

Municipal Land Framework

Council Meeting
October 29, 2019

Why do we need a framework?

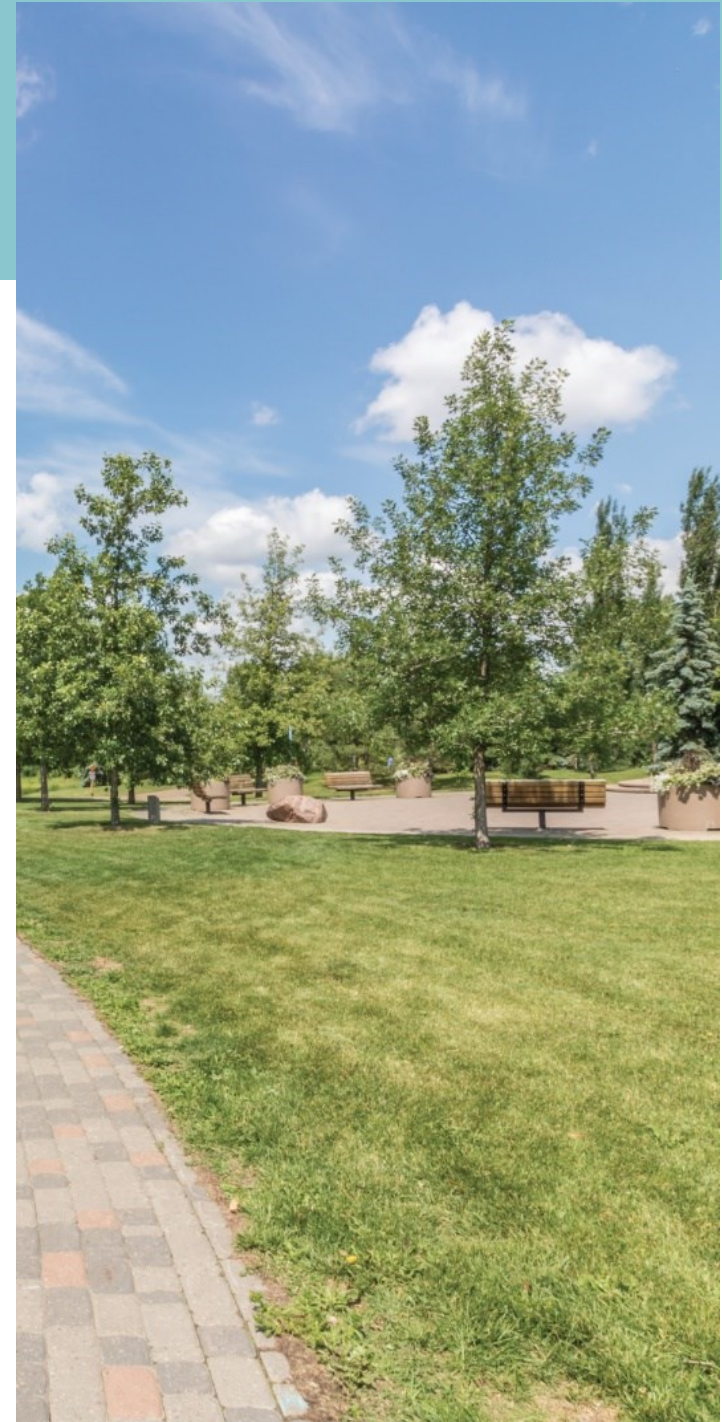
- Strathcona County is the owner of 2,045 titled parcels of land with an approximate value of \$485,000,000 million dollars.
- These parcels support the delivery of services to the business and residents of Strathcona County in the form of parks and natural spaces, community-focused services, administration buildings, public works and utility infrastructure.

Why do we need a framework?

- These lands are also an asset to be managed well to fulfill operational needs.
- 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.

Why do we need a Framework?

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.



Benefits of the framework

- Clarify roles and responsibilities, establish guiding principles to deliver real estate services and establish standards and processes.
- Develop a sustainable financial model.
- Strengthen services and guide land management decision.
- Align land management with the broader municipal direction.
- Improve land information management processes, parcel data, operating and maintenance costs, and market knowledge.

Benefits of the framework

A more sustainable approach to the operations and decision-making processes that maximize the value of municipal lands.

Why Strathcona County owns land

As a municipality Strathcona County has obligations granted by the *Municipal Government Act* to carry out municipal purposes including:

- Providing good government
- Fostering well-being and protection of the environment
- Providing services, facilities and other things that, in the opinion of Council, are necessary to the municipality
- Maintain transportation networks
- Location for utilities and infrastructure
- To develop and maintain safe and viable community

Why Strathcona County owns land

Having an inventory of land in its control is essential to provide its citizen-focused services that includes: roads and transit networks; public infrastructure; schools and parks; environmental protection; recreation; community services; maintenance and public works.

Land inventory overview

The County maintains extensive information on its land holdings and specific parcel data through Posse. The County holds approximately 4,600 hectares (acres) in its inventory. This represents land that has been acquired through dedication and strategic acquisition.



Land inventory overview

Land types

- Parks and open space
- SWMF
- PUL's
- Administrative lands
- Roads
- General land
- Municipal reserve
- Environmental reserve

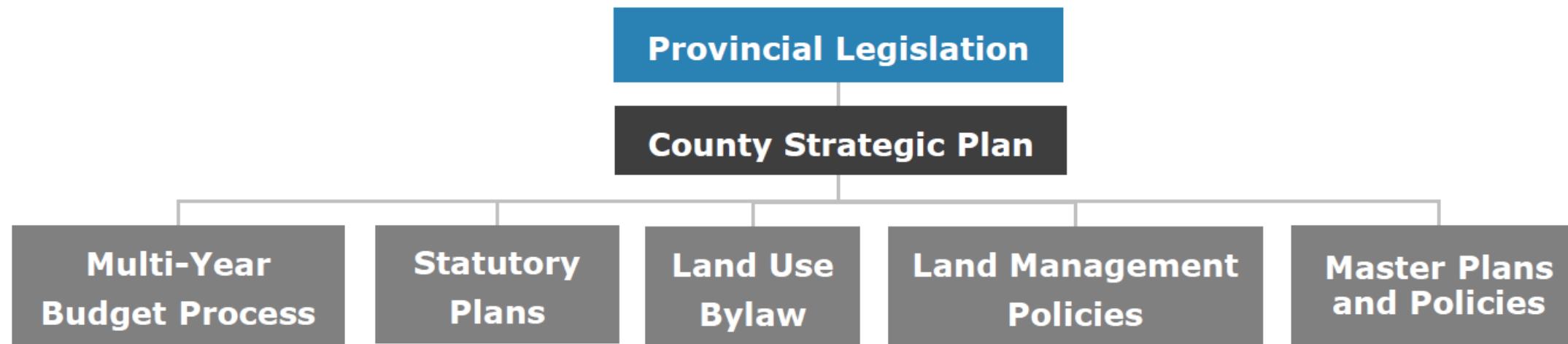


Land inventory overview

In addition to land, Land Management Services is also responsible for:

- 380 licenses / leases
- Over 3,300 registered encumbrances such as:
 - Utility right of ways
 - Encroachment agreements
 - Conservation easements

Land management hierarchy



Land management

Land Management Services is responsible to deliver:

- real estate transactions such as land acquisitions, disposition of lands, leasing, licensing and
- land administration such as land management, policies and standards, land data and analysis, asset information, circulation coordination, encroachments and advisory services.

Land management

Other land management functions are also provided by other departments to support the stewardship and delivery of services.

- *Recreation Parks and Culture*
 - Plans, builds, maintains accessible parks system
 - Operates recreational facilities
- *Environmental Planning*
 - Conserves and promotes biodiversity and environmental landscapes

Land management

- Transportation Planning and Engineering Services
 - Plan and build linear infrastructure (ie road upgrades, trails and sidewalks)
- Transportation and Agriculture Services
 - Maintain infrastructure (ie roads, sidewalks and trails)
- Facilities
 - Plans, constructs and operates administrative facilities (ie Community Centre and County Hall)
- Utilities
 - Construct, operate and maintain underground utilities and storm water management facilities

Desired outcomes / conclusion

- Address Council and residents expectations that the County manages its lands well
- Ensure land management decisions are governed through a collaborative, integrated and transparent approach
- Incorporate economic, environmental and social benefits into the land management decisions
- Deliver clearly defined decision-making criteria and processes in a fair, equitable and timely manner

Questions?