



LAC LA BICHE COUNTY POLICY

TITLE: SUBDIVISION AND DEVELOPMENT PERMIT APPROACH APPLICATION	POLICY NO: PI-61-008
RESOLUTION: 10.129	EFFECTIVE DATE: APRIL 13, 2010
LEAD ROLE: MANAGER, PLANNING AND DEVELOPMENT	NEXT REVIEW DATE: April 13, 2012
SPECIAL NOTES/CROSS REFERENCE: PI-30-014 GENERAL MUNICIPAL SERVICING STANDARDS	AMENDMENT DATE:

POLICY STATEMENT:

Lac La Biche County believes that conformance to MGA Section 655 (1) and the General Municipal Servicing Standards (GMSS) would be ensured if administration received adequate information as to the location and timing of access to subdivisions and development permits. This policy requires developers to declare, at the time of application, whether they want the County to construct the access or sign a development agreement they will construct the approach at a certain location and time.

PROCEDURE:

1. An applicant for subdivision or development (if necessary) will complete and submit the "Application for Access Approach Construction" at the time of application submittal.
2. This application will inform administration if the applicant chooses to pay for the total amount of the approach up front or to construct it themselves. Should the applicant choose to pay the total amount of the approach up-front, Lac La Biche County will construct the approach. Construction shall be subject to availability and schedule of equipment and personnel.
3. Should the applicant choose to construct the approach, they shall enter into a "Development Agreement for Approach Construction" with Lac La Biche County. There shall be no security taken by Lac La Biche County for the approach. The subdivision will not be endorsed for registration by Lac La Biche County until the approach has been inspected and approved. This development agreement, which shall include a plan showing the placement and timing of the approach, will be subject to subdivision or development permit approval, as applicable.
4. Those approaches constructed without prior approval shall be removed by the County and the cost borne by the adjacent landowner.
5. Those approved approaches not constructed to County standards shall be either removed or upgraded at the discretion of the County and the costs borne by the adjacent landowner.

“Original Signed”
Chief Administrative Officer

April 15, 2010
Date

“Original Signed”
Mayor

April 16, 2010
Date