

Council-Community Relations

DISPOSITION OF LANDS – STRATEGIC INITIATIVES – CCR-22

Effective:	November 3, 2020
Authorized By:	Council
Resolution:	21-1-5
Replaces:	<i>New Policy</i>

POLICY PURPOSE

Council has the ability to dispose of municipal lands in accordance with the Community Charter and the Local Government Act. This policy is intended to guide Council in decision making process of considering disposition of municipal lands.

SCOPE AND APPLICABILITY

This policy applies to the consideration of sale of municipal land to advance a strategic initiative of Council.

RESPONSIBILITIES

1. Municipal owned lands are presented to the Policy and Bylaw Council (PABCOM) with a report on past use and intended future use.
2. PABCOM to identify strategic uses to consider marketing lands for and any conditions of sale.
3. Staff to provide a report to Council with the following for identified surplus lands:
 - a. Costs associated with disposition;
 - b. Appraisal of value of lands; and
 - c. Estimated servicing costs of land.
4. Council to confirm conditions of sale of the land and identify minimum purchase price.
5. A property listing or a request for proposal (“RFP”) with a rating system to meet strategic initiatives will be prepared.

Costs

The City will cover the initial costs identified by Council as needed to carry out a RFP or property listing and may include:

- Appraisal of property for use intended.
- Any Council identified costs determined needed to proceed to RFP or property listing (subdivision, zoning amendment).

The purchaser shall be responsible for the costs identified by Council, and stated in the RFP or property listing, as required to complete the acquisition of the lands of which may include:

- The land purchase price determined by Council at its discretion;
- Survey costs to complete a plan for subdivision/consolidation;
- Costs to register the plan of the subdivision; and
- Legal costs to carry out the purchase, registration of plans, transfer of ownership, and extension of any charges on property titles.

Land requests will be circulated to all departments for comment. A staff recommendation will be forwarded to Council for consideration.



Considerations

Sale of municipal property for strategic purpose will be considered if:

- The land is identified by Council as surplus;
- The municipal purpose anticipated for the land in the future has been considered and the proposed purpose is deemed best use; and
- The sale would meet a strategic municipal initiative.

Sale of municipal property will **not** be considered under the following conditions:

- The proposal submitted would adversely affect municipal operations, work, plans, efforts or initiatives;
- The request has been considered and may interfere with future utility or municipal infrastructure; and
- Council determines the sale is not in the best interest of the community of which they may determine at any point in the process of consideration of sale.

EXCEPTIONS

N/A