

MACKENZIE COUNTY

TITLE	Rural Development Standards	POLICY NO.	DEV007
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LEGISLATION REFERENCE	Municipal Government Act, Section 5
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PURPOSE

Establish rural development standards to ensure consistent development is maintained within the rural areas of the County.

POLICY STATEMENT

Mackenzie County and developers have a shared responsibility for defining and addressing the existing and future needs of the region by creating development policies consistent with community objectives. Mackenzie County will provide guidance for development objectives. These policies should be applied equitably and fairly to all within that community.

All beneficiaries of development should participate in the cost of providing and installing infrastructure in the community on an equitable basis that relates to the degree of benefit, through the use of off-site levies, local improvement bylaws and endeavor to assist clauses.

GUIDELINES

1. Mackenzie County will:
 - a) adopt development standard requirements for individual zoning districts and locations as indicated in this policy,
 - b) determine who is responsible for installation of the infrastructure as indicated in this policy,
 - c) determine who is responsible for the cost of installing the infrastructure as indicated in this policy,
 - d) establish the mechanism of any cost sharing, endeavor to assist, or other financial considerations,
2. The developer will be responsible for all costs except where otherwise indicated in this policy.

DEFINITIONS & INTERPRETATION

Country Residential - Rural Country Residential, inclusive of all country residential zoning designations.

Rural Industrial: Refers to all rural industrial and/or commercial zoning districts.

Development Agreement: A contract entered into between the municipality and the developer in regards to the installation of municipal improvements, including all conditions that need to be adhered to.

Development Approval: Refers to a subdivision/development approval where the application process has been followed and an approval subsequently issued by the development authority.

GMIS: refers to the General Municipal Improvement Standards (engineering guidelines) for Mackenzie County.

Off-site Levy: As defined in the Alberta Municipal Government Act.

Zoning: As per the Land Use Bylaw.

FUNDING

Funding for municipal infrastructure improvements required to support an approved Development will be provided by the developer. The County, within the Development Agreement, will provide assistance to the developer when oversizing is required to collect appropriate funds from benefiting lands when the benefiting lands are further developed.

When the County constructs municipal improvements in advance of developments the County will, through the use of an Off-site Levy bylaw(s) collect apportioned costs as assigned to benefiting lands.

Where a development requires that an arterial road be constructed, the County shall only consider covering the costs of upgrading the road from collector to arterial standard, and shall, whenever possible, utilize the mechanisms provided for by Off-site Levy or local improvement bylaw(s) to recover those costs.

All oversizing requirements shall be clearly identified by the developer on their tentative plan along with a written request for cost sharing, prior to final approval by the subdivision authority.

The County may consider providing a portion of the funding when oversizing, offsite levy, endeavor to assist or other mechanism are required, however this will be subject

to negotiation and Council approval prior to the commencement of construction. Funding in these situations may also be recouped by way of a local improvement bylaw.

Any cost sharing or other funding commitment by the County must be included in the Development Agreement and form part of the contractual commitment of each party. The County will not retroactively consider requests from a developer for funding or cost sharing where a Development Agreement has already been entered into for the project.

RURAL DEVELOPMENT STANDARDS

UTILITIES

Utility crossings shall cross County roads perpendicular to the road wherever practicable. All high pressure gas lines, three phase power and other major utility crossings must receive approval from the County prior to crossing any County road or other property or infrastructure. For routine installations of common utility infrastructure, notification shall be provided to the County prior to crossing any County road or other property or infrastructure.

Utility providers shall adhere to best practices regarding the installation, maintenance and marking of their infrastructure.

Gas

All new developments shall allow for the provision of natural gas servicing. Gas lines shall be located, at minimum, 9 m outside of any 20 m road right of way, and 4 m outside of any 30 m road right of way.

For all roads identified as arterial, the setback requirements shall be a minimum of 40 m from the road right-of-way, and increasing up to 100 m in areas of difficult or undulating terrain in order to facilitate potential future road widening.

Power

New power installations are anticipated to be overhead, and located in or adjacent to County road rights of way as per the current utility provider's current practice.

Country Residential developments shall be serviced internally with underground power.

Phone/Data

All new Country Residential and Rural Industrial developments shall be serviced with phone/data infrastructure, to the specifications of the local telecommunications provider.

Installation of higher grade infrastructure is encouraged in order to provide telecommunications providers with better options for providing digital data to the community.

Lighting

Street lighting will not typically be installed in rural areas.

In all Country Residential or Rural Industrial developments some level of road and intersection lighting may be required. Lighting will be expected to provide illumination only for areas anticipated to have high traffic (vehicle, ATV or pedestrian) volumes.

Where a development is anticipated to significantly increase the traffic at a particular intersection, the County may request as part of a traffic impact assessment, that intersection lighting also be assessed by a qualified engineer.

Storm Sewer

Design criteria shall be in keeping with the County's GMIS.

Storm sewer servicing is anticipated to be solely surface based with no underground infrastructure. Culverts shall be adequately sized to meet the required flow volumes and to aid in long term maintenance. The minimum specifications and process outlined in Policy PW039 shall be followed for all culvert installations.

In Country Residential and Rural Industrial developments, storm water retention ponds may be required to mitigate the downstream effects of the development. Storm water retention ponds shall be constructed in accordance with design criteria established in the GMIS to reduce the downstream effects of the development. Ponds shall be constructed to service large areas, and be thoughtfully integrated with the subdivision design. All new developments shall create zero net change to the existing storm sewer peak flows. The County retains the ability to alter storm pond placement.

Oversized ditches along roadways will be strongly discouraged, and only permitted when clearly proven to be the most viable option, when considering construction costs, long term maintenance and safety. This assessment shall be completed by a qualified engineer.

Where additional right of way is required to facilitate the surface drainage, the developer is responsible for all aspects of the acquisition of such right of way.

Sanitary Sewer

Design criteria shall be in keeping with the County's GMIS.

For all agriculture zoned acreages and farms, the sanitary sewage shall be dealt with on an individual basis and will typically be a surface pump out or field system. All installations shall meet provincial requirements.

For all Country Residential and Rural Industrial developments, sanitary sewer shall be considered collectively. Field systems may still be granted; however, extensive soil testing and ground water monitoring shall be conducted by a qualified professional prior to construction to ensure the long term viability of compactly placed field systems.

In areas where the proximity to existing infrastructure permits, low pressure sanitary systems shall be permitted. All low pressure systems shall be fully engineered, with pump and pipe sizing appropriately designed for full build out of the system. The engineer shall specifically consider odour concerns where the low pressure system feeds into a gravity system or where air releases may be located, and provide sufficient evidence that the system design will not create odour concerns.

All sanitary sewer systems that will be under County ownership and/or maintenance shall be located within a right of way, PUL or easement. Location of sanitary lines shall be permitted within an existing road right of way. If additional right of way is required, the developer is responsible for all aspects of the acquisition and registration of such right of way.

Water

Design criteria shall be in keeping with the County's GMIS.

For all agriculture zoned acreages and farms, the water servicing will be dealt with on an individual basis. It is anticipated that most of these developments will be serviced by wells or cisterns.

For all Country Residential and Rural Industrial developments, water servicing shall be considered collectively for the entire proposed development.

For all rural multi-lot developments adjacent to an existing County rural waterline, the development is required to connect to the waterline. All connections to the rural waterline shall be installed as specified within the County's Water and Sewer Bylaw.

Where proximity to an existing County rural waterline permits, it is encouraged that new developments connect to the line.

All water mains that will be under County ownership and/or maintenance shall be located within a right of way. Location of water lines shall be permitted within an existing road right of way. If additional right of way is required, the developer is responsible for all aspects of the acquisition of such right of way.

Private Servicing

For all large lot development with multiple buildings serviced from an internal network, an isolation valve shall be provided at the property line. All internal underground servicing shall be engineered to meet AESRD, "Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems", and a copy of the engineered drawings shall be provided to the County for review before installation.

All private hydrants and valves shall be properly maintained to municipal standards. Preventative maintenance shall be performed annually, with records provided to the

County Utilities department. Alternately, the Utilities department may be contracted to perform the preventative maintenance.

ROADS AND ROAD EDGE

All road design and construction shall be in keeping with the County's GMIS. Policy PW039 provides specific direction regarding the construction of local and collector roads which shall be adhered to.

Road widths shall be determined based on anticipated traffic types and volumes and road classification.

Appropriate intersections shall be constructed to accommodate traffic turn movements.

Aprons shall be paved when a new road joins to an existing asphalt surfaced road. See Policy PW039 for details.

When a proposed development is anticipated to cause significant additional traffic, a traffic impact assessment shall be completed by a qualified professional. Depending on the outcome of the assessment, road upgrades may be required. Upgrades may consist of road widening, road reconstruction to increase the road structure, dust control by either temporary (oil/calcium) or permanent (asphalt) products, intersection improvements, lighting, and other measures that are warranted. The developer shall be responsible for all upgrades.

Arterial

The County has few rural arterial roads. Zama Access Road, 88 Connector and La Crete North & South access roads are currently identified as arterial.

Arterial roads shall ideally have a minimum 40 m wide right of way. When developments occur on lands adjacent to an arterial road, the County shall require the developer to provide additional road right of way to the County, if required, as a condition of their approval.

Private accesses onto arterial roads shall be strongly discouraged in order to reduce the impact on the free flow of traffic. Whenever practicable, access to a property shall be from a collector or local road.

Collector

Collector roads are identified within Policy PW039. Country Residential and Rural Industrial developments are strongly encouraged to locate along collector roads in order to mitigate traffic concerns and reduce the amount of road upgrades required.

Collector roads shall ideally have a minimum 30 m wide right of way. When developments occur on lands adjacent to a collector road, the County shall require the developer to provide additional road right of way to the County, if required, as a condition of their approval.

Developers are required to construct collector roads as per Policy PW039.

Local

Developers are required to construct local roads as per Policy PW039. Developments that may cause intensive traffic shall be strongly discouraged from being located along local roads.

Sidewalks/Trails

Sidewalks are not anticipated to be constructed in rural areas. Trails, either asphalt or gravel/mulch, may be required for Country Residential or Rural Industrial developments, depending on location, anticipated pedestrian traffic and other factors as determined by the County.

Private Roads

Private roads shall be constructed to an appropriate comparable standard as if it were a public road. This applies to developments such as commercial developments with multiple tenants on a common property.

Upgrading Priorities

When considering road upgrades in the rural areas, the County shall prioritize roads in the following order:

1. Arterial
2. Collector
3. Local

Policy PW039 currently identifies the rural road classifications and designations.

	Date	Resolution Number
Approved	10-Feb-15	15-02-085
Amended	2017-02-28	17-02-147