



Municipal District of Bonnyville No. 87

Request for Decision (RFD)

Meeting: Regular Meeting of Council
Meeting Date: August 27, 2024
Originated By: Lisa Follitt, Manager of Planning and Development
Title: Request to Purchase M.D. Titled Land NE-8-60-4-W4M

PROPOSAL & BACKGROUND

Administration received a written request on June 13, 2024, to purchase NE-8-60-4-W4M, owned by the M.D. The sale of NE-8-60-4-W4M would fall under Policy C-3A.019 Disposal of Municipal Lands Policy.

DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS

M.D. titled land NE-8-60-4-W4M is currently being used for agricultural purposes through a Municipal Lands Licensing Agreement, which expires December 31, 2026. Additionally pursuant to Policy C-3A.020 Licensing of Municipal Lands Policy, the current licensee has the option to extend the Municipal Lands Licensing Agreement for one (1) additional three-year term.

Information regarding NE-8-60-4-W4M is as follows:

- Parcel size: 159.02 acres more or less
- Soil Productivity Rating: 7%
- Minimum Annual Licensing Amount per Acre: \$3.00 per acre plus GST
- Current Annual Licensing Amount: \$3.00 per acre plus GST, which totals \$500.91
- Municipal Taxes paid by the Licensee in 2023 were \$44.92
- There is a Surface Lease with Gear Energy Ltd. on this parcel. This Lessee pays \$3,060.00 to the M.D. annually.
- The Fair Market Value is estimated to be \$200,000

Internal Referrals were conducted, and the following comments were received:

- Infrastructure Services would be interested in completing gravel exploration on this property before giving a final decision on whether or not there is any interest in the land.

Pursuant to Policy C-3A.019 Disposal of Municipal Lands Policy, all lands subject to the policy may be sold by:

1. Direct Sale at Fair Market Value that shall be advertised in accordance with the M.D. Public Notification Bylaw for a period of two consecutive weeks. If multiple offers are received after the public notification timeline, the lands shall be sold by Public Auction.
2. Public Auction that shall be advertised in accordance with the M.D. Public Notification Bylaw and the Municipal Government Act, R.S.A. 2000, c. M-26.
 - (i) Each parcel shall be subject to a reserve bid equal to 80% of the estimated market value, approved by Council.

Attached for Council's reference:

- Appendix A: Application for Closure and Sale of Government Road Allowance – Redacted
- Appendix B: Certificate of Title - NE-8-60-4-W4M
- Appendix C: Aerial Map of NE-8-60-4-W4M
- Appendix D: Policy C-3A.019 Disposal of Municipal Lands Policy

REFERENCE TO STRATEGIC PLAN

N/A

REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION

Municipal Government Act, R.S.A. 2000, c. M-26

COSTS & SOURCE OF FUNDING

N/A

COMMUNICATIONS STRATEGY

Correspondence will be sent, in writing, to the applicant advising them of Council's decision.

ADMINISTRATION RECOMMENDED ACTION

THAT Council refers the request to purchase M.D. Titled Land NE-8-60-4-W4M at fair market value back to Administration for additional information regarding gravel exploration and bring it back to a future meeting of Council.

COUNCIL OPTIONS

1. THAT Council refers the request to purchase M.D. Titled Land NE-8-60-4-W4M at fair market value back to Administration for additional information regarding gravel exploration and bring it back to a future meeting of Council.
2. THAT Council directs Administration to proceed with disposal of the M.D. Titled Land NE-8-60-4-W4M at fair market value, as per Policy C-3A.019 Disposal of Municipal Lands Policy.
3. THAT Council does not approve the sale of M.D. Titled Land NE-8-60-4-W4M at fair market value, as presented.
4. THAT Council refers the request to purchase M.D. Titled Land NE-8-60-4-W4M at fair market value back to Administration for additional information regarding _____ and bring it back to a future meeting of Council.

Report Approval Details

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| Document Title: | Request to Purchase M.D. Titled Land NE-8-60-4-W4M.docx |
| Attachments: | <ul style="list-style-type: none">- Appendix A - Letter.pdf- Appendix B - CoT 992074164001.pdf- Appendix C - NE-8-60-4-W4M Aerial.pdf- Appendix D - Policy C-3A019.pdf |
| Final Approval Date: | Aug 16, 2024 |

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

Esther Quiambao

Stephanie Severin