



# 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 5-year municipal tax rebate on new residential, commercial, and industrial building construction

- 100% Supplemental
  - 85% 1<sup>st</sup> year
  - 70% 2<sup>nd</sup> year
  - 65% 3<sup>rd</sup> year
  - 50% 4<sup>th</sup> year
  - 35% 5<sup>th</sup> year
- . Additional 5% for 1<sup>st</sup> year to 5<sup>th</sup> year on 3<sup>rd</sup> floor apartment units



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



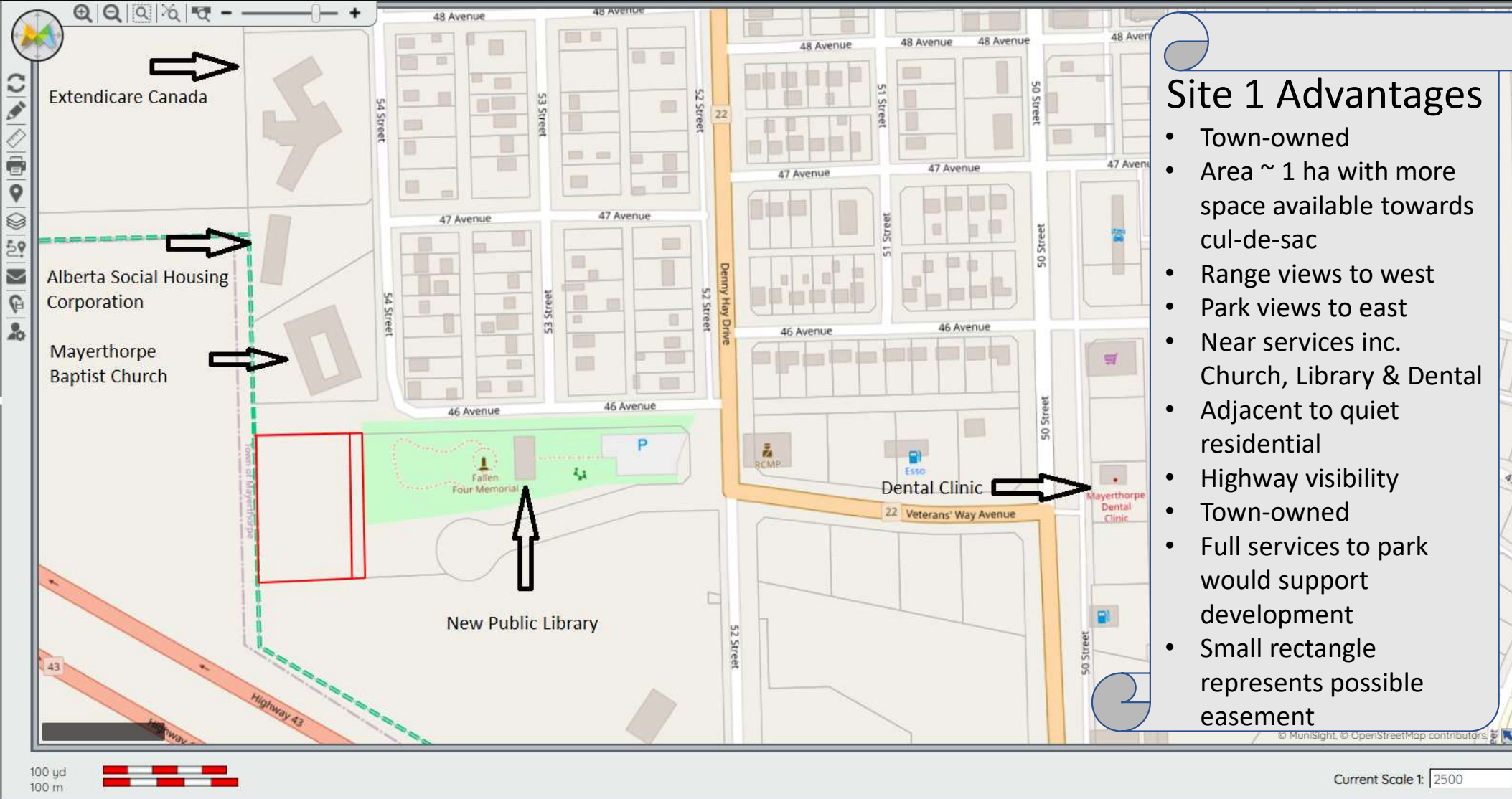
Developer incentive where Town will partner on cost of infrastructure, reducing developer up-front development costs.



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

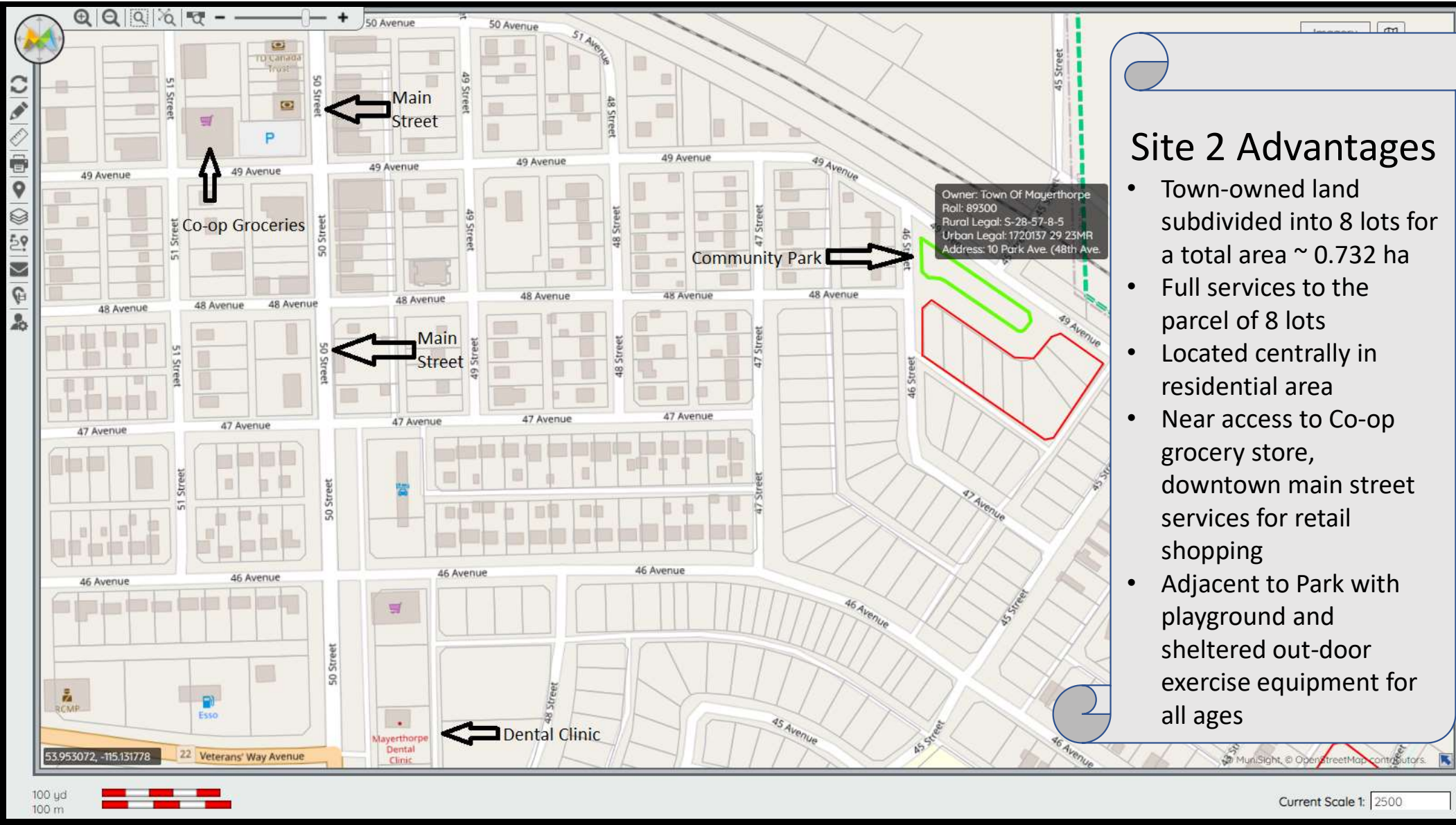


**Fully Serviced Lots Ready for Residential Development**



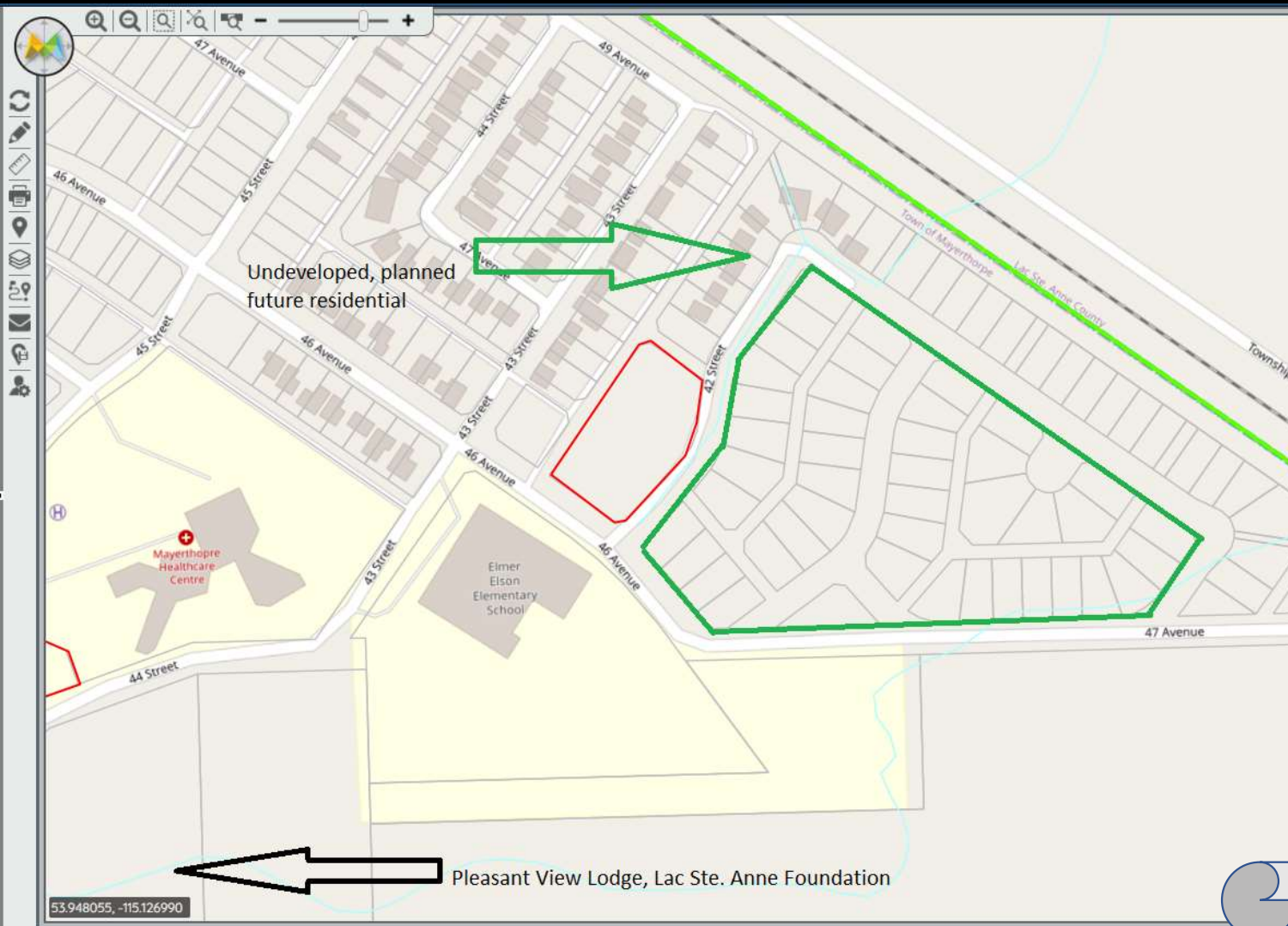
## Site 1 Advantages

- 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

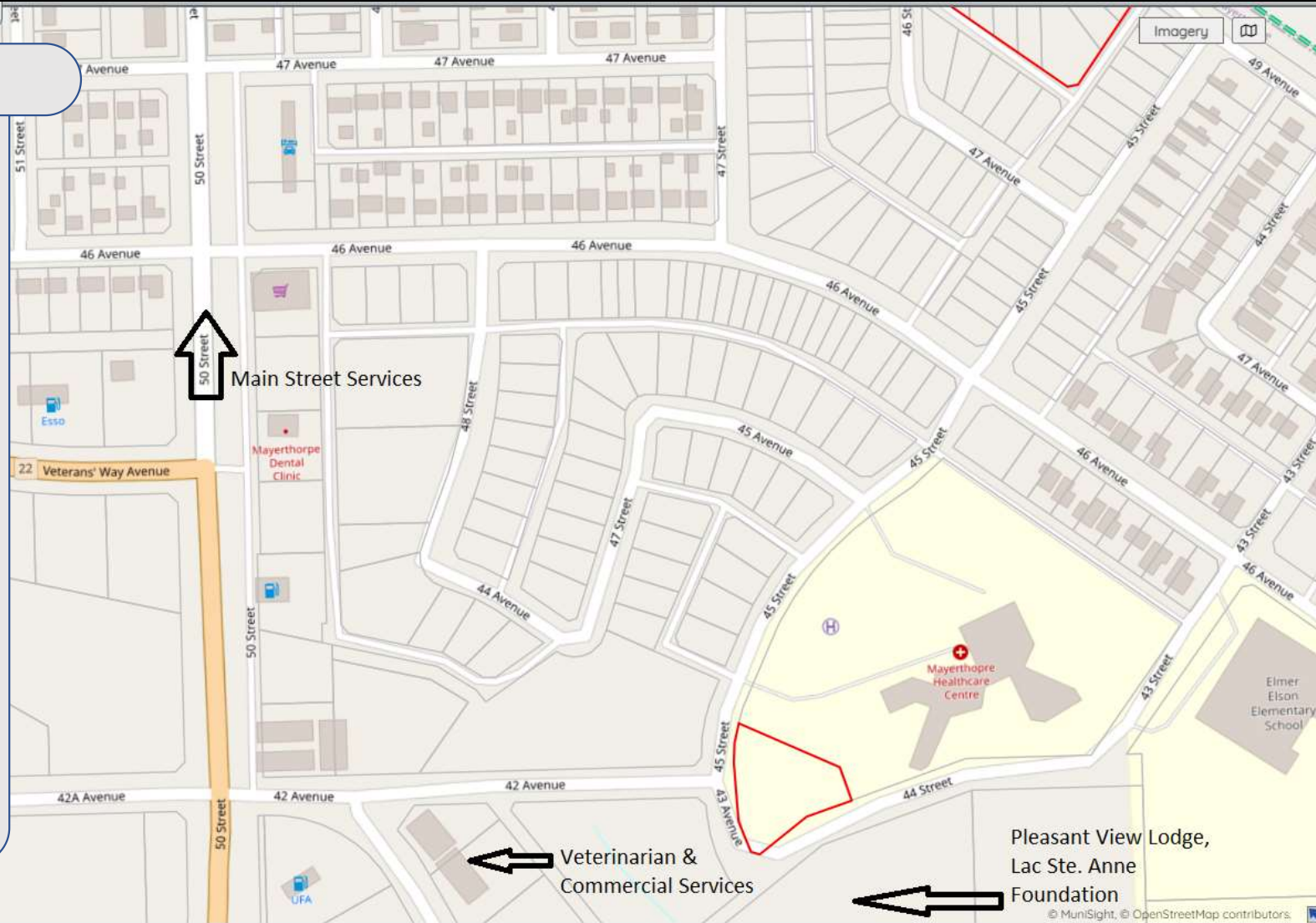


## Site 3 Advantages

- 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



100 yd  
100 m



Current Scale 1: 2500

# 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 open in 2022, Subway opened in 2023, and there is one remaining leasable space in this highway frontage commercial building.

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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