

POLICY # PD 006
**ACQUISITION OF LAND FOR FUTURE ROAD
WIDENING PURPOSES**

APPROVAL DATE:	September 2004 (39-09-04)	CROSS-REFERENCE:	
RESPONSIBILITY:	Planning & Development Department		
APPROVER:	Council	APPENDICES:	
REVISION DATE (s):	March 29, 2022 (2022-03-44); June 9, 2015 (24-16-15); January 21, 2014 (56-01-14); April 26, 2011 (19-04-11); January 30, 2009 (73-01-09);	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.

OBJECTIVE

To establish a value for the land that the County acquires through subdivision process for future road widening purposes for urban right-of-ways or increased traffic volumes throughout the County, including those areas outlined within the County of Vermilion River/City of Lloydminster Inter-Municipal Development Plan (IDP) Area. This policy will be used for the payment of lands acquired in accordance with the County's Master Transportation Plan, 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
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SCOPE

INTERNAL STAKEHOLDERS	EXTERNAL STAKEHOLDERS
Administration	Developers
Council	

ROLES & RESPONSIBILITIES

ROLE/TASK	TITLE (s) OF PERSON RESPONSIBLE
HANDLING INQUIRIES	Director of Planning and Development
MONITORING REVIEWS AND REVISIONS	Director of Planning and Development in conjunction with the Executive Secretary
IMPLEMENTING POLICY	Council
COMMUNICATING POLICY	Chief Administrative Officer