

Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: August 22, 2023
Originated By: Lisa Follitt, Manager of Planning and Development
Title: Policy No. 2A.009 Municipal Lands Policy – Amendment

PROPOSAL & BACKGROUND

Administration is proposing changes to Policy 2A.009 Municipal Lands Policy following direction from Council to propose Direct Sale at Fair Market Value as an added option for disposing of municipal lands.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

The proposed amendments to current Policy 2A.009 will:

- Update the Section from General Government and Administrative Services to Planning and Community Services
- Update the name of the policy to improve clarity on the policy’s purpose;
- Update the Public Notification Requirements to correspond with M.D. Public Notification Bylaw;
- Clarify aspects of the Conditions of Sale;
- Update the aspects of the Policy regarding Tax Forfeiture Title Lands to retain accuracy and remove redundancy;
- Replace procedure for Tax Forfeiture lands to read “as subject to the requirements of provincial and municipal legislation”. Please note that the current procedure to sell Tax Forfeiture lands is by selling it at 90% of the estimated market value, approved by Council or as close as reasonably possible to the market value of the parcel, as per Section 425(1)(a) of the Municipal Government Act;
- Remove portions of the of the Policy regarding leasing of Municipal Lands due to the creation of a proposed new separate policy; and
- Add Direct Sale of Municipal Lands at Fair Market Value as a land disposal option.

Proposed amendments to 2A.009 Municipal Lands Policy were presented to Committee of the Whole on May 16, 2023. The Committee of the Whole recommended to Council adopting the amended Policy No. C-3A.019 Disposal of Municipal Lands Policy (formerly known as Municipal Lands Policy).

The proposed amendments to 2A.009 Municipal Lands Policy were then presented to Council on June 27, 2023, where Council directed Administration to further amend the Policy as follows:

- Clarify aspects Direct Sale at Fair Market Value with respect to advertising timelines and processes if multiple offers are received; and
- Add the opportunity for Licensee’s of M.D. Lands to purchase the land at Fair Market Value should an M.D. Licensing parcel become available for sale.

Attached for the Council’s review:

- Appendix A: Draft for Policy C-3A.019 Disposal of Municipal Lands Policy (formerly known as Municipal Lands Policy)

REFERENCE TO STRATEGIC PLAN

Goal 3: Promote Community Development

- Create faster timelines with process revitalization
- Search for and eliminate any other areas of red tape

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Sections 70, 417-428.2 of the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

COSTS & SOURCE OF FUNDING

N/A

COMMUNICATIONS STRATEGY

If adopted, Policy No. C-3A.019 Disposal of Municipal Lands Policy will be available to the public by request and located on the M.D.'s website.

ADMINISTRATION RECOMMENDED ACTION

THAT Council adopts amending Policy No. C-3A.019 Disposal of Municipal Lands Policy (formerly known as Policy No. 2A.009 Municipal Lands Policy), as presented.

COUNCIL OPTIONS

1. THAT Council adopts amending Policy No. C-3A.019 Disposal of Municipal Lands Policy (formerly known as Policy No. 2A.009 Municipal Lands Policy), as presented.
2. THAT Council adopts amending Policy No. C-3A.019 Disposal of Municipal Lands Policy (formerly known as Policy No. 2A.009 Municipal Lands Policy) with additional amendments to _____.
3. THAT Council requests Administration to revise amending Policy No. 2A.009 Municipal Lands Policy, as directed, and bring it back to a future meeting for consideration.

Report Approval Details

Document Title:	Policy No. 2A.009 Municipal Lands Policy - Amendment - Aug 22-23.docx
Attachments:	- Appendix A - Draft for Policy C-3A.019 Disposal of Municipal Lands Policy.pdf
Final Approval Date:	Aug 15, 2023

This report and all of its attachments were approved and signed as outlined below:

Lisa Folliott

No Signature - Task assigned to Esther Quiambao was completed by delegate Lisa Folliott

Esther Quiambao

Stephanie Severin