

TOWN OF HIGH PRAIRIE

Policy Number No. 09-2007	Approval Date September 26, 2007	Resolution Number 456/07
Supersedes Policy No. 09-2000	Effective Date June 28, 2000	Legal Authority
Amendments:	Amendment Date	Resolution Number

TITLE: MUNICIPAL LAND SALES POLICY

Policy Statement:

The Town of High Prairie will implement a policy to regulate the sale of surplus municipally owned land for the purposes of encouraging development and generating ongoing tax revenue.

1) Large Unsubdivided Parcels:

- a) The Town of High Prairie possesses a number of large properties that are suitable for subdivision into residential lots and/or institutional development.
- b) These parcels may be offered for sale as and when Council deems appropriate, taking into account the following considerations:
 - i) Council will ensure that it does not offer any property for sale that may be required to meet the future infrastructure needs of the Town of High Prairie.
 - ii) Council will refer to and take into account all relevant statutory plans with regard to possible future uses of the property prior to offering it up for sale.
 - iii) Council will identify land uses it deems appropriate for future development of the property, and ensure that any future development of the land complies with the Town's land use objectives as established in the Town's Land-Use Bylaw.
 - iv) Council will offer up the property for sale by means of issuing a request for proposals from local realtors only.
 - v) The request for proposal will be advertised by means of placing advertisements for a minimum period of two weeks as per advertising requirement of the *Municipal Government Act*.
 - vi) Council will include the requirement that any prospective purchaser enter into a Developers Agreement with the Town as a condition of sale.


2) Single Parcel Lots:

- a) The Town of High Prairie possesses a number of single parcel lots that are suitable for residential or commercial development.
- b) These lots will be offered for sale as follows:
 - i) The Town will grant to local realtors the exclusive right to sell subdivided lots.
 - ii) All lots that are available for sale shall be listed on the Town's "Lot Inventory List" which shall be supplied to the local realty companies.
 - iii) "Local Realtor" shall be defined as a real estate company that maintains an office and personnel within the limits of the Town of High Prairie.
 - iv) All properties shall be listed at 10% above assessed value.
 - v) The realtor shall be at liberty to negotiate a price for the sale of lots, on behalf of the purchaser, with the Council of the Town of High Prairie.
 - vi) The realtor shall be entitled to a commission of seven percent (7%) of the sale price for the sale of lots.
- c) Where offers have already been made to the Town for the purchase of specific lots prior to the date of approval of this policy, such lots will not be included on the "Lot Inventory List" provided to local realtors. If these lots are not subsequently sold to the party that has already made an offer to the Town, then these lots shall subsequently be added to the "Lot Inventory List" provided to local realtors.

3) Definition of Market Value

- a) Section 70 of the *Municipal Government Act* (MGA) requires that if a municipality proposes to transfer or grant an estate or interest in land for less than its market value, the proposal must be advertised in accordance with the requirements of section 606.
- b) Assessment Regulation 365/94 requires that all assessed values of property be within ten percent 10% of market values.
- c) For the purpose of this policy, and in accordance with S.70 of the MGA, market value shall, therefore, be deemed to be assessed value plus or minus ten percent (10%).
- d) Therefore, Council is legally required to advertise in accordance with S.606 of the MGA, its intention of selling any parcel of land at less than 90% of assessed value prior to Council accepting the offer.

Accepted by Resolution #456/07 on the 26th day of September, 2007.



Rick Dumont
Mayor



Larry Baran
Town Manager

TOWN OF HIGH PRAIRIE

Policy Number No. 09-2000	Approval Date June 28, 2000	Resolution Number 410/00
Supersedes N/A	Effective Date Upon Approval	Legal Authority
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 - ii) Council will refer to and take into account all relevant statutory plans with regard to possible future uses of the property prior to offering it up for sale.
 - iii) Council will identify land uses it deems appropriate for future development of the property, and ensure that any future development of the land complies with the Town's land use objectives as established in the Town's Land-Use Bylaw.
 - iv) Council will offer up the property for sale by means of issuing a request for proposals.
 - v) The request for proposal will be advertised regionally by means of placing advertisements for a minimum period of two weeks in the South Peace News Spotlight insert and in the Grande Prairie Daily Herald Tribune.
 - vi) Council will include the requirement that any prospective purchaser enter into a Developers Agreement with the Town as a condition of sale.

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- c) For the purpose of this policy, and in accordance with S.70 of the MGA, market value shall therefore be deemed to be assessed value plus or minus ten percent (10%).
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