

<i>COUNTY OF WETASKIWIN NO. 10</i> Municipal Policy & Procedures Manual	FUNCTION: 6000 PLANNING & DEVELOPMENT/ASB SERVICES
	SECTION: 6600 SUBDIVISION LAND AND DEVELOPMENTS

TYPICAL FARMLAND VALUES FOR SUBDIVISION RESERVE ALLOCATION #6602

POLICY STATEMENT

Section 661 of the Municipal Government Act dictates that a developer must provide, without compensation, land for municipal reserve (among other things such as roads, public utility lots, etc.) to the County of Wetaskiwin. Section 5.4 of the County of Wetaskiwin Municipal Development Plan, adopted by By-law 98/55, states that the County will require 10% of the land being subdivided to be dedicated as municipal reserve. Instead of dedication of land, the Subdivision Authority has the option of requiring an equivalent amount in cash. In this case, the amount required shall be as outlined below.

PROCEDURES

1. Primarily, three distinct types of farmland values are outlined as follows:

- **Type 1:** arable (black soil group)
Range 26 east
Reasonable Farmland Market Value: \$2200/acre (\$352,000 per quarter)
- **Type 2:** arable (grey wooded soil group)
Range 27 west
Reasonable Farmland Market Value: \$1,425/acre (\$228,000 per quarter)
- **Type 3:** native pasture (treed)
Across County of Wetaskiwin
Reasonable Farmland Market Value: \$1,225 /acre (\$196,000 per quarter)

REVISION DATE:	ORIGINAL COUNCIL APPROVAL DATE:	REF. PAGE NO.	NUMBER:
July 12, 2002, Ref. Page 02/186 PD, Sept. 19, 2006, Ref. Page 06/211 C August 5 th , 2008 Ref Page 08/292 C	December 12, 2000	00/369 PD	1 of 2

TYPICAL FARMLAND VALUES FOR SUBDIVISION RESERVE ALLOCATION #6602

2. In determining the aforementioned values, no consideration was given to sales deemed to include an influence on the true agricultural value, including:
 - Development potential;
 - Special interest (i.e.: municipal purchase);
 - Family/estate transfers;
 - Multiple parcel purchases; and
 - Motivation (i.e.: adjoining landowner).

3. These values will be reviewed annually by administration to ensure they are consistent with the market value for farmland.

Section 5.11 of the Municipal Development Plan states in part:

“Where reserves are due this will be explained to the applicant. Where cash is to be provided, the developer has the option of obtaining a market value appraisal (for reserve allocation purposes) of the land at the developer’s expense ...”

REVISION DATE:	ORIGINAL COUNCIL APPROVAL DATE:	REF. PAGE NO.	NUMBER:
July 12, 2002, Ref. Page 02/186 PD, Sept. 19, 2006, Ref. Page 06/211 C August 5 th , 2008 Ref Page 08/292 C	December 12, 2000	00/369 PD	2 of 2