

	<b>Council Policy</b>		
	Classification <b>Public Works</b>		Policy No. <b>PW 2.7</b>
	Policy Title <b>Land Compensation</b>		
	Approved By: Council	Effective Date: April 14, 2010	Revisions:

## Purpose

The purpose of providing land compensation is to ensure that the County of Stettler No. 6 pays a fair rate to landowners for road Right-of-Way and/or landscape/burrows areas. Further, that a fair rate of pay is made to landowners for crop damage/loss due to landscape/borrow areas.

## Procedure

### Farmland/Right of Way:

1. Payment to be made at current Market Value in that Township according to computer calculations based on Land Titles values and farm sales information received from Alberta Municipal Affairs and as established from time to time by the County Assessor. Should the land in question be located on a Township line the value used will be current Market Value in either Township. Should there be no sales recorded in the Township in the last three years, the value used will be that of comparable Market Value in an adjoining Township. The County may pay up to \$2,000 per acre where farmland values are distorted by other market forces.
2. A minimum of one acre will be paid to the landowner for land compensation on a quarter sections (2,640 feet). If the exact acreage cannot be determined at the time of the Easement being signed, the acreage exceeding one acre will be paid on completion of the legal survey.
3. Land compensation will be payable within a maximum of three hundred and sixty-five (365 days) from the date of signing this agreement. A Caveat will be registered until the legal survey has been completed.

### Acreage Owners:

4. Payment to be established by market value up to a maximum of \$5,000 per acre, with a minimum payment not to be lower than \$500. The value is to be based on non-serviced bare land.

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5. Land compensation will be payable within a maximum of three hundred and sixty five (365) days from the date of signing this agreement. A caveat will be registered until the legal survey has been completed.

**Landscape/Dugout Borrow Areas:**

6. The area to be used will be determined according to calculations made by the Director of Infrastructure and Operations or his representative in consultation with the landowner.
7. Payment to be made at current Market Value in that Township according to computer calculations based on Land Titles values and farm sales information received from Alberta Municipal Affairs and as established from time to time by the County Assessor. Should the land in question be located on a Township line, the value recorded in the Township in the last three years, the value used will be that of comparable Market Value in an adjoining Township.
8. Prior to work commencing, an Agreement must be signed.
9. Cheques will be payable within a maximum of three hundred and sixty five (365) days from the date of determination of the borrow area.

**Crop Damage:**

10. Refer to Public Works Policy 2.19 – Crop Damages

**Related Documents**

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Policy 5.19 - Crop Damages

Forms: 1.39 - Taking of Earth Borrow Agreement; 1.47 – Spreading of Top Soil Agreement; 1.48 - Backsloping - Road Construction Agreement; 1.49 - Crop Damage Agreement; 1.23 - Agreement - Acquisition of Land (Road Widening)

**Policy Authorization**

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<b>Reeve Signature</b>	<b>Effective Date</b>	<b>Resolution Number</b>
<i>transcription</i>	April 14, 2010	120.04.14.10