



Council Meeting – December 16, 2025

Subject: Revised Update to Valuations of Rural Unopened Road Allowances, Lanes, Streets and Alleys
Report Number: CDS-25-113
Division: Community Development
Department: Realty Services
Ward: All Wards
Purpose: For Decision

Recommendation(s):

That staff report CDS-25-113 Revised Update to Valuations of Rural Unopened Road Allowances, Lanes, Streets and Alleys be received as information; and,

That Council approve Option ____ to update the rural valuations for road allowances, streets, lanes and alleys as a more current reflection of fair market value; and,

Further that all road closure applications received prior to January 1, 2026, be processed at the current rural valuation and all road closure applications received after January 1, 2026, be processed at the approved valuation as set out in this report.

Executive Summary:

The purpose of this report is to provide additional options to Council for valuing rural unopened road allowances within Norfolk County and seek Council's approval to update the rural valuations to provide a more reflective rate of the current fair market value.

Discussion:

At the December 9th, 2025, Council in Committee meeting (Report CDS 25-108 attached), Council directed staff to bring a further report back to Council with options and ranges of values for unopened road allowances in the rural areas of Norfolk County. Council voiced concern that a rural road allowance can be made up of multiple different land use types or be entirely made up of cultivatable land or forested/swamp land that would require separate values than the average value as proposed.

Staff wish to provide the following options to Council for consideration:

Option 1: Staff be provided authority to determine the value of the lands within the updated scale provided (\$14,000 - \$26,000) based on the nature and use of the lands.

This gives staff the ability to review each rural unopened road allowance application on a case by case basis and determine the value to be applied based on the updated appraised scale (i.e., marshlands being lesser in value than cultivatable lands etc.). This will also take into account different areas of the County having higher valued cultivatable land than others as well as the lands that the road allowance will merge with (i.e., increasing acreage of an existing agricultural operation). Staff will also take into account land use variations and their proportions within the road allowance.

Option 2: Council set a pre-determined valuation of \$13,000 per acre for wetlands/marshlands/woodlands which is the current rural valuation with no increase, and \$20,000 per acre for cultivatable lands. This provides a pre-determined value for each land use variation that is aligned with current market values. Staff will review each application on a case by case basis and apply the pre-determined valuation (proportionately, if applicable) to the unopened road allowance based on the GIS viewer and site inspection of the lands. This captures all land use variations and the variation in value.

Option 3: Staff seek an appraisal for all rural unopened road allowance requests with the cost of the appraisal being the responsibility of the applicant. This will ensure current market values are being applied to rural unopened road allowances consistently, however, places an additional cost on the applicant(s).

Urban areas will remain at \$2.00 per square foot as this continues to be reflective of current market values and unique locations will continue to be reviewed on a case by case basis and staff will seek an appraisal where it is deemed necessary. The cost of the appraisal will be the responsibility of the applicant(s).

As per policy, the applicant(s) is responsible for all costs associated with the closure and conveyance of a road allowance in addition to the cost of the land.

Finance Comments:

Standard practice is to transfer net proceeds from the sale of property, including from road allowances, streets, lanes and alleys to the Land Reserve at the time of sale. This process, therefore, does not impact the Levy and staff do not budget for property sales as a result. If Council approves a change in per acre valuation for rural properties, this will impact reserve balances for applicable sales.

The option remains for Council to seek a third-party appraisal for unique properties or situations, which will reflect the specific characteristics and market values of the subject properties at the time of assessment.

Interdepartmental Implications:

N/A

Consultation(s):

Chief Administrative Officer
General Manager, Community & Development Services
Treasurer/Director, Finance

Strategic Plan Linkage:

Serving Norfolk - ensuring a fiscally responsible organization with engaged employees who value excellent service

Explanation: Increasing the valuations for the sale of rural unopened road allowances, streets, lanes and alleys as outlined in the report will have a positive impact on the future revenues received from the sales.

Attachment(s):

- Report CDS 25-108
- Report CS 21-70

Approval:

Approved By:
Bill Cridland, General Manager, Community & Development Services

Prepared By:
Kelly Darbshire, Realty Services Specialist