



***RPT 20-256***

**TITLE:** Residual Land Sale - Property Sales

**DATE:** June 17, 2020

**TO:** City Council

**PUBLIC:** X

**INCAMERA:**

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**RECOMMENDATION:**

1. That the land sale between the City of Prince Albert and Keith Ludtke for the residual lands legally described as Lot 48, Block 15, Plan 101609883 Ext 236 and Lot 47, Block 15, Plan 101609883 Ext 235, for \$322.40 be approved with the following conditions:
  - a) That the purchaser enter into a Land Sale Agreement with the City of Prince Albert.
2. That Mayor and City Clerk be hereby authorized to execute the Land Sale Agreement, Transfer Authorization and Plan of Survey, once prepared.

**TOPIC & PURPOSE:**

The property owner of 383 18<sup>th</sup> Street West wishes to purchase 322.4 sq. ft. of residual City owned land and consolidate with his current land holdings.

**BACKGROUND:**

The owner of civic addresses 383 and 361 18<sup>th</sup> Street West is in the process of building a garage in his back yard and is wanting to consolidate the properties. There is a small portion of City land that is undeveloped and adjacent to his property he wishes to purchase and consolidate with his land holdings. The residual land serves no purpose for lane or any other access to neighbourhood properties.

**PROPOSED APPROACH AND RATIONALE:**

Residual land has been primarily small tracts of land, such as closed lanes, walkways, small parcels or streets or undeveloped small lots. The established price for these lands in residential zones has been \$1 per sq. ft. at approximately 322.4 sq. ft. this would equate to \$322.40 plus GST.

Being only one abutting property owner qualifying to purchase and wanting to consolidate with current land holdings, administration sees no reason to retain the property as it is of no value to the City.

The interested party has been informed that all the costs associated with the sale will be their responsibility.

**CONSULTATIONS:**

An internal review was within Planning and Development Services - departments of Building Inspections, Planning and Property Sales resulted in no concerns or issues.

Conversations and correspondence between administration and the purchaser.

**COMMUNICATION AND/OR ANNOUNCEMENT PLAN:**

Administration will respond to the purchaser and an original copy of the Sale Agreement will be provided to them.

**OTHER CONSIDERATIONS/IMPLICATIONS:**

There is no policy, financial, or privacy implications or other considerations.

**STRATEGIC PLAN:**

This report addresses the "Economic Development" Strategic Strategy, specifically the Planning and Implementation Goal. It also address "Sustainable Growth" specific to review of vacant land inventory and develop strategies and guidelines to determine the best use of vacant land.

**OFFICIAL COMMUNITY PLAN:**

## Section 15.8 Planning and Development Services

3. Land Assembly and development: The city has a portfolio of surplus land that could be considered for development under a number of policy scenarios.
1. Inventory and categorize existing land into zoning, size, serviceability and marketability.

**PUBLIC NOTICE:**

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

**PRESENTATION:**

none

**ATTACHMENTS:**

1. Location Plan
2. Sale Agreement
3. Transfer Authorization

Written by: Leanne Fyrk, Property Coordinator II

Approved by: Director of Planning and Development Services & City Manager