RESORT VILLAGE OF CANDLE LAKE – REPORT TO COUNCIL

FROM: Brent Lutz -CAO

TO: Mayor and Council

DATE: June 8, 2026

SUBJECT: Commercial Land Sale – TORCARAE Developments Inc. (Jason Doell)

RECOMMENDATION

That Council authorize the Mayor and Administrator to execute the Land Sale Agreement and Development Agreement between the Resort Village of Candle Lake and TORCARAE Developments Inc. for the purchase and development of approximately 4.07 acres of commercial lands, subject to any minor administrative amendments required to finalize the agreements.

ISSUE

Council is requested to consider the finalized Land Sale Agreement and accompanying Development Agreement with TORCARAE Developments Inc. and provide authorization for execution of the agreements.

BACKGROUND

The Resort Village of Candle Lake previously entered into a Memorandum of Understanding with TORCARAE Developments Inc. and subsequently negotiated an Offer to Purchase for the sale and development of approximately 4.07 acres of commercial land intended for a commercial retail centre development. The Offer to Purchase has been extended to June 30, 2026, to accommodate completion of the subdivision process and finalization of the legal agreements required to complete the transaction.

Administration, the Village Solicitor, and representatives of TORCARAE Developments Inc. have worked collaboratively to prepare a Land Sale Agreement and an accompanying Development Agreement. Draft agreements have been reviewed by both parties and presented to Council in-camera for review and direction.

ANALYSIS

<u>Development Agreement</u>

During Council's review of the proposed agreements, Council requested that additional provisions be included to ensure the development proceeds substantially in accordance with the concept originally presented by the Developer. In response to Council's direction, the Development Agreement has been amended to include a conceptual building design as part of Schedule B. A provision has also been added to the agreement requiring the completed development to generally reflect the architectural style and design illustrated in Schedule B. This amendment provides assurance that the completed project will remain consistent with the development concept presented during negotiations.

The Development Agreement has also been amended to require the Developer to provide a security deposit for the construction of the highway approach and service road. The security shall be equal to fifty percent (50%) of the Opinion of Probable Cost prepared by Associated Engineering. This security will help ensure completion of the required infrastructure improvements.

Land Sale Agreement

The Land Sale Agreement has also been amended to require that the land sale deposit be provided upon transfer of title. In anticipation of subdivision approval being issued, the timing for transfer of title has been revised to occur within five (5) days following execution of the agreement.

Administration is satisfied that the requested amendments have been incorporated into the agreements and that the documents adequately protect the interests of the Resort Village while facilitating the proposed commercial development.

OPTIONS

1. Authorize execution of the Land Sale Agreement and Development Agreement.
2. Authorize execution subject to additional amendments directed by Council.
3. Defer consideration pending further review.

RECOMMENDATION

Administration recommends Option 1.

ATTACHMENTS

1. Land Sale Agreement – TORCARAE Developments Inc.
2. Development Agreement – TORCARAE Developments Inc.
3. Offer to Purchase – Jason Doell or a company to be incorporated