

1.18 – AMENDED EXAMPLE

DISTRICT OF MACKENZIE

LAND PURCHASE POLICY

Established by Council on July 13, 2009 – Resolution No. 26798

Amended by Council on _____ - Resolution No. _____

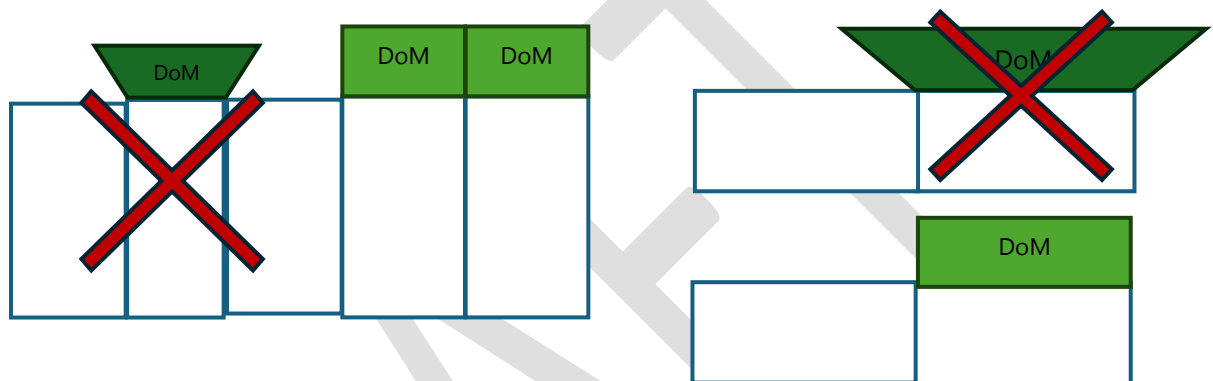
The District of Mackenzie will consider the sale of land to residential property owners who wish to increase the size of their current lot.

1. An application fee of \$250.00 will be charged to private property owners applying to purchase District-Owned Land abutting their property.
2. The sale will only be considered if the prospective area meets the following conditions:
 - a. The land is District-owned;
 - b. The land abutting the requested area is not heavily forested land unless there is an undertaking that the abutting land will be thinned. This requirement is due to the need to lessen fire interface between residential and forested lands.
3. Land purchase applications will not be accepted for the following properties:
 - a. Those not abutting District-owned land.
 - b. Those abutting District required easements, snow-dumps, or water/sewer system rights-of-way.
 - c. Those abutting steep embankments, watercourses, marshes, other lands deemed appropriate to avoid for environmental consideration.
 - d. Properties within the Mobile Home Parks (commercially owned land).

SALE PROCESS:

4. Residents would make application to the Director of Corporate Services, or their designate for purchase of the land.
5. Upon receipt of an application, the Director of Corporate Services, or their designate, will arrange to meet the applicant and review the intentions for usage of the subject property. Future development, servicing, and the retention of neighbourhood character, privacy, and the natural environment will be considered.

6. Site inspection will include determining the suitability of the land for the intended use. Site inspection will also determine the area of the appropriate land required for the intended use. Land area will be a maximum of 160 m² or 25% of the property owner's lot, whichever is smaller, unless special circumstances warrant a larger area. Requests for further larger land areas would be brought to Council for consideration.
7. With the intent of equity between neighbours, the land area sold must be directly abutting the property owners land and must not exceed the same width of the owners adjoining parcel line or extend into a potential land purchase area of a neighbouring property (rear or side parcel line in most cases, as shown below).



8. Based on this information the Director of Corporate Services, or their designate, would provide the applicant with an estimate of the sale price and associated processing fees (survey, appraisal, rezoning, etc.). All costs borne by the District to process the sale will be borne by the purchaser in addition to the appraised sale price.
9. If the applicant wishes to proceed with the process, the Director of Corporate Services, or their designate, would prepare a report to Council for approval in principle for the sale, rezoning, and subdivision processes for this application.
10. If given approval by Council to proceed, the Director of Corporate Services, or their designate, would proceed with arranging the appraisal, survey, and required legislative and legal requirements to complete the sale.
11. To maintain transparency, reports to Council would be provided at all necessary points in the legislative process in completing the sale.