



# Residential Market Conditions

## Rural Housing Market Has Picked Up Since COVID-19

- Increasing interest in safer rural markets over the Big City
- Rural real estate sales in boom

## Seniors Need Low Maintenance Homes

- Gap between assisted living homes and existing traditional housing stock
- Seniors moving away from Town for preferred housing solutions

## Zero Vacancy Rentals for Growing Economy

- There are 4 fourplexes, 1 – 6 suite, and 1 – 12 suite in Town
- The Town is growing jobs and bringing additional long-term investment
- Limited availability of traditional housing stock on local rental market

# Town Incentives



Two-year 100% municipal tax rebate on residential and commercial infill properties.



Town municipal tax rebate on new residential, commercial, and industrial building construction

- 100% Supplemental
- 75% 1<sup>st</sup> year
- 50% 2<sup>nd</sup> year
- 25% 3<sup>rd</sup> year



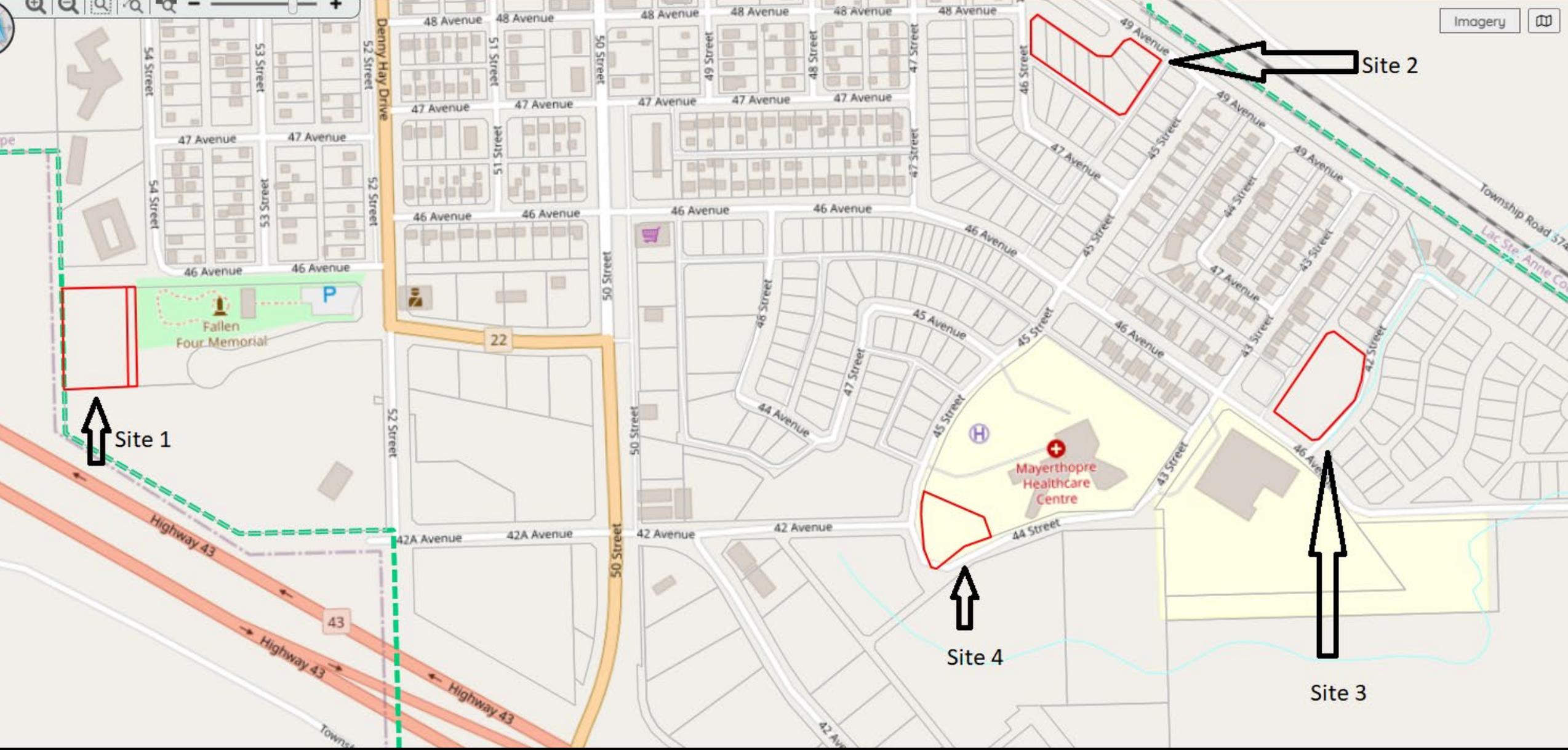
Subdivision Incentive rebating 75% of 1<sup>st</sup> year municipal tax for creating 5+ lots.



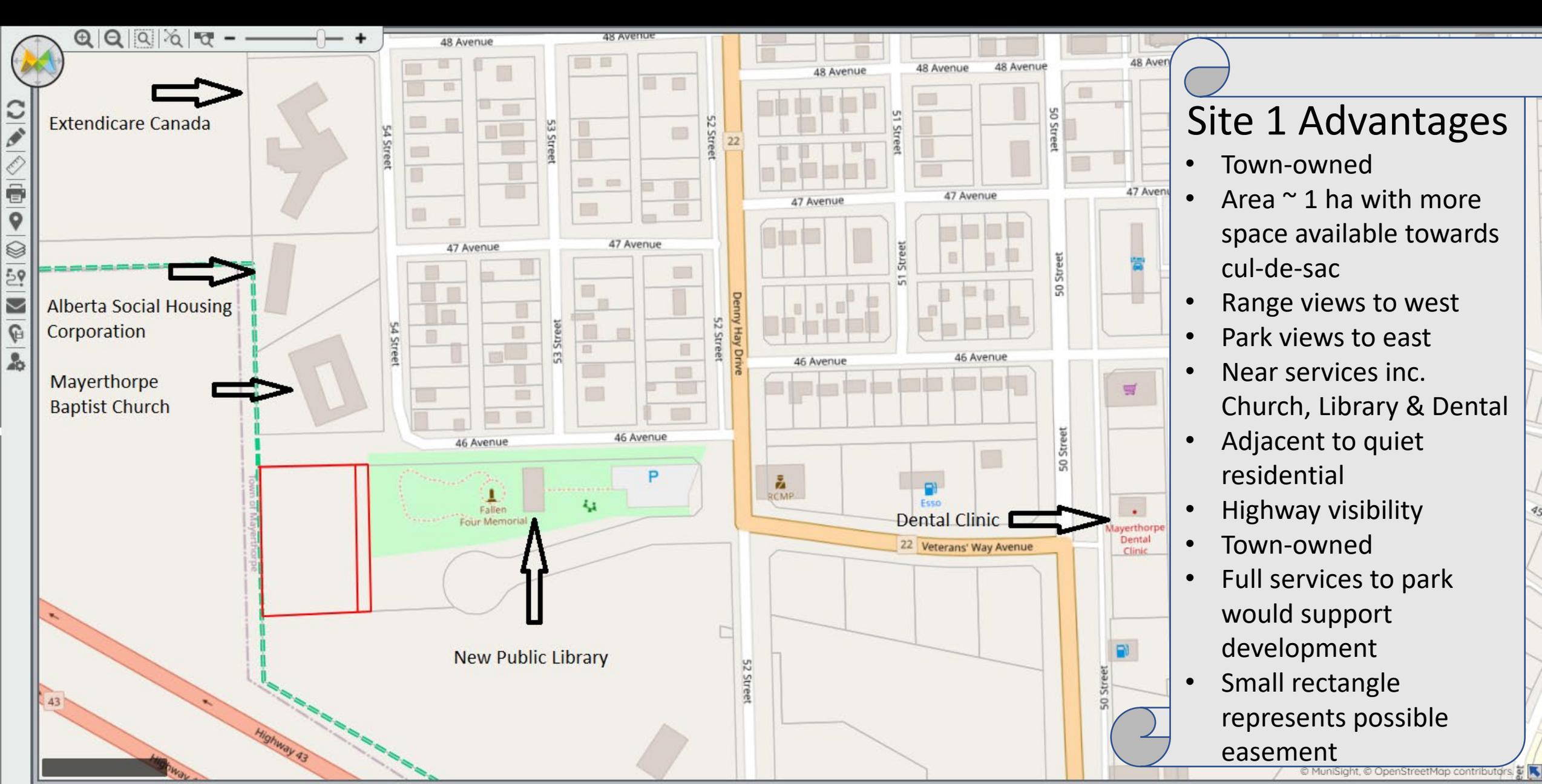
Developer incentive where Town will partner on cost of infrastructure, reducing developer up-front development costs.



The Town offers a \$500 rebate on Tourism-Oriented Directional Highway Signage to businesses.

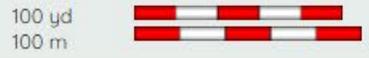


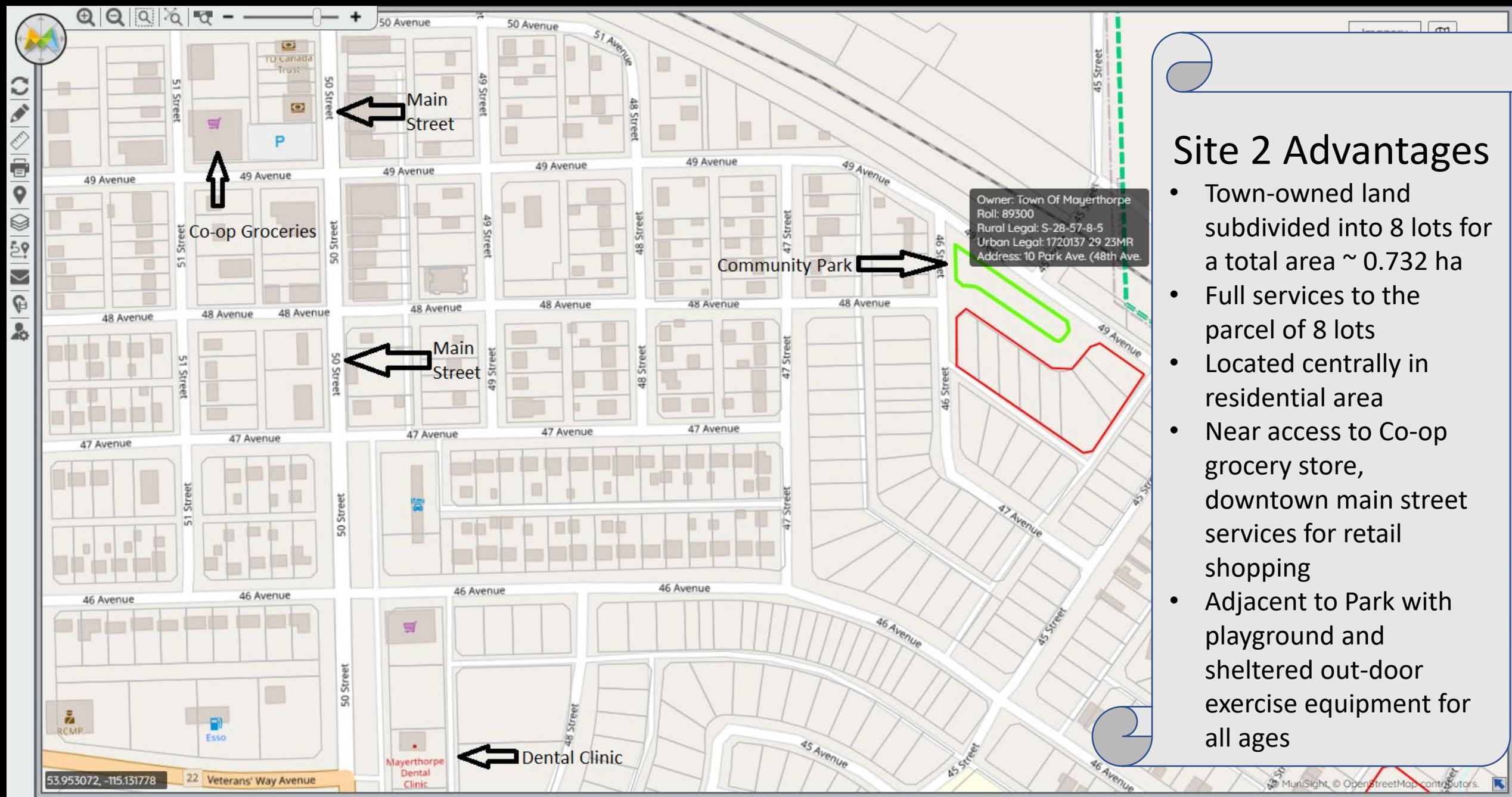
**Fully Serviced Lots Ready for Residential Development**



## Site 1 Advantages

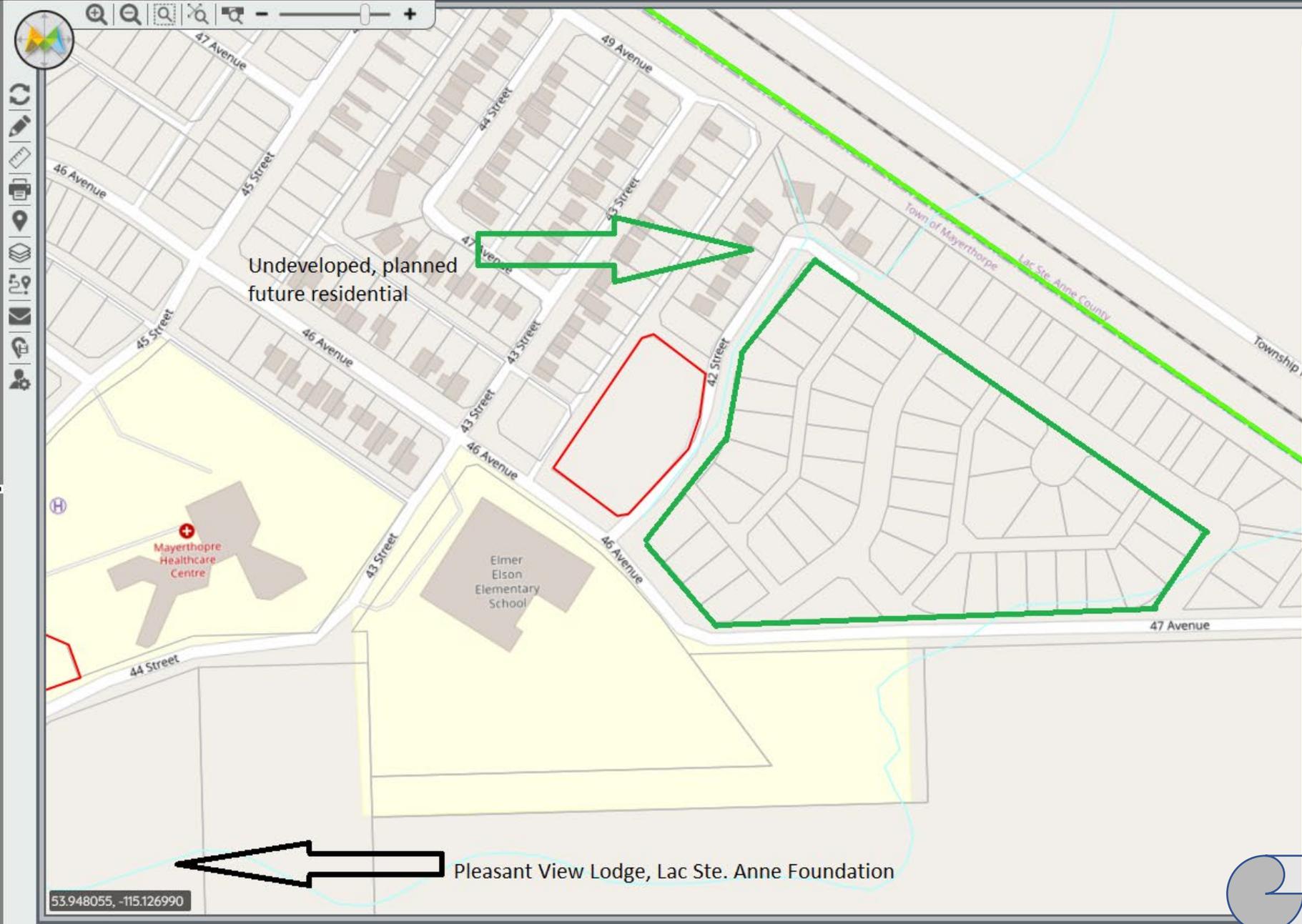
- Town-owned
- Area ~ 1 ha with more space available towards cul-de-sac
- Range views to west
- Park views to east
- Near services inc. Church, Library & Dental
- Adjacent to quiet residential
- Highway visibility
- Town-owned
- Full services to park would support development
- Small rectangle represents possible easement





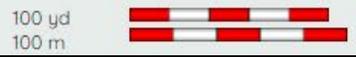
## Site 2 Advantages

- Town-owned land subdivided into 8 lots for a total area ~ 0.732 ha
- Full services to the parcel of 8 lots
- Located centrally in residential area
- Near access to Co-op grocery store, downtown main street services for retail shopping
- Adjacent to Park with playground and sheltered out-door exercise equipment for all ages



## Site 3 Advantages

- Area ~ 0.635 ha
- Privately owned, fully serviced land
- Adjacent to Elementary School
- Close to Hospital and Lac. Ste. Anne Foundation seniors supports for supported and independent living
- Near access to Dental
- Edge of quiet residential
- 10 minute walk to Crockett House Café, 15 minute walk to Co-op grocery and all downtown services



## Site 4 Advantages

- Area ~ 0.368 ha
- Privately-owned, fully serviced land
- Adjacent to hospital for students and staff market
- Adjacent to Lac Ste. Anne Foundation seniors supports for supported and independent living
- Close to dental and veterinarian services
- 10 minute walk to Crockett House Café, 15 minute walk to Co-op grocery and all downtown services



# Did you know?

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- Mayerthorpe is one of three top broadband communities in region.
- Mayerthorpe schools are performing among the highest in the Northern Gateway School Division.
- Mayerthorpe's underground infrastructure (water/sewer/storm), water treatment plant, and lift station have been fully rehabilitated.
- New Raw Water Production Well has eliminated the Town's water supply barrier.

# Did you know?

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- All existing paved roads have been overlaid and new roads are being paved.
- 40km/30 minute drive to Whitecourt.
- 121km/1hr 7 minute drive to Edmonton.
- Highway 43 & 22 serving 22,000 to 25,000 vehicles per day.
- Developer incentive where Town will partner on cost of infrastructure reducing developer up-front cost of development.

# AVISON YOUNG



## What's New?

Highway 43/22 Traffic Lights will support Gasline Alley North Development

Tim Horton's is developing a new restaurant in Town with more big - name development to be announce soon!

Historical Home Rehabilitation Grant Program.

Brownfield Redevelopment Grant Program.

Business Vitalization Grant Program.

Mayerthorpe & Area Business Support Network.

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# Take a virtual tour

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- Canada Day in Mayerthorpe (2019)

<https://www.youtube.com/watch?v=ZRUAgbbVyCc>

- Mayerthorpe Indoor Rodeo (2019)

[https://www.youtube.com/watch?v=1YT934ev\\_Ho](https://www.youtube.com/watch?v=1YT934ev_Ho)

- Mayerthorpe Agricultural Fair (2019)

<https://www.youtube.com/watch?v=f7zv5ILoDMI>



Thank you, please  
contact us!

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