



POLICY

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Policy Title Development of Undeveloped Road Allowance	Date: February 24, 2015	Resolution No. 55/15

Purpose:

To establish a policy with respect to development on undeveloped road allowances.

Policy Statement:

Provide Administration with guidelines relating to the upgrading of undeveloped road allowances for those dirt road allowances associated with new subdivisions and developments.

Policy Guidelines/Procedures:

1. **Undeveloped Site** – Future multi-lot Residential, Confined Feeding Operation, Industrial, or Commercial Development
 - 1.1. The County will pay fifty percent (50%) of the costs, to a maximum of \$15,000.00, including gravel and seeding costs, for the building of the road to County standards (as per Schedule B – Minor Local Road Standard), with approval from Council upon recommendation from the CAO or designate. If the developer wishes the County to financially contribute to the cost of the road building then 3 quotes would be required.
 - 1.2. If anticipated future traffic is such that a wider road surface is required then the road standard will be that of one of the three (3) major local road standards. This will be determined by the CAO or designate.
 - 1.3. In certain circumstances due to topographical issues, Council may authorize a lower road standard (Schedule “A” - reduced local road). As per the Highways and Transportation Bylaw 1520, the CAO will set an appropriate speed limit on that section of road.
 - 1.4. At time of subdivision or development approval, whichever comes first, the Developer will enter into a Development Agreement whereby a caveat will be attached to the title, outlining the Developer’s and County’s responsibility of the upgrade of the road. The agreement will include the following provisions:
 - An indemnifier or “save harmless” clause.
 - An obligation of the developer to obtain a policy of liability insurance, with coverage in an amount of not less than \$2,000,000.00 and naming the County as the insured party.
 - A provision stating that the Developer shall comply with all requirements of the Workers’ Compensation Act.
 - 1.5. Prior to subdivision or development approval, Council approval will be required for the upgrade of the road.
 - 1.6. The Developer will be responsible for hiring a contractor for completion of the job.
 - 1.7. County standards will apply for seeding of the roadside upon completion of construction, in accordance with Policy #13-25, Seeding Roadsides.

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- 1.8. Upon completion of the construction, 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. The County's portion of the cost will be paid to the developer upon issuance of the Final Acceptance Certificate.
- 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 refund of the cost share 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.
- 1.11. PENALTY FOR NON COMPLIANCE – If Industry (oil company) builds a substandard road without Council approval, Kneehill County will stop issuing overweight permits to the individual company, until the road meets County standards which may include hiring a contractor to build the road to standards and billing the offending company.

Related Documents:

- Schedule A – Reduced Local Road (Gravel)
- Schedule B – Minor Local Road (Gravel)
- Schedule C – Major Local Road (Gravel)
- Schedule D – Major Local Road (Gravel – Resource Road)
- Schedule E – Major Local Road (Surfaced)
- Cost Share Road Construction Development Agreement
- Caveat
- Affidavit in Support of Caveat
- Affidavit of Execution
- Policy 13-25 Seeding Roadsides

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Approved: July 22, 2003
Amended: August 19, 2003 385/03
Amended: February 10, 2004 47/04
Amended: April 26, 2005 221/05
Amended: April 25, 2006 207/06
Amended: April 27, 2010 208/10
Amended: July 27, 2010 366/10
Amended: June 14, 2011 310/11
Amended: January 24, 2012 35/12
Amended: June 24, 2014 261/14
Amended: February 24, 2015 55/15

Review Date: February 2018