



CORPORATION OF THE DISTRICT OF MAPLE RIDGE

TITLE: *ROADS - ROAD EXCHANGES - VALUATION WHEN REQUIREMENT OF DEVELOPMENT PROCESS*

POLICY NO. *6.10*

APPROVAL DATE: *September 12, 1995*

POLICY STATEMENT:

When a road exchange is initiated pursuant to a Development Application, the road to be closed shall be valued at its highest and best use, and its value shall not be offset against the value of any road to be opened.

PURPOSE:

Both road dedication and a road exchange may be required under the same Development Application. Where this instance occurs, the value attributed to the road closed to road opened shall not include the value of the required dedication. This reflects the general rule that required road dedication is to be at the developer's cost.

DEFINITIONS:

Road Exchange: Refers to Section 572 of the Local Government Act (as amended from time to time) which states: "The council may by bylaw dispose of a portion of a highway in exchange for land necessary for the purpose of improving, widening, straightening, relocating or diverting a highway."

Development Application: refers to a Subdivision Application, Rezoning Application, or any other Application to the Municipality in which road dedication would be a requirement.