

Department: Government Services	Section: County Manager
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CM-06 Land Acquisition

Policy statement

Leduc County adheres to the Municipal Government Act (MGA) and provides a consistent and transparent process for the acquisition of land. When necessary for municipal operations, and in the best interest of Leduc County citizens and businesses, the county may acquire lands within or outside of the municipality.

Definitions

- *Administration* means the employees of Leduc County under the direction of the county manager.
- *Council* means the duly elected council of Leduc County.
- *County Manager* means the chief administrative officer.
- *Expropriation* means the action of acquiring property from its owner for public use or benefit.
- *Landowner* means the person who is responsible for a property who:
 - is the legal owner of it
 - has lawful possession of it
 - has the right to exercise control over it
- *Market value* means the amount that a property might be expected to realize if it is sold on the open market by a willing seller to a willing buyer.
- *Municipal purposes* means the purposes set out in the Municipal Government Act.
- *Resident* means the person(s) who resides on the property.
- *Valuation* means an estimated value or worth.

Policy standards

1. Upon the county manager's approval, Leduc County administration will provide a recommendation to council, which will identify the need for additional land(s) to support current and future municipal operations and strategic plans. The administrative recommendation will include:
 - a) Operational impact.
 - b) Environmental and/or regulatory issues.
 - c) Purchase information.
 - d) Expropriation process if required.
2. Leduc County assessment department will prepare a valuation of the property.
3. A third party appraiser may be required to determine a fair market value.
4. Leduc County solicitors will be retained to assist with an expropriation process, the sale agreement and transfer of title.

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Policy authority

1. Legislative implications:
 - *Municipal Government Act, RSA 2000*

Policy responsibilities1. Council responsibilities

Council will:

- Approve the policy.
- Approve by council motion or budget all land acquisitions.
- In the case of required land, may approve of expropriation proceedings in accordance with the MGA.

2. Administration responsibilities

Administration will:

- Identify reasons for land acquisition(s).
- Obtain market valuation of proposed land(s).
- Provide administrative recommendations.
- Maintain, update and adhere to this policy.

Monitoring and updating

1. This policy will be posted on Leduc County's website.
2. This policy will be reviewed at least once every four (4) years.

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