



**Miscellaneous Municipal Item  
REPORT TO COUNCIL  
Request to Set Purchase Price  
April 29, 2026**

<b>Letter of Request information</b>		<b>File: PL2101-26NW</b>
<b>LEGAL DESCRIPTION:</b> Undeveloped road plan within NW 26-21-01W5 between Plan 0813255 Blk 4, Lot 9 and Lot 10 containing ~ 0.7 acres		
<b>LANDOWNER:</b> Foothills County		
<b>LICENCE APPLICANT:</b> Lorinda & Clinton Turner, Stoyan Karanfilov & Vladislava Dimitrova		
<b>PROPOSAL:</b> Request to Set the Purchase Price for Undeveloped Road Plan Purchase		
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger	
<b>FILE MANAGER:</b> Donna Fowler, Municipal Lands Administrator		

**LOCATION**

The undeveloped road plan is located approximately 9km NW of the Town of Okotoks and 3km SW of the Hamlet of Heritage Point, within an undeveloped cul-de-sac portion of Eden Park View West road.

**BACKGROUND**

2008 - This portion of undeveloped Road Plan was dedicated by the developer as possible future access to the (then) undeveloped SW 35-21-01W5, as part of the continued subdivision of Eden Park Estates. SW 35 has since been developed and this portion of Road Plan was deemed unnecessary.

January 31, 2024 - The Applicants submitted a request to jointly purchase the above noted undeveloped road plan.

October 16, 2024 – A Public Hearing was held and Council approved Resolution No. 806 wherein they agreed to close the subject Road Plan for purchase and consolidation into the adjoining parcels (Appendix B).

August 29, 2025 – Alberta Transportation approved the closure.

September 24, 2025 – The Assessment Department provided a Market Value Estimate for the subject parcel valuing it at \$134,270 per acre for a Purchase Price of \$93,989 for the subject 0.7-acre site (Appendix C).

This value was shared with the applicants as the value we would bring to Council for their approval. The applicants were unhappy with the price and believed it to be significantly higher

than what they were expecting. Upon instruction from Administration, they submitted a letter dated January 7, 2026 outlining their rationale to have this price reduced. (Appendix D).

Market Value is determined by using a selection of recent sales in the area to determine the current average per acre market value for bare land.

According to Foothills County Policy No 900-002, the purchase price would be set at 80% of the market bare land value.

In 2023 Council discussed updating the policy to require payment of 100% of the market value of the area lands. This change in Policy has not been undertaken to date.

As per the current Policy, administration suggests that Council set the Purchase Price for this parcel at 80% of the Market Value Estimate provided, resulting in a per acre land value of \$107,416 for a total purchase price of \$75,191.20 for 0.7 acres.

Alternatively, Council may wish to set the Purchase Price at 100% of the Market Value Estimate provided: \$134,270/acre for a total purchase price of \$93,989 for 0.7 acres.

## **REQUEST OF COUNCIL**

That Council sets the purchase price for the portion of the undeveloped road plan between Plan 0813255 Blk 4, Lot 9 and Plan 0813255 Blk 4, Lot 10 within NW 26-21-01W5M containing 0.7ac more or less, at \$ \_\_\_\_\_ per acre, to be consolidated into the adjoining parcels 2/3 to Plan 0813255 Blk 4 Lot 10 and 1/3 to Plan 0813255 Blk 4 Lot 9.

## **APPENDICES**

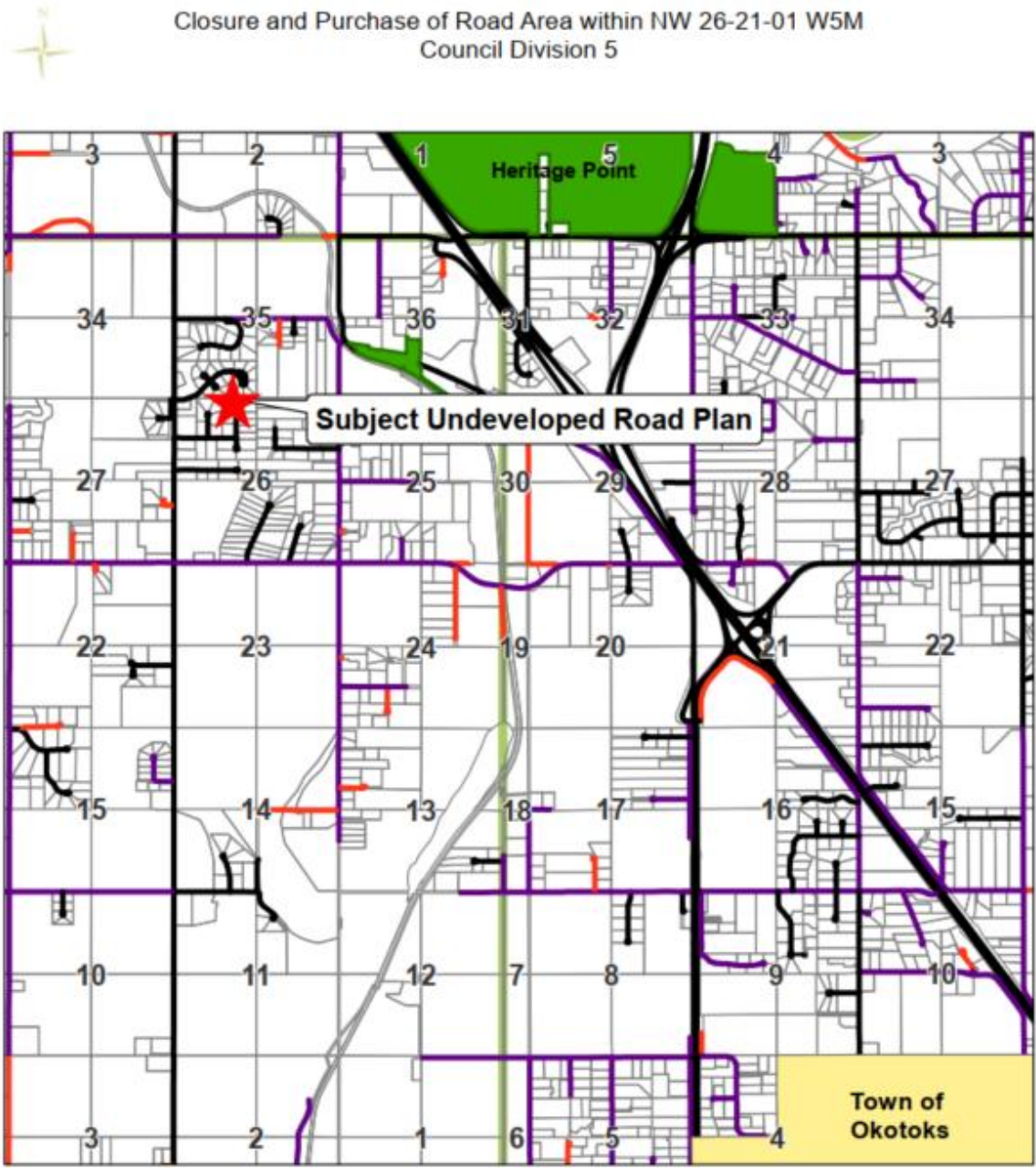
**APPENDIX A – Location Map & Orthophotos**

**APPENDIX B – Council Resolution 806**

**APPENDIX C – Market Value Estimate**

**APPENDIX D – January 7, 2026 Applicant Letter**

**APPENDIX A:  
LOCATION MAP**



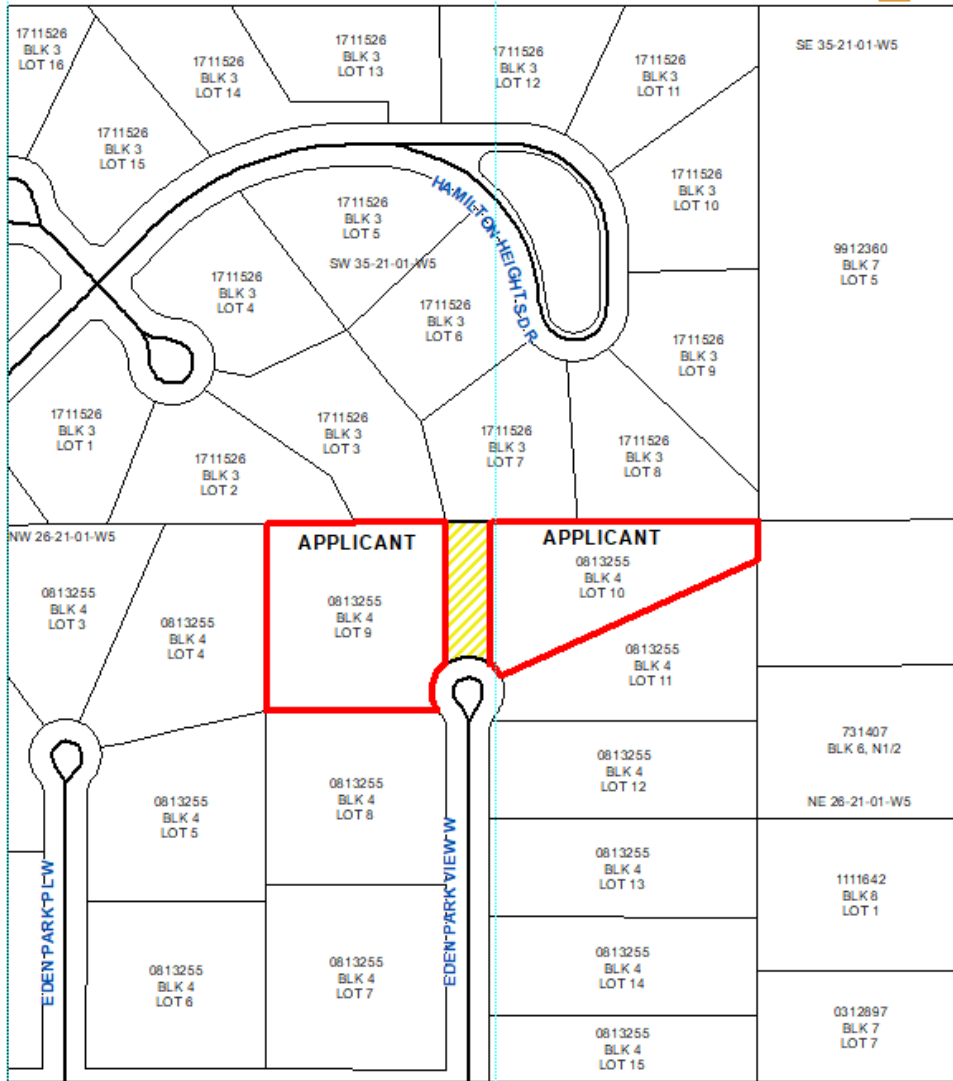
1:50,000

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources include Municipal Records and AMapS.  
© Foothills County 2021

Date Printed: 2024-08-29

**ORTHOPHOTOS:**



**COUNCIL RESOLUTION NO. 806**  
**Foothills County**

**A RESOLUTION OF FOOTHILLS COUNTY FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND CREATING TITLE TO PORTIONS OF A PUBLIC HIGHWAY IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26.1, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.**

**WHEREAS** the lands hereafter described are no longer required for public travel.

**NOW THEREFORE BE IT RESOLVED** that the Council of Foothills County in the Province of Alberta does hereby close to public travel and provide title to the following described highways, subject to the rights of access grant by other legislation.

97 METRES OF THE UNDEVELOPED ROAD PLAN BETWEEN PLAN 0813255 Blk 4, Lot 9 and Plan 0813255 Blk 4, Lot 10 within NW 26-21-01 W5M CONTAINING 0.7 ACRES MORE OR LESS.


Expecting thereout all mines and minerals.

Approved this 16 day of October, 2024

  
\_\_\_\_\_  
Chief Elected Official  
Seal

  
\_\_\_\_\_  
Chief Administrative Officer

Approved this 29 day of August, 2025

  
for \_\_\_\_\_  
Minister of Transportation & Economic Corridors

# INTEROFFICE MEMORANDUM

DATE: September 24, 2025

TO: Public Works Department

FROM: Teresa Lemon

Market Value Estimate

File No: NW-26-21-1-5  
 Legal: Turner/Karanfilov/Dimitrova  
 Subject: 4.00 acres  
 Parcel Size: 26  
 Mkt Zone: 26  
 Trees:  
 Views: River/Creek:

CONCLUSION

Based on the following sales, the fair market value for a 4 acre parcel in this area is : \$134,270 per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	Final Adjusted Sale Price	Final Indicated Price Per Acre For 4 Acs
1	26	SE	14	21	01	5	Aug-24	3.18	\$435,000	1.00	1.00	1.09		-41822		\$432,328	\$108,092
2	26	SW	35	21	01	5	Feb-25	2.50	\$570,000	1.00	1.00	1.15		-118422		\$537,078	\$134,270
3	26	SW	35	21	01	5	May-25	2.78	\$495,238	1.00	1.00	1.13		-60513		\$499,106	\$124,777
4	26	SW	35	21	01	5	Jul-25	2.51	\$557,142	1.00	1.00	1.15		-59258		\$581,455	\$145,364
5	26	SW	35	21	01	5	Jun-25	2.51	\$605,000	1.00	1.00	1.15		-118515		\$577,235	\$144,309
6	26	SW	35	21	01	5	Aug-25	2.49	\$620,000	1.00	1.00	1.15		-157772		\$555,228	\$138,807
7	22	NW	27	21	01	5	Jun-25	3.06	\$420,000	1.00	1.00	1.10				\$462,000	\$115,500

COMMENTS:

The estimated market value is \$134,270 per acre or \$93,989 for a 0.7 acre site.

## APPENDIX D: APPLICANT LETTER

Dear Council members,

We are residents and ratepayers within Foothills County. In November 2023 we began the process of obtaining information to potentially submit a request to purchase the undeveloped government road allowance in between our two properties. January 31, 2024 we submitted a request for surveyed road purchase to the Foothills County between our properties. The parcel is an unutilized road allowance with no plans for future use. The parcel size is 0.7ac, far less than the County minimum allowed 2.5 acre for residential building, and by itself is not suitable for any development.

At that time, we were advised that the purchase price of the land was based on the latest sold neighbouring property value. We were given an estimate price of \$110,532/ac, or \$77,350 for the road allowance parcel (to be split between the two families). We were advised that the County was divesting of road allowance lands at 80% of the current market value of the adjacent properties on December 5, 2023. After deciding to move forward with the application and the prices, December 4, 2024 we were then told that the 80% of the assessed value is no longer honoured and we would be paying 100% as the County has changed their policy on this.

It took almost a year for that road allowance land to be approved for procurement, and by November 2025 the price changed to \$134,270/ac or \$93,989 for the 0.7ac lot. This is a steep increase of \$16,639 or almost 22% to be split between the two families. We were informed about the increase after we already invested in the process more than \$5000 in application fees to the County as well as hiring surveyors to complete the required work.

The price increase was not something we anticipated nor were prepared for. I had a plan to build a shop with a loft on that land. Turner family have been maintaining this lot for years without complaining to the County, so the grass and the bushes would not pose any fire hazard.

We would like the Council to consider a reduction of the sale price for the following reasons:

1. The price increase is over ten-fold the Canadian government projected inflation rate for 2025 of 1.9%.
2. The market value assessment should 'recognize the present use and potential use of the property', according to the Guideline for property assessment and taxation in Alberta. In this case the land has no use, unless it is added to an existing adjacent property.
3. We were not prepared for that increase, so now I have to alter, postpone or even abandon my plans for development.
4. This land is strictly a liability for the County – currently it has no income, but expenses for maintaining it. A successful procurement by us would instantly convert it into an asset - will generate revenue from property taxes that would be paid yearly by us, with zero expenses for maintenance to the County.

We would appreciate your review and understanding in this situation.

Thank you for your consideration,

Lorinda and Clint Turner,

Vladislava Dimitrova and Stoyan Karanfilov