



POLICY

23.04 Land Pricing

1. Statement of Policy

The Government of the Northwest Territories will price Commissioner's Land for lease, sale, or other disposition.

2. Principles

The Government of the Northwest Territories will adhere to the following principles when implementing this Policy:

- (1) Lot pricing should recover the government's costs.
- (2) Lot pricing should not disrupt existing markets for lots.
- (3) Lot pricing should be fair and easy to understand.
- (4) The Government of the Northwest Territories should not unduly benefit from leaseholder improvements when selling land.
- (5) The provisions of this Policy shall not prejudice present or future land claim or treaty land entitlement agreements.

3. Scope

This Policy applies to all departments of the Government of the Northwest Territories, Housing Northwest Territories and Northwest Territories Power Corporation.

4. Definitions

The following terms apply to this Policy:

Commissioner's Lands – Commissioner's Land as defined in the *Commissioner's Land Act*.



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Community Government – a Municipal Corporation or, in the absence of a Municipal Corporation, a community governing authority recognized by the Minister of Municipal and Community Affairs as the prime public authority responsible for the provision of municipal services.

Government Users – includes departments of the Government of the Northwest Territories, crown corporations, boards, agencies and any of their agents, as well as departments of the Government of Canada.

Parcel – land, duly described, or legally surveyed, for the purpose of sale, lease or other disposition.

Parcel Price – the total value assigned to a parcel.

Non-Government Organization – any registered non-profit, voluntary citizens' group that is not directly part of the structure of government (civil society organization).

Senior/Elder – for the purposes of this Policy, an NWT resident who is 65 years of age or older and have provided evidence of their date of birth.

5. Authority and Accountability

(1) General

This Policy is issued under the authority of the Executive Council. The authority to make exceptions and approve revisions to this Policy rests with the Executive Council. Authority and accountability is further defined as follows:

(a) Minister

The Minister of Environment and Climate Change (the Minister) is accountable to the Executive Council for the implementation of this Policy.

(b) Deputy Minister



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The Deputy Minister of Environment and Climate Change (the Deputy Minister) is accountable to the Minister and responsible to the Minister for the administration of this Policy.

(2) Specific

(a) Minister

The Minister may:

- (i) Establish ministerial policies necessary to the implementation of this Policy; and
- (ii) request Executive Council approval for exceptions to this Policy.

(b) Deputy Minister

The Deputy Minister may, subject to the Land Lease Only Policy:

- (i) Recommend the transfer of land to Community Governments; and
- (ii) approve pricing for lots and other dispositions, consistent with guidelines developed under this policy.

6. Provisions

(1) Pricing for Seniors/Elders and Non-Government Organizations

Where Seniors, Elders or Non-Government Organizations are entering into, or party to, a lease agreement the Parcel Price shall be a maximum of 50 percent of the regular Parcel Price.

For Seniors and/or Elders, where there is a joint tenancy, only one applicant may qualify as a senior/elder.

(2) Pricing for Land Transferred to Community Government

Notwithstanding any other provisions of this Policy, the Deputy Minister may, where land claims are settled:

- (a) approve the transfer to a Community Government of certain parcels of land for nominal value (\$1.00); or



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- (b) recover any costs related to the parcel of land and its administration in the transfer of ownership to a Community Government.

(3) Pricing of Land for Government Users

- (a) a reservation may be established for:

- (i) the Government of Canada, its departments, corporations, boards, agencies or any of their agents; or
- (ii) the Government of the Northwest Territories, its departments, corporations, boards, agencies or any of their agents.

For a nominal rate of one dollar (\$1.00) per year; or

- (b) land may be transferred to Housing Northwest Territories or the Northwest Territories Power Corporation in fee simple title and for a nominal consideration of one dollar (\$1.00); or
- (c) land may be leased to Housing Northwest Territories or the Northwest Territories Power Corporation for a nominal consideration of one dollar (\$1.00).

(4) Other Dispositions

Dispositions of land, other than lease or sale, that do not convey exclusive possession to the land, such as easement agreements and right-of-way agreements, shall be valued at a rate determined by the Deputy Minister.



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7. Prerogative of the Executive Council

Nothing in this Policy shall in any way be construed to limit the prerogative of the Executive Council to make decisions or take action respecting the Department of Environment and Climate Change outside the provisions of this Policy.

Carolyn Bennett

Premier and Chair of the
Executive Council