

Corporate Policy

Policy Number: *ply_ser_Grid_Road_Dedication_2015*

Grid Road Right-of-Way Dedication and Acquisition

Date Approved by Council: March 10, 2015

County Commissioner: 

1. Purpose

To use the subdivision approval process to protect lands for future grid road upgrades.

2. Revision History

| <i>Approval Date</i> | <i>Revision Number</i> | <i>Modification</i> |
|------------------------|------------------------|---------------------|
| <i>Year/Month/Date</i> | <i>1.0</i> | <i>New Document</i> |

3. Persons/Areas Affected

Planning & Development, Engineering and Transportation.

4. Policy Statement

In support of future grid road upgrades and widening, Sturgeon County shall condition approvals for the subdivision of lands adjacent to grid roads to obtain additional road right-of-way via dedication and/or acquisition.

5. Definitions

- a. **Grid Road** – All county owned and operated roads that are not within a hamlet, industrial park or multi-lot subdivision.
- b. **Dedication** – the transfer of lands without compensation.
- c. **Acquisition**– the transfer of lands with compensation.
- d. **Acreage Lot:** A Residential-use lot created during the agricultural subdivision process. In Sturgeon County, the typical acreage lot size is 1 hectare (2.47 acres) and its density reflects Residential Type 4.
- e. **Agricultural Parcel:** A parcel of agricultural/primary industry used land created (remnant) during the agricultural subdivision process. In Sturgeon County, a typical parcel is 30 hectares (75 acres) or greater and its density reflects Residential Type 4.
- f. **Non-Residential Type:** Any development that is not Primary Industry or housing focused. In Sturgeon County, Non-Residential development includes (but is not limited to) commercial, industrial or institutional uses.
- g. **Prevailing Agricultural Value:** The value of a parcel of land as if it had not been previously subdivided from a quarter-section and as if no development has taken place upon the lands, which is assessed in the year of when payment is to be made.

- h. **Primary Industry:** Defined by the Government of Canada as land-use activities that harvest or extract raw material from nature, such as Agriculture, oil and gas extraction, forestry, mining, fishing and trapping.
- i. **Residential Type:** refers to a type and scale of housing built form reflective of development pressures and infrastructure requirements. See Municipal Development Plan for further clarification on Residential Type's.

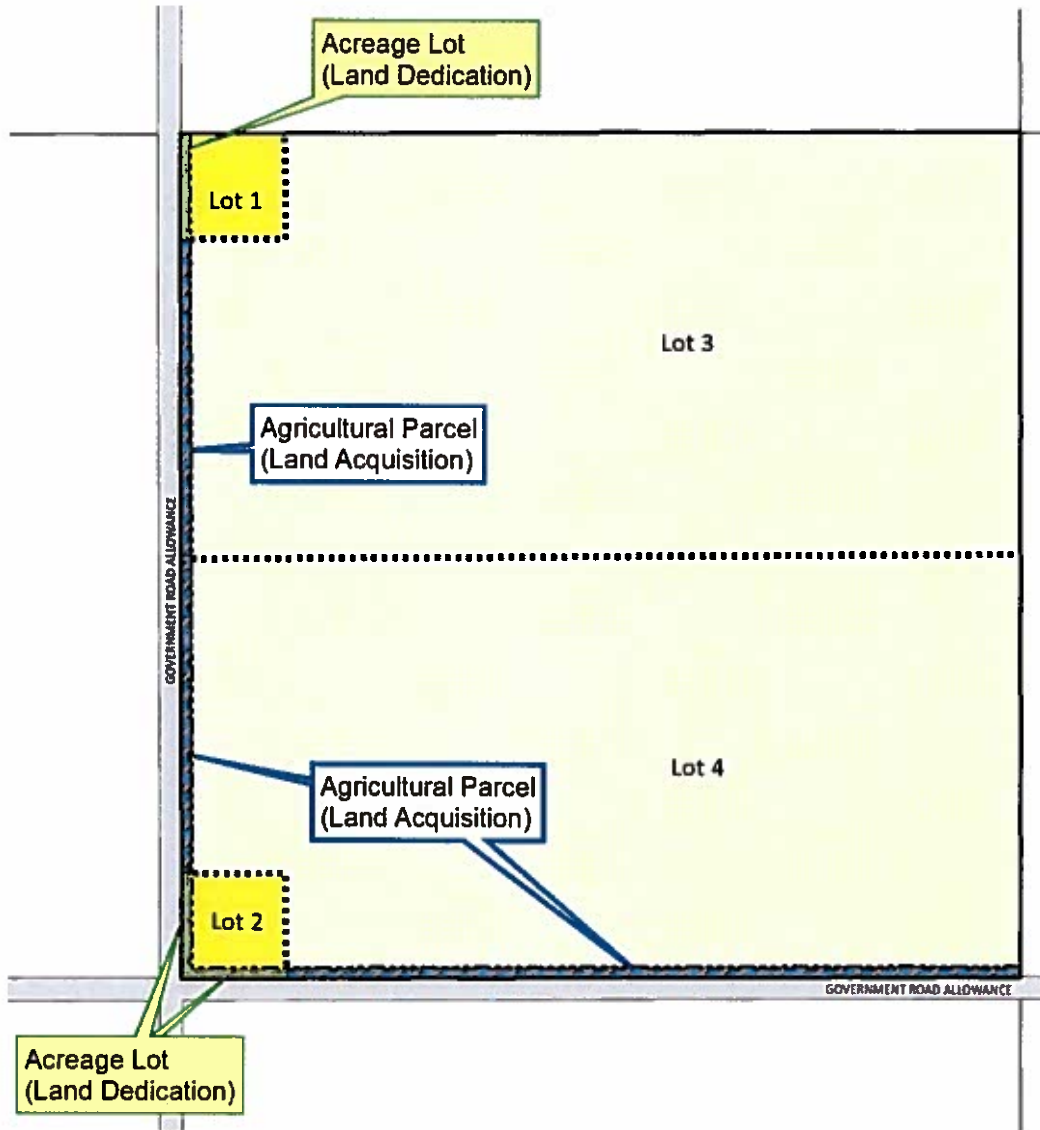
6. Responsibilities

The Subdivision Authority has the responsibility to condition subdivision approvals adjacent to Grid Roads consistent with this Policy.

7. Procedures

- a. As part of the subdivision application process the applicant will be presented with this Policy and this procedure to ensure the applicant/landowner is aware of the requirements.
- b. Engineering Services will review the application against the County's General Municipal Servicing Standards and Roadway Functional Classification System to determine the amount and location of land required for future Grid Road widening.
- c. As illustrated *conceptually* on the following page Planning and Development Services will condition subdivision approvals thus:
 - i. Dedication of land shall apply to the subdivided acreage lot and shall be dedicated to the County by way of plan of survey
 - ii. The agricultural parcel shall provide for future grid road widening by way of a Land Acquisition Agreement.
- d. Once the method of obtaining the required land is assigned, it will be required as a condition of subdivision approval as per the following:
 - i) Land *Dedication* will be required by Plan of Survey prior to endorsement of the subdivision.
 - ii) Land *Acquisition* will require the Land Owner(s) to enter into a Land Acquisition Agreement with the County prior to endorsement of the subdivision, outlining the details of future purchase of lands at prevailing agricultural values.
- e. (Three fully executed originals of the Land Acquisition Agreement are required; 1. for the County, 2. for the Land Owner(s), 3. to be registered on the Land Title.)
- f. The Land Acquisition Agreement will be exercised when the County initiates the associated grid road upgrade project. In the event the associated grid road is within the Council adopted 3 Year Road Plan the land acquisition and dedication will be exercised prior to endorsement of the subdivision plan. If not the Land Acquisition Agreement may be registered on Title by way of Caveat to be exercised at a future date when needed as a condition of subdivision plan endorsement.

Note: The below diagram is intended for general illustrative purposes only and may not necessarily reflect the *actual* requirements in every circumstance.



Cross Reference

ENG-ROA-1 and ENG-ROA-2