



# CITY OF CORNER BROOK

## Policy Statement

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<b>Title</b>	Clearance Areas	<b>Policy Number</b>	07-08-06	<b>Authority</b>	Council
<b>Approval Date</b>	17 Sep 03	<b>Effective Date</b>	17 Sep 03	<b>Revision Date</b>	

### ***Purpose:***

To establish the criteria for land to be considered as a clearance area.

### ***Policy Statement:***

For land or property to be considered eligible for purchase, the acquisition of the property must demonstrate a definable financial benefit to the City.

This would normally be in one of the following circumstances:

- (1) The acquisition of the property will facilitate the future development of an area of sufficient size for a subdivision, and it is reasonable to expect development and cost recovery under the City's proposed development plans.
- (2) The City is currently unable to provide water and sewer services to the area and the cost to provide services is prohibitive and exceeds the total value of all current and future development in the area.
- (3) The acquisition of the property will eliminate the need for future capital improvements to upgrade substandard services to the area. The acquisition of a single property in a substandard area would not normally eliminate the need to upgrade services to the whole area and would not be considered unless Council has decided to acquire all property in an area and has designated the area for clearance.
- (4) The acquisition of the property would eliminate the current provision of services to an area and thus provide sufficient cost savings to allow for the recovery of acquisition costs.

Council, on the recommendation of the Chief Administrative Officer, would determine if the property is eligible for purchase under this policy, and would direct the Chief Administrative Officer to authorize the Land Management Officer to negotiate the purchase of the property subject to the availability of funds, the amount to be determined by Council.

### ***Reference:***

03-147

IN WITNESS WHEREOF, this policy has been sealed with the Common Seal of the City of Corner Brook.

  
MAYOR

  
CITY CLERK