

Land Acquisition

Edmonton

INFORMATION FOR PROPERTY OWNERS

At the City of Edmonton, we take pride in the work we do to provide services to residents. This includes the construction and maintenance of municipal infrastructure.

These infrastructure projects are carefully planned, including thoughtful assessment of impacts to the community. Minimizing disruptions to neighbouring land and residents is an important part of planning.

Occasionally, the City needs privately owned land to build or make necessary changes to infrastructure such as roads, utilities, transit alignments and stations, parks, or buildings. This is known as acquiring land for a public benefit or purpose.

HOW THE CITY ACQUIRES PRIVATE LAND

We'd like to make you an offer

We understand that it is difficult to leave or make changes to a property that has been a family home, an investment or business.

If our plans to improve infrastructure affect your property, we will contact you directly to discuss how much of your land is required for our project.

We will make every effort to work with you as early in the project as possible, to provide time for discussion and negotiation, and to allow you to make any necessary arrangements.

Our goal is to work with owners to reach an agreement that is good for everyone and to make the process as smooth as possible – including quick payment.

Our professional property agents are familiar with Edmonton's real estate market and how to calculate a property's fair market value. They will work with you and either internal or independent third party appraisers to come to an agreement on purchase price, and where possible incorporate other necessary arrangements into the agreement. We assure you that we want to reach a fair deal with any owner whose land is considered necessary for a public benefit or purpose.

Fair market value takes into consideration a number of factors and is not necessarily the value indicated on the property's tax assessment notice.

If you receive a proposal from the City for the purchase of your property (or any interest in land you may have), we encourage you to have the offer and purchase terms reviewed by your own lawyer.

Offering owners fair market value, having open and transparent discussions, negotiating terms and minimizing disruptions are just a few examples of how we prefer to do business with owners.

Land Expropriation

Considered a last resort, expropriation is the legal process by which the City is permitted to take private interests in land for a public benefit or purpose without the consent of the owner. This option is available when the City and owner are unable to reach an agreement. The City can take a portion of the land or the entire parcel, depending on what makes the most sense for the project.

This process is regulated by the Expropriation Act, RSA 2000, c. E-13, which requires all municipalities to comply with the same requirements and gives all private land owners the same rights and entitlements when their land interest is being expropriated.

The process and timelines for notices, approvals, payments and possession dates are directed by the Act and can be time consuming and lengthy. Whenever possible, the City would rather reach a voluntary agreement to provide owners ample time to make necessary arrangements without having to go through a formal legal process. This is always the preferred route over the expropriation process.





EXPROPRIATION – OVERVIEW OF THE PROCESS

To start the expropriation process, City Council must pass a resolution. Then, there are legal steps that need to be taken, including the opportunity for the owner to file a Notice of Objection and present their objection to an Inquiry Officer appointed by the Province.

The City remains committed to navigating the expropriation process with owners. When expropriating land, the City will pay fair market value as determined by an independent third party appraiser. The Province of Alberta's Expropriation Act requires the municipality to pay reasonable legal, appraisal and other costs actually incurred by the owner.

If the parties cannot come to an agreement on compensation, the owner can proceed to the Land Compensation Board to determine compensation.

Working together is how we like to do business.

More information on how we work with owners when land is required for infrastructure projects is available online at edmonton.ca/LandAcquisition.

