

Policy statement

Leduc County supports the placement of distinct community entrance features as part of the development of new urban, country residential and business park developments. The policy aims to establish standards around the development of features found within these areas.

Definitions

Administration means the staff of Leduc County under the direction of the county manager.

Community Entrance Feature means features, landscaping or signs found within urban, country residential subdivisions or business park areas.

Council means the duly elected council of Leduc County.

County means the municipal district of Leduc County in the Province of Alberta.

Development Agreement means an agreement entered into in accordance with s. 650(1) or s. 655(1)(b) of the *Municipal Government Act*.

Development Authority means persons authorized by bylaw of the County pursuant to Part 17, Division 3 of the *Municipal Government Act*, to exercise development powers and duties in accordance with this bylaw.

Policy authority***Legislative implications:***

- s. 18(1) of the *Municipal Government Act* states that subject to this or any other Act, a municipality has the direction, control and management of all roads within the municipality.
- s. 650(1) of the *Municipal Government Act* enables the municipality to require in a land use bylaw that a developer enter into a *development agreement* as a condition of a development permit.
- s. 655(1)(b) of the *Municipal Government Act* enables a subdivision authority to require that a developer enter into a *development agreement* as a condition of subdivision approval.

Policy Implications:

- FP-01 Financial Reserves

Policy standards

1. Community entrance features shall be located on an added dedication to the required road right-of-way. The required dedication of road right-of-way shall be defined at the time the plan of subdivision for the development is submitted for approval.
2. Leduc County approves the use of these items around community entrance features to minimize maintenance such as:
 - Natural materials (trees, rocks, landform).
 - Plant material that is placed off to the side so that it does not block the feature over time.
 - Flower structures on a case-to-case basis.
 - Installation

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- of stones to deter water infiltration and deterioration.
 - Galvanized metal.
3. Leduc County prohibits the use of the following items in community entrance features but not limited to:
 - Internal lighting.
 - Water features.
 - Material that is prone to rust.
 - Material that is costly and difficult to replace.
 - Digital and or animated light signs.
 - Material that requires re-application or frequent maintenance.
 - Wood, clay, and paint.
 4. Leduc County will utilize a standard community entrance feature in new country residential subdivisions.
 5. The developer shall be responsible for the feature for a period of five (5) years following the issuance of CCC for municipal improvement.
 6. Leduc County will retain 10% of the total cost of construction for future maintenance. These funds will be held in the Capital Asset Life Cycle Reserve fund.
 7. The County may remove the feature at its own discretion.

Policy responsibilities

Council responsibilities:

Council will,

- Approve this policy.
- Consider any future revisions to this policy at scheduled intervals, or as required.

Administration responsibilities:

Administration will,

- Verify that the community entrance feature meets the County's standards.
- Assess damage, repairs, and overall maintenance as required.

Monitoring and updating

- This policy will be posted on Leduc County's website.
- This policy will be reviewed at least once every four years.