

MUNICIPAL DISTRICT OF PINCHER CREEK

POLICY

422

TITLE: DETERMINATION OF VALUE OF MUNICIPAL RESERVE AT TIME OF SUBDIVISION

Approved by Council:

Date: January 10, 2012

Pursuant to Section 666 of the Municipal Government Act , Revised Statutes of Alberta 2000, Chapter M-26 (the Act), municipalities are allowed to take up to 10% of the land being subdivided for municipal purposes, as outlined in the Act. The municipality may take land as municipal reserve, school reserve, money in lieu of land, or combinations of any or all.

If the Subdivision Authority determines that cash in lieu of land is required at the time of subdivision, the amount owed will be determined by using the following method:

The value of the land will be determined Pursuant to Section 667(1)(b) of the Act with a market value appraisal done by the Municipal District of Pincher Creek No. 9's Assessor.

The cash in lieu of land calculation shall be determined by providing 10% of the market value appraisal on the un-subdivided parcel (less Environmental Reserve - ER). This 10% appraisal value shall then be multiplied by the area being subdivided from the whole (as determined at the final stage of subdivision process). This provides the amount of the final payment.

V_1 = Appraised market value of the un-subdivided parcel less any ER (\$)

A_1 = Area of the original un-subdivided parcel less any ER (ha)

A_2 = Area of land being subdivided (ha)

R = Reserve owing (\$)

$$R = (V_1/A_1) \times A_2 \times 0.10$$