaign, we continue to receive inquiries regarding the properties, we have previously sold one lot and we received an offer for lot from Laebon Homes Ltd.

The developer is proposing to construct a new home on the lot and to meet all required architectural standards as created through Bylaw 216/2020. Once council has approved the sales agreement, we will wait for Laebon Homes Ltd to submit a development permit with their proposed construction and will consider this separately and based on the requirements of the Land Use Bylaw.

Administration has fully executed a Sale Agreement with Laebon Homes Ltd, conditional on Council Approval and in accordance with the Chief Administrative Officer Bylaw. Therefore, Council approval is required to finalize the disposal of a fee simple interest in land at market value.

BUDGET AND FINANCIAL INFORMATION

- The sale price confirmed for Lot 47, Block 1, Plan 2320333 is \$56,900.00 and includes any applicable GST.
- An additional incentive has been negotiated by the purchaser, for the Town of Bentley to rebate the buyer \$11,380.00, within 5 days of completion of the foundation (walls poured).

RATIONAL FOR RECOMMENDATION

- Administration and Mayor and Council have worked hard to modify the subdivision to appeal to the market, based on public feedback and the market interest that has been shown for single family dwellings.
- Significant stakeholder engagement and public council meetings have taken place since 2021 to get to this point and we now have interest in beginning development within the subdivision.

ATTACHMENTS:

- 1) Summary – Land Sale Terms and Conditions
- 2) Subdivision Map – Showing Lot to be sold.

Marc Fortais, CAO



Legal Address:	Lot 47, Block 1, Plan 2320333
Civic Address:	5603 48A Street Close, Bentley Alberta

Excepting thereout all mines and minerals

Purchaser Laebon Homes Ltd

Sale Price The Sale price is \$56,900.00 including any applicable GST. But does not include any development costs or permits.

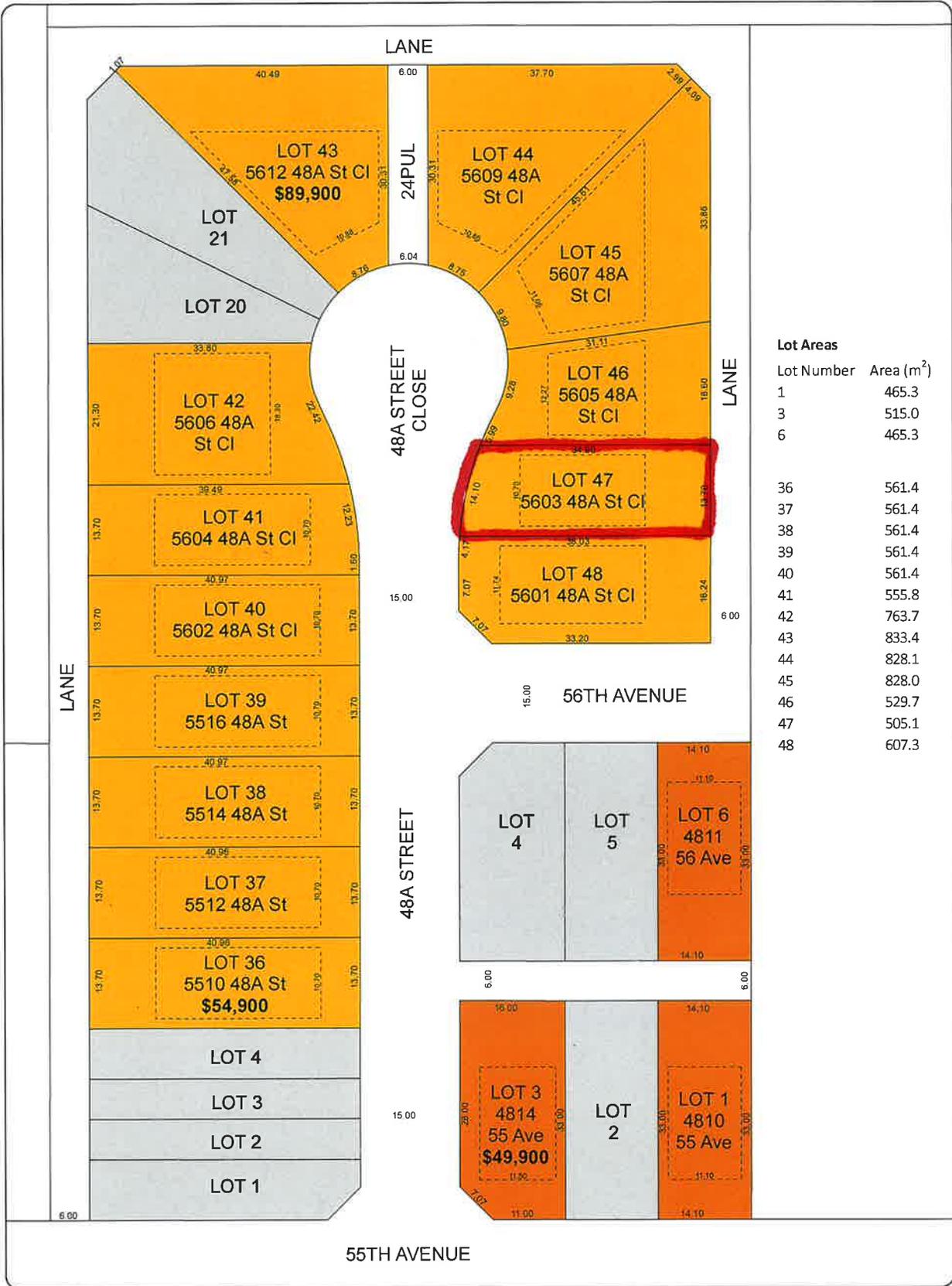
Environmental Considerations The subject property is sold on an “as is – where is” basis.

Fees and Disbursements The purchaser shall be responsible for all legal and registration fees associated with the transaction.

Vendor Conditions Subject to approval of this agreement by Town of Bentley Council before 5:00pm on March 21, 2024
The Seller will rebate the Buyer \$11,380.00 within 5 business days of completion of the foundation (walls poured).

Purchaser Conditions Financing condition before 5:00pm on March 27, 2024

Completion Day Contract completed, the purchase price fully paid and vacant possession given to the buyer at 12 noon on April 1, 2024



Lot Areas

Lot Number	Area (m ²)
1	465.3
3	515.0
6	465.3
36	561.4
37	561.4
38	561.4
39	561.4
40	561.4
41	555.8
42	763.7
43	833.4
44	828.1
45	828.0
46	529.7
47	505.1
48	607.3

SUNSET HEIGHTS SUBDIVISION

- Parcels Not Owned By Town
- Building Envelop
- Single Family Detached (R2B)
- Single Family Detached (R1A)

Land Use Bylaw Designations: Low Density Residential (R1A)
General Residential (R2B)

Yard Requirements:
Front Yard 6.0 m
Side Yard 1.5 m or 3.0 m on Corner Parcel
Rear Yard 10.0 m



NOTE: All dimensions are metric.

N.T.S.

April 2023

