



Cypress County - Policy
**HARD SURFACING ROADS
IN RURAL SUBDIVISIONS**

Policy Owner: Roads
Adoption Date:
Resolution: 98/152

Policy: R 13
Effective Date: May 5, 1998
Last Amended Date: March 5, 2018

HARD SURFACING ROADS IN RURAL SUBDIVISIONS

Definitions

Extenuating Circumstances - includes traffic loading and any other factors which the Council may wish to consider. A traffic count of 200 Average Vehicles Per Day may be considered sufficient for the County to provide dust control adjacent to multi-lot country residential subdivisions, providing that the development is within 200 metres of the road.

Owner - a person whose name appears on the assessment roll of the County in respect to land liable to assessment and taxation for general municipal purposes.

Property - a parcel of land that will benefit from the placement of pavement or dust control.

Multi-Lot - where there has been a subdivision or subdivisions, any three (3) or more lots or adjacent parcels of land designated as Country Residential, Country Residential 2, Limited Country Residential IDP, Light Industrial, or Industrial Land Use District pursuant to the County's Land Use Bylaw.

Policy Statement

1. Cypress County may provide pavement or dust control product(s) on roads within, and dust control product on roads adjacent to existing multi-lot Country Residential Subdivisions if 2/3 of all of the owners representing at least 2 of the value of the assessments of the parcels of land within the multi-lot Country Residential Subdivision sign a petition, in the form attached to this policy, requesting pavement on roads within and dust control product on roads adjacent to existing multi-lot Country Residential subdivisions as a Local Improvement pursuant to Part 10 Division 7 of the Municipal Government Act at a cost recovery rate per property for a period of 25 years.
2. The owner and/or developer of a new multi-lot Country Residential subdivision shall be required to provide pavement within the subdivision and dust control adjacent to the subdivision at his cost, as a condition of subdivision approval.
3. Cypress County may provide pavement on roads within and adjacent to existing multi-lot Industrial subdivisions if 2/3 of all of the owners representing at least 2 of the value of the assessments of the parcels of land within the multi-lot Industrial Subdivision sign a petition, in the form attached to this policy, requesting pavement on roads within and adjacent to existing multi-lot Industrial subdivisions as a Local Improvement pursuant to Part 10 Division 7 of the Municipal Government Act at full cost recovery amortized over the benefitting properties for a period of 25 years.
4. The owner and/or developer of a new multi-lot Industrial subdivision shall be required to provide pavement at his cost, as a condition of subdivision approval.
5. When the pavement requires overlay, a new Local Improvement Tax will be levied in the same manner as per Section 1 above.

6. The Council reserves the right to make the final decision on whether a petition or request for pavement is eligible.
7. The Council may consider total costing by the County where extenuating circumstances apply.

Administration and Procedure

1. The County must receive a petition as per Section 1 or 3 above.
2. If the Project proceeds under Section 1 or 3 above, the pavement and/or dust control material will be applied subject to availability of material, equipment, scheduling of the work and availability of funds.
3. If the petition is refused the petition representative will be notified by the Public Works Supervisor.
4. The requirement for pavement and/or dust control placement by the owner/developer will be a condition of subdivision approval for multi-lot subdivisions. The standards, specifications and other details will be identified in a Servicing or Development Agreement and will be registered as a caveat on the properties created and benefiting from the pavement and/or dust control. Standards will be set by Cypress County in accordance with what is required for the subdivision traffic but shall generally conform to the standards and procedures set out in Schedules A and B of this policy.
5. When the pavement or dust control product(s) requires an overlay, a new Local Improvement Plan will be forwarded to the owners advising that the Local Improvement Tax will continue for a further 25 years unless petitioned against pursuant to Part 10 Division 7 of the Municipal Government Act.
6. The Local Improvement Tax will be imposed and the provisions of this policy shall become effective in the year following the placement of the pavement or dust control product(s).
7. This policy shall come into effect on the day of its passing and be applied to all multi-lot subdivisions whether approved or in the approval process which do not have signed Development Agreements.

Policy History

Amendment Dates & Descriptions:	March 2, 1999 Resolution No. 99/56 May 15, 2001 Resolution No. 2001/145 January 8, 2008 Resolution No. 2008/09 November 18, 2008 Resolution No. 2008/292 October 5, 2010 Resolution No. 2010/276 July 22, 2014 Resolution No. 2014/357 March 5, 2018 Council reviewed
Review Dates & Outcomes:	