

POLICY NO:	PD 006
POLICY TITLE:	ACQUISITION OF LAND FOR FUTURE ROAD WIDENING PURPOSES
DEPARTMENT:	PLANNING & DEVELOPMENT
APPROVAL DATE:	39-09-04 (September 2004)
REVISION DATE:	73-01-09; 19-04-11; 56-01-14; 24-06-15 (June 9, 2015)
REVIEW DATE:	

Policy Statement:

The County of Vermilion River recognizes the need to establish a policy for charges for the Acquisition of Land for Future Road Widening Purposes when a subdivision is approved. The County may acquire a portion of the Lands from the owner for the purpose of constructing, extending or widening a public roadway or ditch.

Purpose:

To establish a value for the land that the County acquires through the subdivision process for future road widening purposes throughout the County, including those areas outlined within the County of Vermilion River/City of Lloydminster Inter-Municipal Development Plan Area. This policy will be used for the payment of lands acquired in accordance with the Master Transportation Plan, 2010 IDP Arterial Roadway Planning Study and any additional plans approved by the County Council concerning roadways.

As per the Municipal Government Act Section 662(1) A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land for the purpose of roads, public utilities or both.

(2) The land to be provided under subsection (1) may not exceed 30% of the area of the parcel of land less the land taken as environmental reserve or as an environment reserve easement.

Policy:


1. County of Vermilion River/Lloydminster Inter-Municipal Liaison Committee and Inter-Municipal Development Plan (IDP) policies will dictate the acquisition of land for future road widening purposes within the Urban Expansion (UE) area.
2. The County will require land acquisitions for road widening purposes in accordance with bylaw 09-18, being a bylaw to adopt the Master Transportation Plan, and the 2010 IDP Arterial Roadway Study at the time of subdivision. For lands not outlined in the aforementioned plans the County will reserve a dedication of 100' (one hundred feet) for future road widening on all municipal right of ways 66 feet in width. Such dedications shall

be protected by inclusion in the Development Agreement and through a caveat registered against the title.

3. The Development Agreement for the Acquisition of Land shall include a clause stating that the Owner agrees to accept the sum of:
 - a. One (\$1.00) Dollar for the lands acquired in order to create a 100 foot road right of way (17 feet on each side of a 66 foot road allowance) AND
 - b. \$3000/acre for any lands acquired above and beyond the 100 foot road right of way

as full and final settlement for the said portion being acquired by the County.

Figure 1: Summary of Acquisition Payment

	17 feet - \$1		17 feet - \$1	Additional Lands Beyond 17ft (the 100ft Right of Way): Paid by the County at a value of \$1500/acre
		66 ft Existing Road Allowance		