

**COUNTY OF WETASKIWIN NO. 10**

61.1 SUBDIVISION

**Municipal Policy & Procedures Manual**

**TYPICAL VALUES FOR  
SUBDIVISION RESERVE ALLOCATION #61.1.2**

**1. POLICY STATEMENT**

1.1. 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. The County of Wetaskiwin Municipal Development Plan 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, being the County of Wetaskiwin, has the option of requiring an equivalent amount in cash. In this case, the amount payable would be calculated using the following values.

**2. PROCEDURES FOR CASH-IN LIEU CALCULATION**

The Municipal Government Act establishes the methodologies for calculating the amount to be paid when the Subdivision Authority requires that money-in-lieu be paid by the developer rather than requiring that the developer dedicate land.

2.1. The developer has the option of having the money-in-lieu calculation based on:

2.1.1. A market value appraisal of the existing parcel of land as of a specified date occurring within the 35 day period following the date upon which the application for subdivision is made. The market value appraisal must be based on the following:

2.1.1.1. the use proposed for the land that is the subject of the subdivision conforms with any use prescribed in a statutory plan or the land use bylaw applicable to the land; and

2.1.1.2. what a willing buyer would pay for the land in an unsubdivided state if sold in the open market as of the date of the appraisal.

OR

REVISION DATE:	ORIGINAL COUNCIL APPROVAL	NUMBER:
July 12, 2002, Ref. Page 02/186 PD, Sept. 19, 2006, Ref. Page 06/211 C, August 5 <sup>th</sup> , 2008 Ref Page 08/292 C, PD20160211.1008	Dec. 12, 2000, 00/369 PD	1 of 2
ADMINSITRATIVELY REVIEWED: November 2018		

## TYPICAL FARMLAND VALUES FOR SUBDIVISION RESERVE ALLOCATION #61.1.2

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2.1.2. The land values set out below:

2.1.2.1. For Land being subdivided that is identified in an area structure plan or the land use bylaw as land intended for Agricultural Uses:

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

2.1.2.2. For Land being subdivided that is identified in an area structure plan or the land use bylaw as land intended for Residential or Commercial uses – a Market Value estimate provided by the Assessment Department;

2.1.2.3. For Land being subdivided that is identified in an area structure plan or the land use bylaw as land intended for Industrial Uses – An appraisal as outlined in Section 1 (a);

2.2. Administration reserves the right to require an appraisal, as outlined in Section 1(a) where they feel it is necessary.

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