



Council Policy #C49

Land Management Policy

Approved by Council Resolution #21/06/18

1. PURPOSE:

- The purpose of this Policy is to establish guiding principles for the consistent, transparent, fair, and accountable approach to land management by the City of Beaumont.

2. POLICY STATEMENT:

- The City shall acquire, maintain, or dispose of land in a manner that maximizes its long term strategic and/or economic advantage.

3. SCOPE/APPLICATION:

- This policy provides parameters for the City's land management program that will actively pursue initiatives or opportunities for economic development, revitalization, servicing or preparing for the future growth of civic services.

4. DEFINITIONS

- "Acquisition" means the obtaining of land through purchase, lease, transfer, dedication, donation, expropriation, easement, or other method to acquire a land-based interest.
- "City" means the City of Beaumont.
- "Disposition" means the sale, exchange, long-term lease, donation, transfer, or other disposition of a land-based interest.
- "Donation" means a voluntary gift of land, given without compensation or other consideration.
- "Land" shall mean any portion of the surface of the earth. Land may contain buildings that have limited utility or finite term usage for municipal purposes, but are incidental to the strategic or economic advantage of the land itself.
- "Market Value" means the highest price a willing buyer would pay and willing seller would accept, both parties being fully informed, for land marketed for a reasonable period of time.

5. RESPONSIBILITIES

- a) Chief Administrative Officer:
 - i. makes recommendations to Council on land transactions that require Council approval;
 - ii. ensures that all applicable standards and legislative requirements associated with this policy are satisfied;
 - iii. executes decisions on land transactions, in accordance with the delegation of authority by Council to the Chief Administrative Officer; and,
 - iv. periodically reviews the City's land holdings.

6. STANDARDS

1. Acquisition Guidelines

- a) The City will acquire Land:
 - i. to support Council approved strategies, priorities, programs, projects or policies;
 - ii. at the lowest possible negotiated cost, and greatest economic advantage to the City; and,
 - iii. with the goal of acquiring land early enough to support City needs over the long-term and at the most efficient cost to the City.

2. Disposition Guidelines

- a) Disposal of surplus land may proceed by:
 - i. Private party negotiated sale;
 - ii. Real estate listing;
 - iii. Public tender;
 - iv. Public auction; or
 - v. Any other method approved by Council.
- b) Dispositions at less than market value shall be governed by the requirements of the *Municipal Government Act*.
- c) Dispositions of reserve land may proceed only in accordance with the *Municipal Government Act*.
- d) Proceeds from the disposition of land shall replenish the City's financial reserves for future acquisitions, unless otherwise directed by Council.
- e) Where the City intends to dispose of land that had been acquired through donation or other gratuitous means, it will be subject to the conditions of that original acquisition.
- f) Environmentally or culturally sensitive areas identified as being worthy of protection shall be transferred only to appropriate organizations, such as conservation authorities or other levels of government, or otherwise subject to special conditions such as an ongoing easement.

3. Ongoing Use Guidelines

- a) When City owned land is not required for immediate use, but may be required to meet identified long term needs, it may be offered for lease, license or other arrangement.
- b) Leases, licenses, easements, or other arrangements will be at market value unless the agreement is with another government, a non-profit organization, school board, or similar organization.

4. Reporting

- a) The Chief Administrative Officer will present to Council, through annual financial reporting, a confidential assessment of the City's land, including:
 - i. current land holdings and estimated market value;
 - ii. projected land requirements (deficit or surplus);
 - iii. current and long-term identified purpose of current land holdings; and
 - iv. land transactions within the reporting period.

Policy Record

Adopted by Council: June 22, 2021

Cross Reference:

Municipal Government Act, RSA 2000, c. M-26

Expropriation Act, RSA 2000, c. E-13

Asset Management Policy

Administrative Responsibility: Planning and Development or CAO

Next Review Date: 2024