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## Land Management Framework

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**Policy Number:** CP50/2025  
**Approval Date:** February 25<sup>th</sup>, 2025  
**Supersedes Policy:** Land Management Framework – CP112/2021

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### SECTION A

#### 1.0 Policy Purpose

- 1.1 The Land Management Framework provides Administration direction to plan, manage, and utilize, Morinville-owned land assets.

#### 2.0 Definitions

- 2.1 “Chief Administrative Officer” or “CAO” means the Chief Administrative Officer of Morinville appointed pursuant to s. 205 of the *Municipal Government Act* or the designate of the Chief Administrative Officer.
- 2.2 “Council” means Council of Morinville.
- 2.3 “Morinville” or “Municipality” means the Municipal Corporation of Morinville.

#### 3.0 Land Management Framework

- 3.1 Council and Administration are held accountable to residents for decisions regarding all publicly owned land assets. Lack of process, policies, pre-determined criteria, and communication can lead to inconsistent decisions and directions, subject to criticism and set precedents for future decisions.
- 3.2 The Morinville Land Management Framework is intended to bring consistency and efficiency to decision-making and provide greater transparency related to land acquisition, usage, and disposition of Morinville-owned lands. It will also provide clarity and transparency for Council, Administration, and the public to understand how decisions are made relating to Morinville-owned lands.

- 3.3 Considerations for legal, development potential, financial feasibility, and maximum value would additionally be given to assess the lands and ensure the highest and best use. The framework provides policies that direct specific actions regarding the use, disposition, acquisition, and marketing of Morinville-owned land in a responsible, thoughtful, transparent, and strategic manner. It will foster increased collaboration between Morinville departments, ensuring that the Morinville can efficiently respond to emerging needs and changing conditions.

#### **4.0 Alignment with Morinville Policies**

- 4.1 When determining the land potential and visions of leveraging Morinville-owned land for strategic outcomes, the Land Management Hierarchy should be referred to. Land needs shall consider Provincial legislation and then be guided by the Morinville's Municipal Development Plan, Council's Strategic Plans, budget planning, statutory plans, land use bylaw, and other Morinville land use plans and policies. The Municipality will be open to options and partnerships that benefit Morinville.

#### **5.0 Framework Objectives**

- 5.1 A land request includes any purchase, sale, and use of Morinville-owned lands. When reviewing a land request, the framework will address the following objectives:
- 5.1.1 Morinville's future land needs (expansion, building replacements, office relocation, Morinville service enhancements).
  - 5.1.2 How we leverage Morinville-owned lands for maximum value for Morinville residents.
  - 5.1.3 How we market Morinville-owned lands for sale for maximum revenue.
  - 5.1.4 How we use potential land revenue.
  - 5.1.5 Strategies on how to acquire, dispose or use Municipal lands.

#### **6.0 Types of Municipal-owned Land**

- 6.1 Total (2020) land assets owned by Morinville are nearly 162 hectares. These lands include parks and open space, culture, and recreation facilities, public utility lots, and vacant undeveloped lands located in and outside the Morinville's municipal boundaries.

- 6.1.1 Reserves: (parks, open space) are developer donated lands based on 10 percent of the net developable area that has been subdivided. These lands are usually used as parks and open space or to protect environmental features.
- 6.1.2 Private sale lands: are Morinville-owned lands that are not designated as reserves or set aside for public uses and may be marketed and sold.
- 6.1.3 Public utilities: (roads, stormwater, water, wastewater) are Morinville-owned parcels that are needed to provide municipal services.

## **7.0 Strategic Outcomes**

- 7.1 When considering lands' best use for Morinville, Council's existing strategic outcomes should be considered during the decision-making process. Administration will also review outcomes and existing Morinville bylaws and policies to provide additional direction.
- 7.2 The Land Management Framework contains five core strategic outcomes that will direct actions regarding the specific uses, sale, and acquisition of Morinville-owned land.
  - 7.2.1 Community: Ensure that Morinville land management decisions follow Council's expectation for the long term.
  - 7.2.2 Efficiency: Leverage all possible collaborations and partnerships.
  - 7.2.3 Value: Balance future demands to ensure the highest and best use of land.
  - 7.2.4 Transparency: Deliver transparent decisions regarding Morinville owned land.
  - 7.2.5 Resiliency: Make land management decisions that increase Morinville's social, economic, and environmental goals.

## **8.0 Community Considerations**

- 8.1 The Municipality shall ensure that land management decisions are beneficial to its residents. Communities are composed of diverse populations with various interests. It is essential to consider all stakeholders when making land-use decisions:

- 8.1.1 When required, as per Morinville’s Public Engagement Policy, or deemed appropriate by Council, the Municipality will seek community input regarding a proposed land request.
- 8.1.2 Consideration regarding accessibility, community benefit, and impacts on adjacent properties shall be made.

## **9.0 Efficiency of Municipal-Owned Land**

- 9.1 The framework identifies the criteria under which decisions regarding the sale and/or purchase of municipal-owned lands are made. Morinville shall support collaboration to foster efficient utilization of its lands, regardless of size, and identify processes for decision-making.
  - 9.1.1 The CAO, or designate, is given authority to negotiate contracts, agreements, and transactions required for the effective operation of the Municipality in the Chief Administrative Officer Bylaw. This includes the acquisition and disposition of municipal-owned land at market prices.
  - 9.1.2 Land requests shall be managed by the Planning and Economic Development Department.
  - 9.1.3 An inventory of municipal-owned land shall be established and managed by the Planning and Economic Development department.
  - 9.1.4 When a referral is sent to other internal departments for a potential land request, they shall be responsible for reviewing and providing a written response within the given timeframe.

## **10.0 Value of Municipal-Owned Land**

- 10.1 Morinville shall balance competing demands to ensure the highest and best use of land. Market conditions will determine the monetary value of land; however, there is also a social and environmental value to be considered when making decisions. Quantifying social and environmental value is often difficult but can be regarded using comparatives like value-added services or benefits to a community group.
  - 10.1.1 Decisions regarding land requests shall consider more than the economic and monetary value of the land when determining its highest and best use. Consideration shall also be given to social and environmental values.

- 10.1.2 Evidence and data utilized as quantifiable measures of benefit and impact are to be used when considering the highest and best use for land.
- 10.1.3 Value added shall include opportunities for shared use and green infrastructure.

## **11.0 Consistency**

- 11.1 Morinville shall deliver consistent and transparent decisions regarding municipal-owned land.
  - 11.1.1 The CAO, or designate, shall make recommendations to Council regarding decisions on the use, acquisition and disposition of municipal-owned land when considering transactions outside market value.
  - 11.1.2 Evidence-based decision-making shall be utilized, including a full understanding of the costs associated with the land request.
  - 11.1.3 Each land request shall be referred to internal departments to help identify any concerns, competing interests or opportunities for collaboration.

## **12.0 Long Range Community Service Planning**

- 12.1 Morinville shall make land management decisions that increase the Morinville's economic, social and environmental resilience.
  - 12.1.1 Pilot projects may be employed to promote the testing of innovative ideas in meeting land needs and uses.
  - 12.1.2 New funding strategies to provide immediately available funds for emergent land needs should be explored.

## **13.0 Considerations for Land Sale Requests or Partnerships**

- 13.1 Morinville may want to leverage or acquire land to generate revenue, partner, collaborate, enhance social initiatives and stimulate overall economic development. When considering how to dispose of or acquire Morinville-owned land while seeking maximum value and efficiency, the following bylaws, policies, plans, and studies will be adhered to in sections 14.0 to 17.0 of this Policy.

## **14.0 Land Use Plans**

14.1 Land use planning provides a blueprint for future development. These plans exist to ensure that land uses benefit the community and give assurances to residents, landowners, and developers regarding development conditions. When determining a land request, plans that direct higher-level land-use decisions will be taken into consideration, including:

14.1.1 Council Strategies;

14.1.2 Municipal Development Plans;

14.1.3 Area Structure Plans;

14.1.4 Area Redevelopment Plans;

14.1.5 Conceptual Schemes;

14.1.6 The Land Use Bylaw; and

14.1.7 Master Plans and reports (i.e. Recreation and Transportation Master Plans).

14.1.8 Notwithstanding sections 14.1.1 to 14.1.7:

14.1.8.1 Rezoning of land may be used to facilitate land requests, provided it aligns with applicable statutory plans.

14.1.8.2 Statutory plans shall be followed when determining the highest and best use of land.

14.1.8.3 Amendments to statutory plans may be considered to facilitate land requests and must consider any impact on the intent and purpose of overall plans.

## **15.0 Future Planning Projects**

15.1 An essential and crucial consideration for each land request will be to review the land required for future projects that support community growth objectives identified in the Municipal Development Plan and other Morinville planning documents or reports.

15.2 Morinville requirements for future projects that support community needs and future growth shall be reviewed prior to any municipal-owned land being disposed of, sold, or exchanged.

15.3 The Planning and Economic Development department, in coordination with all other departments, shall create and maintain a list of Morinville-owned land dedicated to future municipal projects. The Morinville Facility Master Plan will be used as a guiding document to inform future land decisions.

## **16.0 Budget Alignment**

16.1 A land request will consider alignment with the Morinville's operational and capital budgets to ensure decisions maximize value.

16.1.1 Land requests should align with department business plans, using the multi-year budget process.

## **17.0 Land Status**

17.1 Land status refers to current use, ongoing Council discussions, and current legal, political, and environmental conditions for a piece of land. A land status review would identify any agreements (leases, licenses, encroachment), encumbrances, environmental considerations, and legal disputes.

17.1.1 All departments shall collaborate on, support and maintain the current land status of Morinville-owned lands.

17.1.2 Consideration shall be given to the potential impact of the land status when determining a land request.

## **18.0 Pricing of Available Lands**

18.1 Pricing refers to the sale price of those Morinville-owned lands that may be sold as private sale lands.

18.1.1 A sale agreement may be accepted and signed by the CAO or designate.

18.1.2 Market value will be determined by a minimum of three current professional appraisals by external parties. The middle value will be considered as "Market Value."

18.1.3 Lands available for sale are open to offers, and negotiations of land sale conditions shall be conducted and authorized by the CAO or designate.

18.1.4 All offers are to be in writing and specify an irrevocable date.

18.1.5 Land will be initially priced at market value plus 20 percent.

18.1.6 As per section 70 of the *Municipal Government Act*, proposals to dispose of Morinville-owned lands below market value must be advertised to the public.

18.1.7 Proposals to sell public park, recreation or exhibition space must be advertised to the public as per the *Municipal Government Act*.

## 19.0 Marketing Morinville Owned Lands for Private Sale

- 19.1 Marketing refers to the efforts, plans, and initiatives to market those Morinville-owned lands that may be sold as private sale lands to external parties for potential sale and revenue generation.
- 19.1.1 Marketing efforts may consist of, but are not limited to, exposure on the Morinville’s website, external site selector websites, brochures, signage on-site and social media presence of available lands for purchase.
  - 19.1.2 Marketing of lands shall include all current information of parcels, including size, zoning, price, and any other information deemed necessary to advertise.
  - 19.1.3 The Municipality, at its discretion, may use the services of local real estate brokers to market, acquire, exchange and sell Morinville-owned lands.

## 20.0 Use of Land Sale Proceeds

- 20.1 Revenue from the sale of Morinville-owned land will be determined by the type of land designation. Revenues gained from the disposal and sale of reserve and public utility lands may be subject to the *Municipal Government Act*, whereas lands with no reserve designation can be used for purposes as determined by Council. The following policies provide broad direction regarding how the proceeds from the sale of Morinville-owned lands shall be used.
- 20.1.1 A Land Capital Reserve Fund was established to hold the revenue generated from the sale of Morinville-owned land. Funds from this reserve will be used for Capital land purchases, direct costs that might occur in order to procure land, dispense land, or prepare land for dispensation and professional services to inform decisions regarding the acquisition and dispensation of land.
  - 20.1.2 The use of revenue generated from the sale of Morinville-owned land shall consider the strategic priorities identified in this framework.
  - 20.1.3 The sale of lands designated as reserves and their proceeds shall align with the regulations of the *Municipal Government Act*.



- 20.1.4 The Municipality, at its discretion, shall consider partnerships with other groups, agencies and municipalities in the use of revenues to maximize benefits to the community and residents.

**21.0 Review Date**

21.1 For the purposes of ensuring that this Policy is revised for ongoing relevancy and necessity, a review will occur prior to December 31, 2027. The Policy shall be brought forth and repassed in its present or amended form or rescinded.

21.2 This Policy shall remain in effect if the review date passes prior to Council review.

## **SECTION B**

### **1.0 Reference to other Policy and Legislation**

- 1.1 *Municipal Government Act*
- 1.2 Municipal Development Plan
- 1.3 Area Structure Plans
- 1.4 Conceptual Schemes
- 1.5 Master Plans and reports (i.e. Recreation and Transportation Master Plans)
- 1.6 Land Use Bylaw
- 1.7 Council's Strategic Plan

### **2.0 Persons Affected**

- 2.1 Council, Administration, Residents, Developers, Landowners

### **3.0 Divisional/Departmental Responsibility**

- 3.1 Administrative Services / Planning & Economic Development

### **4.0 Review/Revision History and Author**

- 4.1 New Policy; CP112/2021; March 2021
- 4.2 Revised Policy; Planning & Economic Development; March, 2025

**ORIGINAL SIGNED**

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Simon Boersma  
Mayor

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