



P O L I C Y

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Policy Title COMPENSATION FOR ROAD CONSTRUCTION	Date: October 28, 2021	Resolution No. C/709/21

Policy Statement

Regulation

1. Acquisition of Road Right-of-Way

a) For Agricultural Land

The rate of compensation for acquisition of right-of-way is seven and one half 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 \$3,000.

Where agricultural land value exceeds \$3,000 per acre, the rate of compensation for acquisition of right-of-way is one and one-third 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.

b) For Non-Agricultural Land

The rate of compensation for acquisition of right-of-way is one and one-third times the fair actual value as determined by Lacombe County Assessment Department. The value of the land is 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 800 meters at a flat rate of \$400. (For parcels less than 800 meters 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 \$400 per 800 meters.

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

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3. Borrow Pits

Compensation will be paid at the rate of \$1,000 per acre. Crop damage to be in accordance with established crop damage rates.

Additional compensation of up to \$500 per acre may be paid for landscaped borrow pits on cultivated land to recognize crop yield reduction in subsequent years.

4. Fences

At the choice of the landowner the County will:

- a) replace existing fence with an equivalent or better standard fence with a minimum standard of four wires with posts at one rod spacing (160 posts per 800 meters). Landowner may be compensated for fence removal at a rate of \$2,000 per 800 meters if they choose not to have the fence replaced.
- b) Pay compensation at the rate of \$300 per 800 meters 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.

The County Manager or designate is authorized to negotiate and approve agreements for the replacement of trees, loss or relocation of buildings and severance of lands that may be impacted by road construction.

Approved:	C/151/81			
Revised:	March 26, 2020	February 28, 2019	October 26, 2017	October 27, 2016
	Nov 13, 2014	June 27, 2013	October 25, 2012	Oct 13, 2011
	September 24, 2009	August 28, 2008	November 8, 2007	June 14, 2007
	February 8, 2007	June 18, 2006	C/359/81	C/77/83
	C/477/83	C/477/83	C/273/84	C/86/87
	C/414/88	C/27791	C/316/92	C/466/96
	C/237/99			

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CROP DAMAGE PAYMENTS****(1) Section 1 – Acquisition of Right-of-way**

- a) For right-of-way with purchase finalized prior to this crop year as expense for weed control:

\$ 100.00 per acre

- b) For right-of-way with purchase not finalized prior to this crop year:

Oil Seed/Wheat/Peas/Corn Silage

\$949.87 per acre

Grain (other)

\$795.74 per acre

Tame Hay or Pasture

\$660.00 per acre

Seed Potatoes

\$6,528.12 per acre

(2) Section 2 – Backsloping

Oil Seed/Wheat/Peas/Corn Silage

\$949.87 per acre

Grain (other)

\$795.74 per acre

Tame Hay or Pasture

\$660.00 per acre

Native Hay or Pasture

\$228.15 per acre

Summerfallow

\$100.00 per acre

Brush

\$100.00 per acre

- a) Where crop received hail prior to the road construction, the preceding rates are to be prorated between the summerfallow rate and the respective crop rate based on the percentage of hail loss.

Note - All prices as based on net returns.