

LAND ACQUISITION FOR MUNICIPAL PROJECTS POLICY

Subject: Land Acquisitions

Ref: Public Works

Code: 32

Date Approved: August 27, 2019

Motion No: 385/27/08/19

Replaces: 201/13/05/14

The County of Northern Lights,
in accordance with provisions contained in the
Municipal Government Act, may require land
from private landowners in order to construct
and complete municipal infrastructure projects.

The County of Northern Lights believes in
Standardizing acquisition criteria for municipal
projects.

Signed: 
Chief Elected Official

Signed: 
Chief Administrative Officer

PROCEDURE

When it becomes necessary to obtain rights of way on private land for municipal projects, County staff shall negotiate with the affected landowner/s using the following criteria:

1. For Right of Entry – the County will pay \$1 for a right of entry, unless the CAO approves an alternate amount, based on valid damage or reasonable cause. The County will repair any damage from entry due to its operations. (grading, re-gravelling, etc.)
2. For Land Purchase - the County shall purchase the required amount of land from the landowner based on market value per acre, (provided by County assessor), with a minimum payment as per the County Schedule of Fees . Payment will only be made when the interest is registered on the title or a registerable instrument has been obtained.
3. For Borrow Pits - the County shall compensate the landowner for use of the area required at the per acre stipulated in the County Schedule of Fees. The borrow pit remains the property of the landowner upon completion of any road project.
4. For Crop Damage - the County shall compensate the landowner for crop damage in the year of construction at the rate per acre as stipulated in the County Schedule of Fees. The CAO may use discretion in compensating a second year where damage is demonstrated to still exist in the second year.
5. If Right of Way (ROW) acquisitions cannot be completed within rates set in this policy, they will require Council approval.