



Rural Municipality of Meadow Lake #588 Policy

Policy #TS-008

Policy Title: Road Development Policy

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| <b>Policy Objective:</b><br>To establish a policy for the purpose of Road Development |                                 |
| <b>Authority:</b><br>Council Resolution #271/18                                       | <b>Dated:</b> November 13, 2018 |

**Background:**

1. The RM of Meadow Lake #588 presently maintains approximately 800 miles of road network and it is not financially feasible for the RM to create new roads in their network system.
2. If a new road is built, then the responsibility of incurring the initial cost of the road build is to be borne by the developer on RM right of ways or other approved roads or streets.
3. A portion of taxes collected by the RM of Meadow Lake over all the municipality are used to help maintain and upgrade roads in the future, on a basis of need for upgrades of any or all roads within the municipality.

**Policy:**

1. New Subdivisions
  - a. Anyone wishing to subdivide a parcel of land which does not have an all-weather road accessing the property must be willing to upgrade or rebuild the road allowance to the Road Standards as set by Policy TS-003.
  - b. If an all-weather road exists and an upgrade is required by the Council for the RM of Meadow Lake, then the developer may be required to upgrade in accordance with the requirements of the Council.
  - c. If the Developer cannot obtain a road builder to complete the upgrade or rebuild, then the RM of Meadow Lake may, depending on availability to complete the project or at the discretion of council, build the road and the developer will incur the costs.
  - d. A servicing agreement to build the road must accompany the subdivision application.
2. New Development/Building
  - a. Anyone wishing to develop or build on a parcel of land which does not have an all-weather road accessing the property must be willing to upgrade or rebuild the road allowance to the Road Standards as set by Policy TS-003.
  - b. If the Developer cannot obtain a road builder to complete the upgrade or rebuild, then the RM of Meadow Lake may, depending on availability to

complete the project or at the discretion of council, build the road and the developer will incur the costs.

c. A servicing agreement to build the road must accompany the Development application.

i. In this servicing agreement, the RM of Meadow Lake will set up a Local Improvement Levy for a duration of not more than 20 years and this local improvement levy will need to be agreed on by all parties involved in the new road build and shall go against the taxes on all properties associated with the benefit.

ii. This servicing agreement shall be placed at the ISC (Land titles) on all the properties involved.

3. Road Development on an Undeveloped Road Allowance

a. Anyone wishing to build a shop/house or such development on a parcel of land that does NOT have an all-weather road must be willing to upgrade or rebuild the road allowance to the Road Standards as set by Policy TS-003.

i. The costs of upgrading this road will be set as follows:

1. The Municipalities construction crew to complete, providing that the construction fits with the construction project year.

a. Costs incurred for the wages, materials and the depreciation of equipment be paid by the developer at a rate of 60% of the pubworks rate under GG-008 Rates Schedule.

b. The Road Consultant/engineer will determine an estimate cost prior to construction.

2. If the developer wishes to hire a contractor to complete the contract, then the construction must be paid by the developer at 100% of the cost and the Municipality will supply the Road Consultant to oversee the construction that it complies with the Road Standards at set in Policy TS-003.

a. A Servicing Agreement will be required.

b. Subdivisions and Country Residential style subdivisions will comply with TS-003 in which the access and roads within the subdivision shall be 100% at the cost of the developer.

4. Road Upgrade to Farm Land

a. If a road is required to be built on an undeveloped road allowance within the RM of Meadow Lake, the Council will require a written request for the road built

b. Approval will be at the Councils discretion with consideration and need.

c. Established to single a use standard.