

**Title: Land Acquisition for Road Right-of-Way for Subdivisions**

**Policy No: 6003**

**Effective Date: July 13, 2021**

**Motion Number: 21.07.346**

**Supersedes Policy No: NONE**

**Review Date: July 13, 2024**



**Purpose:** In accordance with subdivision and development guidelines and decisions of the Municipal Planning Commission, this policy provides guidelines for acquiring road widening along road right-of-way as part of the subdivision process.

## 1. DEFINITIONS

- 1.1. **Greenview** means the Municipal District of Greenview No. 16.
- 1.2. **Lot** means one or more lots or area being subdivided.
- 1.3. **Parcel** means a piece of land being a Lot, Block, quarter section, legal subdivision, river lot, condominium unit, described lot or other quantifiable piece of Real Property contained within the legal description of a valid Certificate of Title registered with the Alberta Land Titles Office.
- 1.4. **Road Right-of-Way** means an agreement that confers on the municipality the right to use the land for the construction of a public road.
- 1.5. **Road Widening** means the acquisition of additional right-of-way for road construction.

## 2. POLICY STATEMENT

- 2.1. Road Widening will be taken along road right-of-way on all parcels being subdivided in accordance with the Municipal Government Act.

## 3. PROCEDURE

- 3.1. Greenview will require road widening along the road right-of-way, as recommended by Council or by Policy. The Director of Infrastructure and Planning or designate, may ask for additional land adjacent to all parcels being subdivided at the time of subdivision.
- 3.2. Greenview will determine the area required for road widening based upon roadway requirements, network importance, drainage, future construction considerations and other relevant factors.
- 3.3. Road widening along the road right-of-way adjacent to any proposed lot boundaries shall be dedicated as a condition of subdivision with no compensation being provided by Greenview.

- 3.4. Greenview will enter into an Offer to Sell agreement with the applicant for purchase of road widening along the road right-of way on the balance of the parcel as recommended by the Director of Infrastructure and Planning or designate. Land acquisition rates will be those outlined in the Schedule of Fees Bylaw.
- 3.5. All road widening acquired through dedication or negotiation as a result of subdivision shall be registered by a Plan of Survey unless otherwise authorized by the Director of Infrastructure and Planning, or designate. The Plan of Survey requirements and responsibilities for costs are as follows:
  - A) Where the subdivision is registered by Plan of Survey, the landowner shall arrange and pay for all costs of preparation and registration of the Plan of Survey. The Plan of Survey shall include and show all road widening requirements adjacent to the parcel(s) plus any negotiated road widening acquired from the remainder of the title area.