

Policy Name

Land Acquisition

Policy Number

PW-8



Policy Statement

Where it may be necessary to acquire land, or interests in land, for projects which are in the best interests of the general public, Brazeau County will acquire the land or interest in land by negotiation and agreement.

It is the belief of Brazeau County that any individual landowner affected by a project, in the best interest of the general public, should not have to unduly suffer economic losses because of the project. The individual landowner should be no worse off or no better off after being affected by such a project.

Where it may be necessary to acquire land, or interests in land for projects which are in the best interest of the individual, or mutually beneficial to Brazeau County and the individual, the cost associated with the acquisition shall be borne proportionately as the particular case may require.

Policy

Payment for Land Purchases

Large Parcel Agricultural Land (Over 40 acres)

Land compensation shall be based on current fair market value for the land based on a review of comparable lands in the project vicinity that have transferred recently. The proposed land values shall be based on use categories such as bush land, pasture land and cultivated land. The same values shall be paid to all owners with the same use type lands (i.e. bush land, pasture land or cultivated land) on each project. Recommendations for proposed land values shall be made to Brazeau County and the proposed compensation amounts shall be reviewed and approved by the Brazeau County Assessment staff prior to utilization.

Acreage parcels (Under 40 acres in size)

The land compensation shall be based on current assessed values utilized by Brazeau County for taxation purposes. The land compensation amount will vary on each land parcel based on the site specific assessed values.

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Approved By Council: 92/04/06 _____
Revision Dates: 07/09/18; 02/12/10; 93/01/14; _____
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Minimum Payment for Land

The minimum payment for any land purchase shall be \$500.00.

Compensation for Non-Land Related Items

Additional compensation should be paid to account for items of value that are impacted but not reflected in the land value compensation to ensure that landowners are fully compensated for the land purchase. Some typical items are planted tree shelterbelts, specialty fences, gates, ornamental gate posts, landscaping, relocation/ loss of outbuildings not affixed to the land, relocation of grain bins, replacement of grain bin pads, etc. If the landowner plans to complete the work to replace/ relocate an impacted item an estimate of cost should be prepared reflecting and labour and material costs. For items that are impacted that have an estimated value of over \$3,000.00 the Right of Way Agent shall obtain (3) three written estimates from independent suppliers/ contractors to form the basis for the proposed compensation amount. All proposed compensation for damages shall be approved by the CAO prior to any commitments being made to the landowner. Compensation for non-land related items shall not apply to lands acquired as a dedication or reserve as a result of a development or subdivision approval condition.

Payment for Backsloping and Temporary Workspace

Payment for Backsloping and temporary workspace shall be based on 100% of the fair market value of the lands. The minimum payment for backsloping, temporary workspace and landscape earthborrow shall be \$300.00.

Payment for Landscape and Dugout Earthborrow

Payment for landscape and dugout earthborrow shall **EITHER** be based on a volumetric basis for the amount of borrow material removed from the lands at the current value of the borrow material on a cubic meter basis **OR** based on 100% of the fair market value of the lands, whichever is highest. The compensation shall be capped at a maximum of \$10,000 on dugout earthborrow. The amount of earthborrow material removed shall be calculated during the construction. Compensation shall be paid to the landowner after the construction is completed.

Fencing

Brazeau County shall replace any existing fences that are in a condition that is considered adequate for the containment of livestock with minimal repair. The new fence shall be constructed by Brazeau County on the new property boundary at the time of the construction of the project. The minimum standard for the new fencing shall be a four-strand barbwire fence. In the event the landowner prefers to complete the fencing Brazeau County shall compensate the landowner at the current contract fencing rates. Payment shall be released to the landowner by Brazeau County upon the completion of the new fence construction. In the event the existing

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fence is of a higher standard than a four-strand barbwire fence Brazeau County will replace it with a similar standard fence or will compensate the landowner to replace the fence.

Temporary Fencing

Brazeau County shall typically install a four-strand barbwire fence for temporary fencing in areas where the construction will impact lands utilized for livestock grazing purposes. In the event a four-strand barbwire fence is not adequate to contain the type of livestock affected Brazeau County will install a standard adequate to safely contain the livestock. The fencing will be completed on an as requested basis by the landowner. Upon the completion of the project Brazeau County will remove the temporary fencing from the lands.

Payment for Crop Damages

Brazeau County shall compensate the landowner for crop damages on any disturbed areas utilized for backsloping, temporary workspace and landscape earthborrow. The crop compensation shall be paid for a (3) three year period at 100% of the crop value. The crop damage compensation rates shall be based on the current crop prices and estimated crop yield at the time the crop damage occurred.

Right of Set Off

Prior to the release of any funds payable by Brazeau County for the acquisition of land, crop damages, borrow, temporary workspace, fencing and other items specified in this policy, Brazeau County shall be entitled to set off against such funds any amount which is owed to Brazeau County by the landowner.

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