



# County of Wetaskiwin No. 10 Municipal Policy

Department:  
61.1 Subdivision

Policy No.  
61.1.2

Title Typical Values for Subdivision Reserve Allocation

## 1. Policy Statement:

- 1.1. The intent of this Policy is to provide guidelines for the Subdivision Authority, being the Council of the County of Wetaskiwin, to determine an equivalent cash amount to be required from developers in situations where cash-in-lieu is preferable to dedicated land as municipal reserve.
- 1.2. This Policy is in accordance with the provisions set out in Sections 661, 666, and 677 of the *Municipal Government Act*, and Objective 2.4 of the County's Municipal Development Plan (MDP).

## 2. Guidelines:

- 2.1. Under both Section 666 of the *Municipal Government Act* and Objective 2.4 of the County's MDP, the County may require a developer of a subdivision to dedicate up to ten percent (10%) of the net developable area as municipal reserve.
- 2.2. As permitted by Section 667 of the *Municipal Government Act*, the County may require cash-in-lieu of dedicated land at the discretion of the Subdivision Authority.
- 2.3. For situations in which the Subdivision Authority chooses to require cash-in-lieu of dedicated land, the following methodologies may be used at the time of the subdivision application to determine the cash value:
  - 2.3.1. A market value appraisal under the conditions set out in Section 667(1) of the *Municipal Government Act*;
  - 2.3.2. A market value estimate provided by the County's Assessment Department, if both the developer and the Subdivision Authority agree to this methodology; or
  - 2.3.3. A market value estimate derived from the following table, with the values in the table being reviewed on a biennial basis by the County's Assessment Department.

Type	Description	Reasonable armland Market Value
1	Arable (black soil group) Range 26 east	\$4,500/acre (\$720,000 per quarter)
2	Arable (grey wooded soil group) Range 27 west	\$3,000/acre (\$480,000 per quarter)
3	Native pasture (treed) Across County of Wetaskiwin	\$1,600/acre (\$256,000 per quarter)

- 2.4. Notwithstanding Section 2.3, the Subdivision Authority reserves the right to require a market-value appraisal where they believe it to be necessary.

Council Approval	Council Revised	Administrative Review	Policy Committee	Page
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