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Procedure Title: Construction on County Road Allowances

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Procedure No: 4010-01

Approval: CAO

Effective Date: December 16, 2008

Supersedes Procedure No: Section C(11)

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1. Definitions

- 1.1 "County" - means Mountain View County
- 1.2 "Applicant" - means the registered land owner or their agent.
- 1.3 "Permit" - means a Development or Location permit for the purpose of this policy means a permit issued for an occupied residential building.
- 1.4 "Undeveloped Road" - means designated by the County as unimproved

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2. Guidelines

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- 2.1 All applications for a Permit must propose physical and legal access.
- 2.2 This procedure will apply to developing County road allowances to County standards, as a result of an application for a Permit, which does not have physical access.

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- 2.3 Undeveloped roads are not acceptable as safe year round public access, and therefore, must be developed to the approved County Road Standard, if being used to access an improvement requiring a Permit.

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- 2.4 Roads will be designed by a qualified engineer and constructed as per the approved plans to the applicable County Road Standard, as per Policy # 4005, complete with proper drainage and drainage structures by a qualified construction company as approved by the County.

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- 2.5 The County will assume maintenance of the road, after the agreed upon maintenance period has passed and construction is completed to the County's satisfaction.

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3. Procedure

3.1 Upon application for a Permit, and at the request of the Applicant wishing to have access from an undeveloped road, a Road Construction Agreement (Schedule I) will be required between the County and the Applicant.

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3.2 If the required length of road construction is less than 200 meters in length, the Single Lane Access Road Standard shall apply if access is for single occupied residential building.

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3.3 If the required length of road construction is more than 200 meters, the Minor Farm Access standard shall apply for that portion of the road over 200 meters, measured from the developed road.

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3.4 The County will contribute 50 % to a maximum of \$50,000.00 of the cost of the road survey, design and construction. The Applicant will pay the remainder of the cost. The Applicant may request an "Endeavor to Assist Agreement" for a term of 10 years to recover a portion of the costs from future benefiting parties and land owners. Every lot benefiting from the upgrade would be responsible for paying their proportionate share of the cost of the road.

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Each lot's equal share of the construction costs of the road utilized would be collected at the time of aid, as a condition of the Permit.

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3.5 The Applicant is responsible for meeting with adjacent land owners to inform them of proposed work and to mitigate any concerns. The Applicant is to provide to the County the completed Adjacent Land Owner form from each adjacent land owner prior to construction.

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3.6 Mountain View County will coordinate and pay the cost for the initial survey of the Right of Way and engineered design, to meet the County standard. The County will contribute up to \$50,000.00 towards the project, as per 3.4 as the annual budget permits, to pay for the survey and engineering with the remainder to be allocated to construction.

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3.7 Prior to construction the County will meet with the Applicant to review the scope of the work, construction schedule, and any potential impacts on the adjacent land owners.

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3.8 The Applicant will submit a completed Road Construction Agreement and security in the form of a "Letter of Credit" or approved alternate prior to construction representing 50% of estimated gross construction costs. The applicant may not proceed without written approval from the County.

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3.9 The Applicant is responsible to obtain all required approvals and agreements from agencies and land owners affected by the road construction, including back sloping and permission to enter agreements, as required.

4. Construction

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4.1 The Applicant shall be responsible for all costs associated with the road construction, except those items specifically referred to in this policy.

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4.2 If one or more residents already reside on the road the County will pay for a maximum of 50% of the cost of the Minor Farm Access Road Standard, as approved by Council.

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4.3. The applicant has the option of paying for their portion by
4.3.1 – payment up front for all associated construction costs.
4.3.2 – local improvement tax against the applicant lands.

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4.4. Construction of a Forced Road under this policy shall require the approval of Council.

End of Procedure

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Approved: December 16, 2008

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