

	<b>Disposal of Roadway, PUL Lots and Walkways</b>	
	<b>Policy Type:</b>	Council-Management Delegation
	<b>Number:</b>	CMD-P-3.11
	<b>To be Reviewed:</b>	Once per term
	<b>Approval Date:</b>	April 25, 1988
	<b>Motion Number:</b>	
	<b>Revised Date(s):</b>	

**Policy Statement:**

That the disposal of surplus road and utility rights-of-way be handled in a consistent and equitable manner; that the Town receive fair market value as per the *Municipal Government Act (MGA)* for redundant roads and utility rights-of-way; and that the Town establish a reserve account to serve as a depository for the proceeds from the sale of redundant roads and utility rights-of-way.

**Purpose:**

To establish the process for the reconfiguration of roadways, PUL lots, or walkways not provided for in the *MGA*.

**Process for the Disposal of Roadways, PUL Lots, and Walkways**

1. That where an area of land contains roadways, PUL lots, or walkways which have been dedicated to the Town and such lands are to be reconfigured under a new plan of subdivision, the disposition of redundant roadways, PUL lots, and walkways shall be handled in the following manner:
  - a. If the existing area of roadways, walkways, and PUL lots is more than the area required for roadways, walkways, and PUL lots under a new plan of subdivision, the Town will receive either a net allocation under the new plan equal to the difference, or market value of a proposed net allocation as determined by the Chief Administrative Officer.
  - b. If the existing area of roadways, walkways, and PUL lots is less than the area required for roadways, walkways, and PUL lots under a new plan of subdivision, the owner(s) within the plan area will make up the deficiency up to a maximum of 30% of the gross developable area.
  
2. That where an undevelopable roadway, PUL lot, or walkway is closed it will be offered for sale only to adjacent owner(s) for consolidation at market value based on the existing shape, size, and districting. If the adjacent owner(s) are not interested in purchasing, the land will then be offered to them for lease or lease to purchase at an economic rent based on the existing shape, size, and districting.
  
3. That when a roadway, walkway, or PUL lot is closed and can be developed on its own, it will be offered for sale at market value to the adjacent owner(s). If the adjacent owner(s) decline the offer, the Town will sell the parcel at market value to any other interested party.

4. That where a plan of subdivision, replot, or plan of consolidation contains a government road allowance, the Town will receive an allocation of land equal to the net area of the government road allowance or shall receive market value for the road allowance as determined by the Chief Administrative Officer.
5. That these principles for the disposal of roadways, walkways, and PUL lots will be considered as guidelines in accordance *MGA*. Specific instances will be analyzed on their own merits. The Town of Okotoks may divert from these guidelines, if necessary, subject to resolution of Town Council.
6. That the financial proceeds from the disposition of roadways, walkways, and PUL lots will be maintained in a special reserve account and used for the purchase of roadways or road widening as may be required under the Town's transportation plans.