

1.18 – AMENDED EXAMPLE

DISTRICT OF MACKENZIE

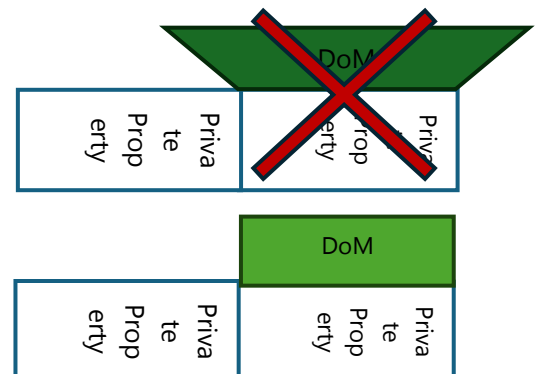
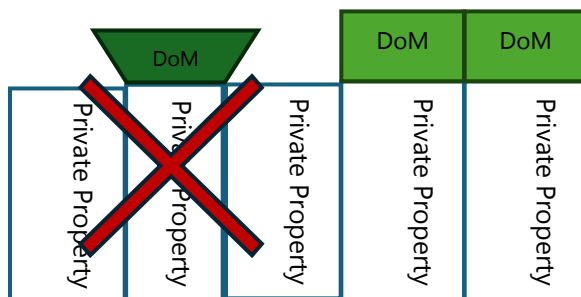
LAND PURCHASE POLICY

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. 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.
2. Upon receipt of an application the Director of Corporate Services will make arrangements to meet the applicant and review the intentions for usage of the subject property. Retention of neighbourhood character, privacy and the natural environment will be considered.
3. 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.
4. 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).



5. The subject property must only be accessed through the applicant's privately-owned property.

INELIGIBLE PROPERTIES:

6. License to Use agreement applications will not be accepted for the following properties:
 - a. Those not abutting District-owned land.
 - b. those abutting District snow-dumps or water/sewer system right-of-way
 - c. those abutting steep embankments, watercourses, marshes, other lands deemed appropriate to avoid for environmental consideration (ie. Parsnip Crescent Area)
 - d. Properties within the Mobile Home Parks.

STAFF DELEGATED AUTHORITY

7. The Director of Corporate Services will be given authority to approve land sales in accordance with the conditions of this policy.
8. The Chief Administrative Officer would be the authorized signatory of the agreement.
9. Staff will have the authority and discretion to choose to bring any new request application or license renewal to Council for consideration, even if it meets the criteria of Section 8.