


Construction of Undeveloped Road Allowance

Effective Date: July 25, 2019

Review Date: July 25, 2024

Cancel: Policy 300-1 – Access Road Construction
Policy 300-2 – Access Road Construction Form

Resolution: 453-2019

CAO Signature: 

Purpose: The purpose of this policy is to outline the guidelines for construction of existing undeveloped road allowances for individual landowners (applicants) wanting to access their parcels. Under the Municipal Government Act, Lac Ste. Anne County has the direction, control and management of undeveloped road allowances.

Definitions:

1. **Development** - includes any property or development, non-residential or residential, to which improved access is being requested.
2. **Owner** - a person or corporation whose name appears on the assessment roll of the County in respect to land liable to assessment and taxation for general municipal purposes or in respect of any property other than land, the person or corporation in lawful possession of it.

Guidelines:

Lac Ste. Anne County is not under any obligation to develop an access road to any property or development in the County on an undeveloped road allowance. As existing non-residential and residential development continues to expand, the County may receive applications to construct or allow an owner to construct roads to property or development at a standard lower than what the County constructs.

1. The General Manager of Infrastructure and Planning may approve a road built to a “High Grade Gravel Road Standard”.

2. All new permanent residences must have access to a Developed Road or, the owner shall have a “High Grade Gravel Road” constructed to their driveway as a condition of their development permit.
3. The individual landowner/applicant must submit a request to the County to construct or upgrade a County road.
4. A plan of the roadway, including an Access Road Construction Plan of the entire right-of-way, must be submitted to the County and approved by the County and/or its representative prior to the commencement of any construction. This plan must also include a drainage plan.
5. The applicant shall be responsible to enter into a Development Agreement with the County prior to any construction or upgrade of a County Road Allowance. This Development Agreement may be registered against the applicant(s) title.
6. The applicant shall be responsible for all costs affiliated with the construction and completion of the road (survey, engineer, construction contractor etc.). The County shall be responsible for drafting the road crossing agreements and the Contractor will be responsible for the costs associated for line locates.
7. A security bond in an amount and form acceptable to the County may be required.
8. All maintenance and inspections are outlined in and form part of the Development Agreement.
9. The owner will construct the road at their sole expense unless otherwise approved by County Council.
10. Where the road is to be cost shared, it must be approved by the County Council with funding available within the approved County budget.
11. The road must be constructed on an undeveloped road allowance or public right-of-way.
12. The General Manager of Infrastructure and Planning or their designate will decide when the road is constructed or recommend it to be added to the 5-year Road Construction Plan for approval.
13. Any such road(s) must be constructed on a road allowance in a manner that the road could be continued beyond the development. Where the road allowance is not suitable, the County can deviate from the road allowance, in so far as it is required to get around the obstacle on the road allowance, and if such is required the owner must provide or negotiate the road right-of-way with any other landowners affected.
14. If the application has been refused, the applicant will be notified in writing as to why it was refused.