



LAC LA BICHE COUNTY POLICY

TITLE: NEW ROAD CONSTRUCTION REQUEST	POLICY NO: PI-30-015
RESOLUTION: 16.326	EFFECTIVE DATE: JANUARY 12, 2010
LEAD ROLE: MANAGER, TRANSPORTATION SERVICES	NEXT REVIEW DATE: MARCH 8, 2018
SPECIAL NOTES/CROSS REFERENCE:	AMENDMENT DATE: MARCH 8, 2016

POLICY STATEMENT:

Lac La Biche County deems it necessary to allow applicants to apply for the construction of roads on undeveloped road allowances and or road right of ways, to provide access to properties that do not have existing physical access. In order to accommodate this means, the County will complete the construction of the road on a cost share basis with the applicants when it is financially feasible.

GENERAL:

1. When an applicant requests the construction of a road that is not necessarily required in the interest of the general public, Council may approve its construction on a cost share basis with the applicant requesting the road.
2. The Manager of Transportation Services will prepare an estimate for the construction costs of the road based on the standard of road as described in the Road Construction Specifications Policy. This estimate will form the basis for the cost sharing agreement, which shall be approved by Council. The cost estimate shall be a B Class estimate based on Alberta Road Builders Rates, and shall include the cost of clearing, grading, culverts, gravelling, relocation of pipe and utilities, fencing, and any other costs associated with the project.
3. The County may cost share up to 80% of the cost to a maximum County contribution of \$100,000 per project with the applicant paying the remaining 20% of the cost. Any additional costs over the County's maximum \$100,000 contribution will be borne by the applicant in addition to their 20% contribution to the project. The amount shall be based on the approved estimate of the Transportation Services Department which shall include the first course gravelling. The County may consider paying 100% of the cost of the project when the road has been addressed in the County's Transportation Master Plan as a future project and/or the construction completes a future grid road thereby providing enhanced service to other residents. Priority will be given to those projects that provide access to principal residences.
4. The applicants cost-share portion, which will be based on approved cost estimates for the project, shall be deposited with the County in the form of cash or certified cheque payable to the County prior to and preceding commencement of the work. If the project is completed under budget, excess funds will be refunded to the applicant. If the project exceeds the estimate, the county will pay 80% of the extra costs up to \$100,000.00 cap, with the applicant paying the other 20%. The applicant will be responsible for all costs that exceed the \$100,000.00 cap. The applicant must be notified as soon as possible if the costs will be higher than the original estimate.

5. The County shall manage and complete the road construction for any projects approved under this policy and to the standard as determined by the County and stated in the agreement. The applicant has no right to the costs of the project and/or management of the completion of the project.
6. County Council shall give consideration to each request as submitted at any time during the budget year for this program and a decision will be made based on merit and available funding.
7. If construction of access requires fence relocation or new fencing on property belonging to the applicant, this fence shall be moved or installed at no charge to the municipality by the applicant.
8. Dedication of a road widening as determined by the Manager of Transportation Services shall be required on land owned by the applicant adjacent to or abutting the access construction project at no cost to the County.
9. Construction will terminate at a point 30 meters beyond where the road allowance meets the parcel of land with no access or at a point past any natural barrier to the lands, however no further than 200 meters. The County will not consider projects when the construction of bridge structures is required. Any further construction requested on the road allowance beyond this point shall be funded 100% by the applicant at the discretion of the County.
10. The constructed road shall be the property of the County and any future maintenance, repairs and construction shall be the responsibility of the County.
11. The County will enter into cost-share agreements on roads constructed solely on public road allowances. No agreements will be made for lease roads, private accesses and any other roads on private lands.
12. Developers will be 100% responsible for the costs of construction of roads including access and subdivision roads for multi-lot residential, commercial and industrial development.
13. The above policy at all times shall be subject to the County's financial feasibility and the number of projects, if any may be completed in a fiscal year.

“Original Signed”
 Chief Administrative Officer

March 17, 2016
 Date

“Original Signed”
 Mayor

March 21, 2016
 Date