

POLICY



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Policy Title COMPENSATION FOR ROAD CONSTRUCTION		

Council Resolution No. C/358/07	Date: June 14, 2007	Cross Reference C/50/06 C/84/07	Effective June 14, 2007
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POLICY

REGULATION

1. Acquisition of Road Right of Way

For Agricultural Land

The rate of compensation for acquisition of right of way is seven and one half (7.5) times the average assessed value per acre based on the total assessment of the parcel from which the right of way is taken, (excluding therefrom any assessment for residential site) with a minimum compensation rate per acre of \$2,500.

Where agricultural land value exceeds \$ 2,500 per acre, the rate of compensation for acquisition of right-of-way is one and one third (1.3) times the fair actual value as determined by Lacombe County Assessment department.

Where agricultural lands are subject to restrictive covenants, a lesser rate may be paid to recognize the conditions of the restrictive covenants.

Additional compensation of up to \$250 per acre may be paid for any crop or forage damage.

For Non-Agricultural Land

The rate of compensation for acquisition of right of way is one and three tenths (1.3) times the fair actual value as determined by Lacombe County assessment records. The value to be based on non-serviced bare land.

A lesser rate may be paid if it is determined that the preceding rates are not appropriate for the acquisition.

2. Backsloping

Where backsloping is undertaken by County initiative, compensation shall be paid for one acre per one half mile at a flat rate of \$200. (For parcels less than one half mile in length, the payment will be prorated accordingly.)

Where backsloping is undertaken at the request of an adjoining property owner, compensation may be negotiated at a rate lesser than \$200 per one half mile.

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Additional compensation of up to \$250 per acre may be paid for any crop or forage damage.

The County will pick rocks one time after the first cultivation of the backsloped area, immediately following construction.

3. Borrow Pits

Compensation will be paid at the rate of \$500 per acre. Crop damage to be in accordance with established crop damage rates.

Additional compensation of up to \$300 per acre may be paid for landscaped borrow pits on cultivated land to recognize crop yield reduction in subsequent years.

4. Fences

The County will at the choice of the owner:

- (a) County will replace existing fence with an equivalent or better standard fence with a minimum standard of four wires with posts at on one rod spacing (160posts per ½ mile). Landowner may be compensated for fence removal at a rate of \$250 per half mile if they chose not to have the fence replaced.
- (b) Pay compensation at the rate of \$300 per half mile for any fence that is set back a minimum of one rod from the property line and is not required to be moved during road construction.

Where backsloping is undertaken at the request of an adjoining property owner, lesser consideration under fencing may be negotiated.

- 5. The Public Works Supervisor is authorized to negotiate compensation or arrangements for replacement of trees, shrubs or hedges as may be required for road construction. Agreements at a cost exceeding \$2,500.00 \$1,500 require the approval of County Commissioner Council.
- 6. The Public Works Supervisor is authorized to negotiate compensation or arrangements for building or other improvements affected by road construction. Agreements at a cost exceeding \$2,500.00 \$1,500 require the approval of County Commissioner.
- 7. The Public Works Supervisor is authorized to negotiate damages for severance of lands resulting from road right of way. Agreements require the approval of County Commissioner Council.
- 8. The Public Works Supervisor is authorized to negotiate provisions for cattle underpass when necessary to acquire right of way that severs land. Agreements require the approval of County Commissioner Council.

C/151/81	C/414/88
C/359/81	C/27791
C/77/83	C/316/92
C/477/83	C/466/96
C/273/84	C/237/99
C/86/87	C/50/06