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Policy Title Development of Undeveloped Road Allowance Non-Energy Related	Date: March 12, 2019	Resolution No. 88/19

Purpose:

To establish a policy with respect to development on undeveloped road allowances for non-energy related development.

Policy Statement:

Provide Administration with guidelines relating to the upgrading of undeveloped road allowances associated with new developments. (i.e. commercial, residential and industrial)

Policy Guidelines/Procedures:

1. Prior to submitting an application to subdivide or develop on a parcel of land where access is to be obtained from an undeveloped road, the Applicant/Developer must obtain an Engineering Review Assessment from the current Municipal Engineer with costs as per Master Rates Bylaw.
 - 1.1 Following receipt of the Engineering Review Assessment and prior to subdivision or development approval, Administration will bring the request to upgrade the road to Council for approval.
 - 1.2 Upon approval of Council for the development of the undeveloped road allowance, the Applicant/Developer will be required to enter into a Road Development Agreement and may be required to engage the services of a professional engineer to undertake the subject project. The Road Development Agreement will outline the Developer/Contractor's responsibility and may be attached to title by Caveat.
 - 1.3 Based on the Engineering Review Assessment, and in consultation with the CAO or designate, the County may require the applicant to provide a road engineering report. The report must contain full costs estimates for construction. The report may include, but is not limited to, the following items:
 - a) Engineering/Geophysical/Geotechnical Reports
 - b) Survey Reports
 - c) Design Plans and Road Profiles
 - d) The identification of Gas Line Crossings – High & low Pressure
 - e) Bridge Files. Identify and assess the need for culverts and bridges etc. to maintain the proper drainage under the road (Standard Bridge Survey)
 - f) Pole moves. The relocation of power poles etc. (including all fees and approvals) will be the responsibility of the applicant/developer. Construction and/or replacement of approaches to the subject lands as well as affected neighbouring properties
 - g) Identify and quantify the location of borrow pits to be used in the course of the construction phase.
 - i) Identify and calculate the materials borrowed/removed
 - j) Identify the location of fences on affected neighbouring properties to be removed in the course of the construction phase. (Cost of replacing said fences must be factored in to the costs).

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- k) Identify the need for Land Agreements where neighbouring lands are affected by the build.
 - l) Identify the need for crossing agreements. (The County will be responsible for contacting all parties with regards to crossings and crossing agreements.)
 - m) Identify the depth and location of all crossings as well as owners of said crossings.
- 1.3 The Applicant/Developer of a proposed subdivision or development permit is responsible for all costs associated with approved upgrades to an undeveloped County road allowance.
 - 1.4 The Developer will be responsible for hiring a contractor for completion of the road development.
 - 1.5 Should Kneehill County Council determine that the proposed road development should be extended further to connect with the County's existing road system, the development of the extended portion of the road will be assumed by the County.
 - 1.6 All approaches for neighboring property owners directly affected by the road development will be subject to Policy 13-15 and amendments thereto. Any new approaches or relocations of an existing will require approval by the County prior to construction.
 - 1.7 Upon completion of the road development, an inspection will be required by Kneehill County and any deficiencies noted will require correction. Final inspection will be completed one (1) year following corrections of any defects or deficiencies and a Final Acceptance Certificate will be issued.
 - 1.8 County standards will apply for seeding of the roadside upon completion of construction, in accordance with Policy #13-25, Seeding Roadsides.
 - 1.9 Maintenance of the road will be the responsibility of the County once a Final Acceptance Certificate has been issued.
 - 1.10 An individual or individuals shall have no claim for costs incurred if at any future date, the use of the road develops to the extent that it may be considered to be in the interests of the general public.

Required Standards

1. The minimum standard requirement for a dead end road is a Single Access Road Standard A. (See General Municipal Servicing Standard)
2. The minimum standard for through roads is Standard Local Road, Standard B. (See General Municipal Servicing Standard)
3. The standard for roads servicing multi-lot, heavy use or roads containing hazards, will be determined by the Municipal Engineer during the engineering review process.

This policy replaces Policy #5-13A

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