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Council-In-Committee Meeting – December 09, 2025

Subject:	Update to Valuations of Road Allowances, Streets, Lanes and Alleys
Report Number:	CDS-25-108
Division:	Community & Development Services
Department:	Planning and Realty Services
Ward:	All Wards
Purpose:	For Decision

Recommendation(s):

That staff report CDS-25-108 Update to Valuations of Road Allowances, Streets, Lanes and Alleys be received as information; and

That Council approve the update to 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 seek Council's approval to update the rural valuation for unopened road allowances, streets, lanes and alleys to provide a more reflective rate of the current fair market value.

Discussions:

Staff Report CS 21-70, attached, was brought forward to the December 14th, 2021, Council in Committee meeting to establish updated valuations to be applied to unopened road allowances, streets, lanes and alleys throughout the County that adjoining property owners have an opportunity to submit an application to purchase.

Council approved the following recommendations within report CS 21-70:

a. Rural location $12,000 to $18,000 per acre (workable land) *
Staff is recommending a valuation of $13,000 per acre, being more reflective of current market values

b. Urban location $1.07 per sq. ft. ($46,609.20 per acre) to $3.76 per sq. ft. ($163,785.60 per acre)
Staff is recommending a valuation of $2.00 per sq. ft. ($87,120 per acre), being a reasonable increase and more reflective of current market values

c. Unique locations and/or situations (i.e. waterfront area, etc.) With unique properties or situations, located within rural or urban locations, the County would reserve the right to review each road allowance, street, lane and alley sale request on a case by case basis in regards to the valuation to be applied, and seek an appraisal where it is deemed necessary. The cost of the appraisal would be the responsibility of the applicant(s).

Staff periodically request a review of the valuations and have consulted with the original appraiser, B.C. Appraisals Inc., to review the current fair market values established within report CS 21-70. The appraiser has provided the following opinion regarding the current market valuations.

a. Rural location $14,000 to $26,000 per acre (workable land)*
Staff are recommending $18,000 per acre.

b. Urban location $2.00 per sq. ft.
No change. This continues to be reflective of current market values.

c. Unique locations will continue to be reviewed on a case by case basis and seek an appraisal where it is deemed necessary. The cost of the appraisal will be the responsibility of the applicant(s).

*****While the appraiser's valuation for rural road allowances is based on "workable land", staff find that a single rural road allowance can be comprised of multiple variations of land uses ranging from workable areas to woodlot areas with multiple zonings as well. Staff feel the recommendation of an increase to $18,000 per acre, although somewhat significant, would take into consideration the land use variations of a road allowance, and be an average price setting to more current valuations avoiding the need to obtain an appraisal for most rural road allowances.

Should Council approve the increase to the valuations for unopened road allowances in rural locations, staff recommend that any applications received prior to January 1, 2026, be processed at the current valuation of $13,000 per acre. Likewise, any application received after January 1, 2026, be processed at the approved valuation herein ($18,000 per acre).

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 the higher per acre valuation for rural properties, this will positively impact reserve balances for applicable sales.

The status quo rate recommendation for urban locations is deemed to reflect current market rates for this category of property and therefore will not produce an incremental financial impact to the County.

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 CS 21-70

Approval:

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

Prepared By:
Kelly Darbishire, Realty Services Specialist