 <p>Town of CANMORE</p>	<h2>Council Policy</h2>
Policy Title:	Land Transactions Policy
Policy Number:	EX-007
Date in Effect:	June 27, 2017
Current as of:	November 1, 2022

POLICY STATEMENT

1. It is the Town's policy to carry out land transactions in an open, transparent, and accountable manner.

PURPOSE

2. This policy is intended to set parameters around the Town's acquisition and disposal of land.

AUTHORITY

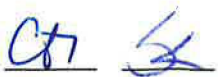
3. Unless otherwise authorized by the Municipal Government Act or this policy, the Town shall acquire or dispose of land only if authorized by Council resolution.

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4. In the event the Municipal Government Act sets out additional or different requirements to those stated in this policy, the Municipal Government Act shall prevail. These circumstances include, without limitation:

- a) land acquired through area redevelopment plans,
- b) land acquired through expropriation,
- c) land designated for public use under the Land Use Bylaw,
- d) minerals acquisition,
- e) land acquired outside municipal boundaries,
- f) land acquired for roads;
- g) An estate or interest in
 - i) land transferred or granted for less than its market value, or
 - ii) a public park or recreation or exhibition grounds, and

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- h) land acquired and disposed of through the tax recovery process.

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LAND ACQUISITION

- 5. Land purchasing decisions will be based on the principle of obtaining best value for money in accordance, where applicable, with the Town’s Purchasing Policy.
- 6. The Town will not pay more than fair market value when purchasing land.
- 7. Any offer from a third party to sell land to the Town will be brought to Council for a decision.
- 8. Notwithstanding any other provisions of this policy, the Town may acquire land without bringing offers from third parties to Council or obtaining a Council resolution authorizing the acquisition where
 - a) the acquisition of the land supports the delivery of a Council-approved plan or capital project for the development of municipal infrastructure, and
 - b) the consideration to be provided by the Town for the land is either
 - i) available through an approved capital project budget,
 - ii) a nominal amount, or
 - iii) does not involve monetary payment by the Town.

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DISPOSAL OF MUNICIPAL LAND

- 9. When selling municipal land, the Town will use a competitive process open to any person wishing to purchase the land.
- 10. Land sales will be advertised, at a minimum, in one local newspaper and on the Town’s website for a 2-week period.
- 11. Land sale decisions will be based on providing maximum value to the Town.
- 12. Council may impose any limitations, terms or conditions on a disposal of land it deems necessary, including but not limited to:
 - a) a requirement to develop the lands within a specified time frame;
 - b) a first right of refusal to purchase the lands within a specified time frame if they are offered for resale; and
 - c) a re-purchase or transfer back provision if development is not undertaken within a specified time frame.
- 13. Council may, by resolution, approve an exception to Part 5 if it determines the exception will provide a clear community benefit.

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RESPONSIBILITIES

14. The Town Solicitor is responsible for creating and maintaining any administrative procedures necessary for compliance with this policy.

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POLICY REVIEW

15. This policy will be reviewed by Council on or before November 30, 2026.

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RELATED DOCUMENTS

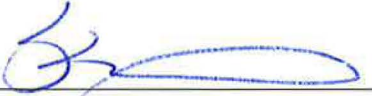
Purchasing Policy

ATTACHMENTS

None

REPEALS POLICY: Land Sales Policy 207-2012

AUTHORIZATION:



Sean Krausert
Mayor



Cheryl Hyde
Municipal Clerk

REVISION HISTORY

Action	Date	Council Motion	Notes
Approved	2017-06-27	211-2017	Repealed Land Sales Policy 207-2012
Amended	2022-11-01	264-2022	Added new parameters for land acquisition and amended number format.

Policy approved by: 