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Policy Title Land Agreements	Date: June 23, 2020	Motion No. 272/20

Purpose:

Describes procedures to be followed when the County acquires land for construction projects and land disturbance payments.

Policy Guidelines:

Agreements are to be arranged by the CAO or designate involved in the project.

Land Purchase:

1. When the County is purchasing land, it is necessary to have a Commissioner of Oaths available. Therefore, any land buying agreements are to be approved by the CAO or designate.
2. Payment for land will be based on the average market value per acre of comparable parcels in the area, not including building values or improvements.

Fence Compensation

1. For any road construction project which requires removal of fences to properly construct the road, the County will remove and replace the fences at no cost to the landowner.
2. A fence is defined as one that will keep livestock confined.
3. If in the opinion of the CAO or designate the fence will not adequately confine animals, the County will not replace the fence, and no compensation will be payable to the landowner.
4. If a temporary fence is required by the landowner in order to confine their livestock during construction, the County will construct a temporary fence. If required, the temporary fence will remain for one year to establish grass at which time it will be removed by the County. If the grass is not well established in the first year, the fence will remain for one additional year.
5. If the fence is to be replaced by the County the general construction policy is:
 - a) At the completion of the road construction or reconstruction project, County staff or the County contractor will replace any fencing removed with a fence of the same type, using new materials at the County's expense. The fence will be placed on the property line unless other arrangements are made in writing and approved by the County.
 - b) Barbed wire fences will be replaced with a minimum of 4 wires



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- c) If the landowner wishes the fence constructed to a higher standard than previously removed or County standards as outlined they must supply at their own cost any extra wire and posts which may be required.
- d) If a landowner does not want fencing replaced at the end of construction, the landowner shall not be entitled to any other compensation for the fencing nor have it installed at an alternate location, or have materials supplied and not installed.
- e) The County will only construct a fencing berm through a coulee or swampy area, and only if same is required to accommodate fence re-construction on a County road project.

Crop Damage

1. Crop damage compensation will be one payment at the rate of \$600/acre (minimum \$600), based on the surveyed acreage, and will be paid on any seeded crop land, such as wheat, barley, etc., seeded hay land and native pasture. A letter to be sent to the landowner with compensation cheque advising of compensation calculation and the procedures, under the Municipal Government Act, of Public Notice for road project write offs and the landowner's recourse should he consider himself the affected party.

Borrow Pits:

1. The normal rate of compensation for an area on private property (borrow pit or back sloping areas) which is disturbed as a result of a County project will be a flat rate of \$600 per acre (minimum \$600). This amount is in excess of the crop damage compensation rate.
2. The CAO or designate will inspect the project prior to payment of the compensation to ensure the project has been completed satisfactorily.

Mailbox:

If a mailbox must be removed in order to undertake a road construction project, the County will remove the mailbox and will arrange to have it re-set when the project has been completed.

Kenneth King,
Reeve

Mike Haugen,
CAO



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Approved: June 23, 2020 272/20

Review Date: Date four years from last approval date

