

# Municipal Land Framework

Priorities Committee Council Meeting  
July 16, 2019

# Introduction

- Planning and Development Services is working with Stantec to create a Municipal Land Framework.
- Discuss with the Committee the need to have a Framework.



# Vision

Land is a limited resource with diverse potential uses that must be managed in a timely, transparent and strategic way in order to maximize its benefit to the County.

# Understanding the framework

## Why do we need a framework?

- The Municipal Land Framework is a tool that will guide the use, acquisition, and disposition of land in a timely, transparent and strategic manner.
- Will provide policy and process for land related decisions over the next 25 years.
- Provide a guide to the balancing and prioritization of demands and requirements for land that are identified by County departments, the residents and elected officials.

# Understanding the framework

- Is required to efficiently, and responsibly guide land acquisition and disposition taking into consideration requirements for upcoming projects including operational requirements, financial resources and environmental stewardship.
- Land acquisition or disposition, done properly, requires alignment with the County's Strategic Plan and precise analysis that looks at both short and long-term needs.



# Current property inventory

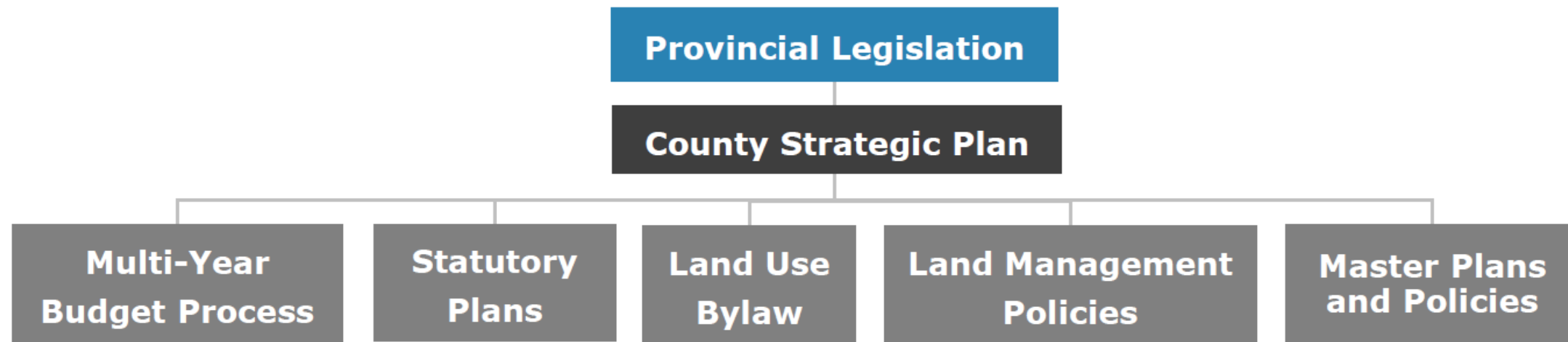
Fee Simple Title	Total Hectares	Licenses/Leases	Registered Encumbrances	Estimated Value
2,045	4,605	380	3,300	\$498,558,340



# Benefits of the framework

- Will formalize a process to manage, utilize and process land assets to the highest and best use.
- Will bring consistency to decision making and reporting.
- Will provide for greater transparency.

# Land management hierarchy





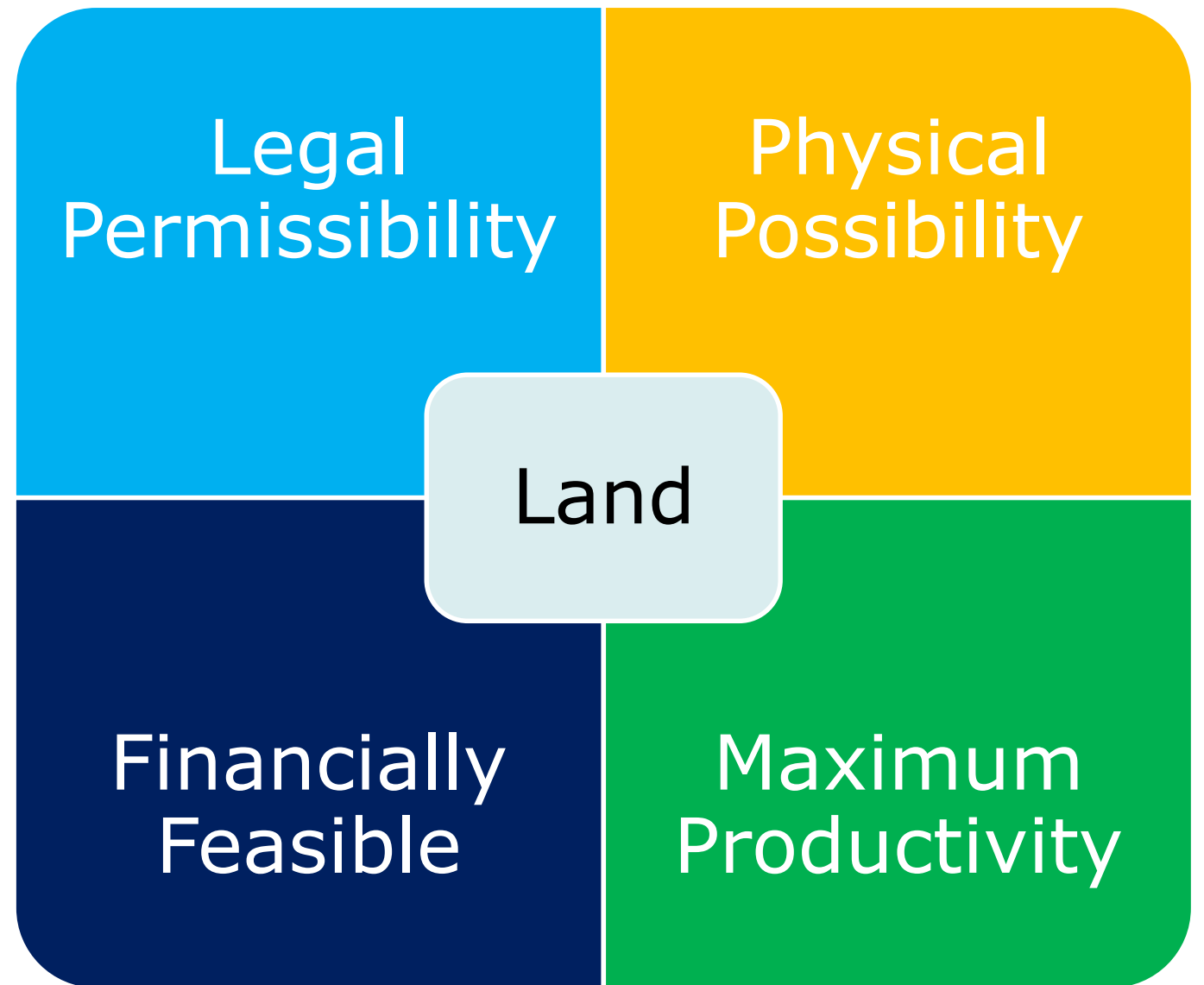
# Strategic outcomes

- Sustainability
- Community
- Efficiency
- Value
- Conservation
- Consistency
- Adaptability

# Areas of focus

## Detailed land analysis

- Current land inventory
- Determining the highest and best use
- Value of land asset



# Areas of focus

- Understanding the commitments and obligations of the over 3,600 agreements which include:
  - Leases
  - Licenses
  - Utility rights-of-way and easements
- Understanding future land and programming requirements
- Impacts to budget

# Areas of focus

- Developing a comprehensive data base and mapping tool that will have the capability to provide the most up-to-date information on County land.

8001005104 - 911 BISON WY  
NE-3-53-23 1223936 1 5

Details Map Documents Jobs

**Details**

Tax Roll Number: 8001005104

Linc Number: 35395640

Fair Market Value:

Land Description  
STRATHCONA POLICE BUILDING  
RCMP

Lot: 5 Block: 1 Plan: 1223936

Rural Legal: NE-3-53-23

**GIS Details**

Parcel area: 6.03 Acres

Assessment Total: 16130000

Area Concept Plan: No ACP found

Area Structure Plan: BISON MEADOWS

Overlays: No overlays

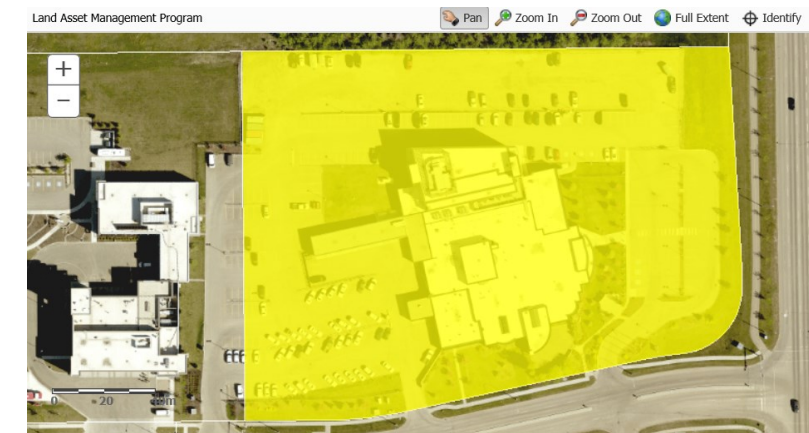
MDP: Compact Development Policy Area

Service Area: Urban Service Area

Subdivision: Bison Meadows

Zoning: PS - Public Services

Upload	
	Document: Facility Capital Life Cycle Analysis October 1996 Created: 2019-05-18 13:53:48
	Document: Facility Development Plan 2006 and Beyond Created: 2019-05-18 13:53:12
	Document: Geotechnical Evaluation Shelby Engineering January 2005 Created: 2019-05-18 13:54:42
	Document: Lease - April 1993 to March 2008 Created: 2019-05-18 13:56:10
	Document: Email re: Response to LLS re Statement of Claim Created: 2019-06-04 11:32:04
	Document: Real Property Report March 2004 Created: 2019-05-18 13:52:26
	Document: Email LLS - Statement of Claim Created: 2019-06-04 11:31:12



# Areas of Focus

## **Land acquisition**

- Land acquisition can be in many forms:
  - Fee Simple (full purchase)
  - Option to Purchase
  - Right of First Refusal
  - Donation
  - Easements and Rights-of-way
  - Lease
  - Land exchange

## **Partial land acquisition**

- Is required when only a partial strip of land rights is required.
- This is typically needed for linear rights such as utility servicing, and road widening.

# Areas of focus

## **Land disposition**

- Develop a process to dispose of land that is surplus to the County's requirements
- Department consideration
- Public engagement
- Council approval
- Impacts to budget



# Areas of focus

## **Lease and Licensing**

- Municipal Land Licensing Program for agricultural purposes
- Long-term lease agreements
- Service leases
- Surface and mineral lease

# Areas of focus

## Encroachments and unauthorized use

- County land is often used for purposes not permitted or approved
- Identified through inspection process, compliance review or by public complaint
- Unauthorized Use of County Property Bylaw 8-2007



# Questions?