

TITLE: PRIVATE ROAD CONSTRUCTION REQUEST	POLICY NO: PI-30-021
RESOLUTION: 14.167	EFFECTIVE DATE: FEBRUARY 25, 2014
LEAD ROLE: MANAGER, TRANSPORTATION SERVICES	NEXT REVIEW DATE: FEBRUARY 25, 2016
SPECIAL NOTES/CROSS REFERENCE: PI-30-015	AMENDMENT DATE:

POLICY STATEMENT:

Lac La Biche County will consider applications for privately funded and executed road construction on undeveloped road allowance and or road right-of-ways by interested parties. This will be done to provide access to properties that do not have an existing physical access in the event a cost-sharing application as per PI-30-015 is not applicable.

GENERAL:

1. The applicant will enter into a development agreement with the County.
2. Applicants must submit for review and approval detailed engineering plans that meets both the General Municipal Servicing Standards and drawing submission standards. This submission must include 4 complete hard-copy sets and a “to scale” PDF digital file. Approval of the design must be obtained prior to commencing construction.
3. Other considerations for construction approval may include the availability of on-site, suitable subgrade material, approval from adjacent landowners and/or ESRD for the clearing of trees along the road allowance and approach construction approval from Alberta Transportation.
4. Applicants must submit a detailed Construction Schedule that outlines timelines, quality control measures and other pertinent construction detail as required by the County.
5. The County will prepare an estimate for the construction costs of the road based on the standard of road as described in the Road Construction Specifications Policy. This estimate will form the basis for the development agreement, which shall be approved by Council. The cost estimate shall be a Class B estimate, and shall include the cost of clearing, grading, culverts, gravelling, relocation of pipe and utilities, fencing, first course gravelling and any other costs associated with the project.
6. Security to the amount of 100% of the approved cost estimate shall be deposited with the County in the form of cash, certified cheque or irrevocable letter of credit payable to the County prior to and preceding the commencement of the work.

7. Upon a successful Substantial Completion inspection the county shall release 90% of the security to the applicant. The County will retain a 10% hold back of the security for a warranty period of one year. These funds will be released following final inspection and acceptance of the work.
8. The applicant is responsible for the entire costs of the project including project management to completion. The County and its representatives shall be given full and open access to the project during construction.
9. If required, fence relocation or new fencing on property belonging to the applicant, shall be completed at no charge to the municipality.
10. Dedication of a road widening and/or road right-of-way as determined by the Manager of Transportation Services shall be required on land owned by the applicant adjacent to or abutting the access construction project at no cost to the County.
11. Upon final acceptance the constructed road shall be the property of the County and any future maintenance, or re-construction shall be the responsibility of the County.
12. The County will only enter into agreements for roads constructed on public road allowances. No agreements will be made for lease roads, private accesses and any other roads on private lands.

“Original Signed”
Chief Administrative Officer

“March 4, 2014”
Date

“Original Signed”
Mayor

“March 8, 2014”
Date