

Policy statement

Leduc County will establish the roadway standard for roads providing access to country residential subdivisions.

Definitions

Access road means the County road from the nearest paved County road (arterial collector, grid or resource road) to the subdivision entrance furthest from the paved County road, subject to the approval of administration.

Administration means the employees of Leduc County under the direction of the County Manager.

Country residential subdivision means a multi-lot residential subdivision requiring an internal roadways as per the current land use bylaw.

County Manager means the chief administrative officer.

Development agreement means an agreement between Leduc County and the developer required as part of the subdivision process that establishes the contractual obligations of the developer and Leduc County.

Developer means the individual or company developing a country residential subdivision.

Surface/surfacing/surfaced means to construct an engineered hot-mix asphalt pavement structure designed to County standards and appropriate for the projected traffic volumes and vehicle classification over a 20 year life span over an appropriate road base.

Policy authority

Legislative implications:

- *Municipal Government Act, RSA 2000, latest revision thereof.*

Bylaw implications:

- *Leduc County Land Use Bylaw, latest revision thereof.*

Policy standards

1. The County requires that that the developer of a country residential subdivision with an internal surfaced roadway, must hot-mix surface the access road from the nearest surfaced roadway to the furthest access of the internal surfaced roadway for the country residential subdivision. The access road will be surfaced at the developer’s cost.
2. If necessary, the developer will undertake the reconstruction of the access road, at the developer’s cost, to support surfacing.
3. The developer shall provide, compliant with Leduc County standards and to Leduc County administration’s satisfaction, a stamped and signed engineered surfacing strategy and engineering drawings, being appropriate for the traffic volume, traffic type and for the geotechnical conditions expected over a 20 year life span of the road. Administration will dictate any ancillary or incidental improvements required.

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4. A development agreement with the developer, complete with the appropriate securities, will outline any cost share provisions with other new country residential subdivisions approved gaining benefit from the surfacing of the access road.

Policy responsibilities

Council responsibilities:

- Approve the policy.

Administration responsibilities:

- Inform the developers of the contents and implications of this policy.
- Dictate and approve the design and construction standards.
- Maintain, update and adhere to this policy.
- Track and manage the cost share provisions within the country residential subdivision development agreements.

Monitoring and updating

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

<i>Approval date</i>	<i>March 22, 2022</i>	<i>Motion number</i>	<i>74-22</i>	<i>Page 2 of 2</i>
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