

Mackenzie County

Title	Rural Development Standards	Policy No:	DEV007
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Legislation Reference	Municipal Government Act, Part 17, Division 6/7
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Purpose

The purpose of the Rural Development Standards Policy is to establish rural development standards to ensure consistent development is maintained within the rural areas of the County and to provide clarity to developers respecting the County's expectations for rural development.

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 Mackenzie County plans, policies, and bylaws. Mackenzie County will provide guidance and vision for development objectives. These policies should be applied equitably and fairly to all within rural areas.

All beneficiaries of new development should participate in the cost of providing and installing infrastructure in rural areas 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.

Definitions:

The following definitions are used for the purpose of this policy:

Country Residential – means Rural Country Residential, inclusive of all country residential zoning designations;

County – means Mackenzie County;

Development Agreement – means a contract entered into between the municipality and the developer respecting the installation of municipal improvements and adherence to all conditions of approval;

GMIS – means the General Municipal Improvement Standards (engineering guidelines) for the County;

Local Improvement Bylaw – means Local improvements are capital construction (municipal improvement) projects that Council considers to be of greater benefit to a particular neighbourhood of the municipality than to the whole municipality, and that are to be paid for in whole or in part by a tax imposed as a local improvement;

Off-site Levy – means the charges payable to the County by the developer for the use and benefits received from the existing or proposed municipal improvements as stated in the Alberta Municipal Government Act;

Policy PW039 – means to the County's Rural Road, Access Construction and Surface Water Management Policy;

Rural Industrial – means all rural industrial and/or commercial zoning districts;

Zoning – means land use district designations as per the Land Use Bylaw.

Guidelines:

1. Mackenzie County will:
 - a) adopt development standard requirements for individual zoning districts and locations as indicated in this policy and detailed within the General Municipal Improvement Standards (GMIS),
 - 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, and
 - 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.

Funding:

Funding for municipal infrastructure improvements required to support an approved Development will be provided by the developer. The County, through Endeavour to Assist provisions in the Development Agreement, may provide assistance to the developer when oversizing is required to collect funds from benefiting lands when the benefiting lands are developed.

When the County constructs municipal improvements in advance of developments the County will, through 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 a collector to an 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 the tentative subdivision 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, Off-site Levy, Endeavour to Assist, or other mechanisms are required, however this will be subject to negotiation and Council approval prior to the commencement of construction.

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

Utilities such as high-pressure gas lines, three phase power and other major utilities shall cross County roads perpendicularly wherever practicable. All utility providers must obtain applicable crossing permits from the County prior to crossing any County road or other property or infrastructure. For routine installations of common utility infrastructure to serve individual lots or properties, 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.

Power

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

Country Residential developments shall be serviced internally with underground power. Overhead servicing will only be considered where the developer has provided verification that underground installation is not viable, considering continuity with existing power supply, lot sizes and anticipated use, and other criteria as deemed necessary.

Lighting

Street lighting will not typically be installed in rural areas.

For all Country Residential and Rural Industrial developments, some level of road and intersection lighting may be required. Lighting will be expected to provide illumination for only those 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 requirements for intersection lighting be reviewed by a qualified engineer.

Natural Gas

Gas servicing shall be provided to all new developments. Installation shall be in keeping with the utility provider's current standard practice.

Depending on the location within the County, the developer may be required to install gas servicing as part of the improvements, in other areas the utility provider will independently install gas servicing as building development occurs.

Telephone/Broadband

Telephone and/or data infrastructure shall be provided for all developments to the specifications of the local telecommunications provider.

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

Storm Sewer

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

All rural standard developments are anticipated to primarily use a surface drainage system 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 in the GMIS and the 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 surface drainage, the developer is responsible for all aspects of the acquisition of such right-of-way.

Sanitary Sewer

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

For all areas zoned for agriculture, sanitary sewage shall be addressed on a site-specific 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 concentrated 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 the County's responsibility by way of ownership or maintenance shall be located within a dedicated right-of-way, public utility lot (PUL) or easement, or 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 accordance with the County's GMIS.

For all areas zoned for agriculture, water servicing will be addressed on a site-specific basis and will be typically provided by wells or cisterns.

For all Country Residential and Rural Industrial developments, water servicing shall be considered collectively.

For all rural multi-lot developments adjacent to an existing County rural water line, the development is required to connect to the water line. All connections to rural water lines shall be installed in accordance with the GMIS and as specified in the County's Water and Sewer Bylaw.

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

All water mains that will be the County's responsibility by way of ownership or maintenance shall be located within a dedicated right-of-way, PUL or easement, or 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.

Service Connections on Private Land

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 Alberta Environment and Parks *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 prior to installation.

All private hydrants and valves shall be properly maintained to the standards set forth in the GMIS. 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

Design criteria and construction shall be in accordance with the County's GMIS and Policy PW039.

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

Intersections shall be constructed or upgraded to accommodate anticipated traffic turning movements.

Aprons shall be paved where a new road joins to an existing asphalt surfaced road in accordance with the GMIS and Policy PW039.

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, and are currently limited to the Zama Access Road, 88 Connector and La Crete North & South access roads.

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 subdivision 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

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.

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 in accordance with the GMIS and Policy PW039.

Local

Developers are required to construct local roads in accordance with the GMIS and Policy PW039. Developments that may cause intensive traffic shall be strongly discouraged from being located along local roads.

Local roads constructed to a rural standard shall utilize swales or ditches for storm water management.

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 designed and constructed in accordance with accepted engineering standards and a copy of the engineered drawings shall be provided to the County for review prior to construction. Although right-of-way widths may be reduced due to lot constraints, road design, materials testing and other related activities shall be undertaken 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 identifies the County’s rural road classifications and designations.

	Date	Resolution Number
Approved	2015-02-10	15-02-085
Amended	2017-02-28	17-02-147
Amended	2021-07-14	21-07-536