



**MEETING DATE: APRIL 8, 2025**

# **REQUEST FOR DECISION - TO COUNCIL**

## **SUBJECT**

**TAX ARREARS PROPERTIES – NOT SOLD AT AUCTION**

## **RECOMMENDATION**

THAT the County of Vermilion River pursuant to Section 424(1) of the Municipal Government Act, acquires title and becomes owner of the following properties.

| Property Number | Lot | Block | Plan   | Certificate of Title |
|-----------------|-----|-------|--------|----------------------|
| 1               | 1   | 3     | 2129EO | 082141526            |
| 2               | 2   | 3     | 2129EO | 002376528+3          |
| 3               | 14  | 3     | 6110ET | 002376528+2          |
| 4               | 13  | 3     | 6110ET | 002376528+1          |
| 5               | 12  | 3     | 6110ET | 002376528            |
| 6               | 5   | 4     | 647EO  | 072697256            |
| 8               | 13  | 4     | 2338EO | 152073668            |

AND THAT the County of Vermilion River provides direction to Administration to sell the following properties through private sale via advertisement by the Development Officer:

THAT the County of Vermilion River does not acquire title and become the owner of the following properties.

| Property Number | Lot | Block | Plan    | Certificate of Title |
|-----------------|-----|-------|---------|----------------------|
| 7               | 9   | 14    | 8621214 | 092356665            |

## DETAILS

### Background:

County of Vermilion River held the Property Tax Auction on March 11, 2025.

- There was no attendance at the Auction, so no properties were sold at the auction.
- The Council of the County of Vermilion River has an option to take ownership of these unsold properties and become an owner and sell these properties through the Development Officer.
- The Council of the County of Vermilion River also has the option to refrain from taking ownership of these unsold properties, leaving them as tax forfeiture titles under MGA Section 428.2. This would result in the municipality becoming the eventual owner after 15 years.

### Discussion:

Properties 1 – 5 are all connected lots in the hamlet of McLaughlin.

PROPERTY #1 - Lot 1, Block 3, Plan 2129EO (5001, 49 Street, McLaughlin)

This property is a vacant lot at the corner of 49 Street and 50 Avenue.

PROPERTY #2 - Lot 2, Block 3, Plan 2129EO (5003, 49 Street, McLaughlin)

This property is a vacant lot along 49 Street.

PROPERTY #3 - Lot 14, Block 3 Plan 6110ET (5006, 50 Avenue, McLaughlin)

This property is a lot located on 50 Avenue with a shed.

PROPERTY #4 – Lot 13, Block 3, Plan 6110ET (5004, 50 Avenue, McLaughlin)

This property has an abandoned basement

PROPERTY # 5 – Lot 12, Block 3, Plan 6110ET (5002, 50 Avenue, McLaughlin)

This property is a bare land located on 50 Avenue.

PROPERTY # 6 – Lot 5, Block 4, Plan 647EO (4810, 49 Avenue, Dewberry)

This property is a single-family residential unit with a 1 ½-story bungalow, approximately 1,210 sqft in size, constructed in 1945.

PROPERTY # 8 - Lot 13, Block 4, Plan 2338EO (5002 51 Street, Clandonald)

This property is a corner lot located at 50 Avenue and 51 Street, with no permanent structure on it.

**Administration recommends that the following properties be left as it is without acquiring title.**

PROPERTY # 7 – Lot 9, Block 14, Plan 8621214 (4601 50A Avenue, Dewberry)

Due to multiple caveats registered against this property from the Crown, Administration recommends leaving this property as it is until we can get more information Government of Alberta. Corporate Services has been in contact with the province and is waiting to hear back.

Relevant Policy/Legislation Practices:

- Section 424(1) of the MGA - The municipality at whose request a tax recovery notification was endorsed on the certificate of title for a parcel of land may become the owner of the parcel after the public auction if the parcel is not sold at the public auction, - Public Auction for Tax Recovery Property was held March 11, 2025.
- Section 425(1) of the MGA - A municipality that becomes the owner of a parcel of land pursuant to section 424 may dispose of the parcel (a) by selling it at a price that is as close as reasonably possible to the market value of the parcel or (b) by depositing the account referred to in section 427(1) (a) an amount of money equal to the price at which the municipality would be willing to sell the parcel.
- Section 428.2(1) Where a parcel of land has been offered for sale and not sold at a public auction and the certificate of title for the parcel has been marked "Tax Forfeiture" by the registrar, the municipality may require the Registrar to cancel the existing title certificate of title for the parcel of land and issue a certificate of title in the name of the municipality on the expiry of 15 years following the date of the public auction.

## ATTACHMENTS

Asmt Info - Assessment Summary (802003907).pdf  
Asmt Info - Assessment Summary (806002106).pdf  
Asmt Info - Assessment Summary (806002204).pdf  
Asmt Info - Assessment Summary (806002909).pdf  
Asmt Info - Assessment Summary (806003007).pdf  
Asmt Info - Assessment Summary (806003105).pdf  
Asmt Info - Assessment Summary (821530446).pdf  
Asmt Info - Assessment Summary (821530580).pdf

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DATE: April 2, 2025