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DEDICATION OF ROAD WIDENING CONDITION		

Council Resolution	GMCS	CC	Cross Reference	Effective
No. 425-00 Date: September 26, 2000				September 26, 2000

POLICY STATEMENT

Presently Parkland County widens all statutory road allowances to a minimum 30 metre width or to such greater width as designated for secondary highway, park roads or major collector roads. In order to ensure that adequate road right-of-way is available when future road reconstruction occurs, road widening is required when subdivision of land takes place.

POLICY

1. Where lots of a size less than 40 acres (16.19 hectares) are subdivided and front on a road allowance the required road widening shall be dedicated as a condition of subdivision with no compensation being paid by Parkland County.
2. The width of road widening required shall be according to the future designated width of the adjacent road allowance.
3. Where lots of a size greater than 40 acres (16.19 hectares) are proposed for subdivision or form the balance of a title area, dedication of road widening is not required. If the County deems it appropriate to obtain road widening from parcels larger than 40 acres (16.19 hectares) the road widening will be the subject of negotiation to purchase at the prevailing County rates.

REGISTRATION OF ROAD WIDENING

1. Where road widening has been dedicated as a result of subdivision and registration of the parcel(s) is by descriptive plan, the road widening shall be protected by caveat prior to the subdivision plan being registered. Road widening to be registered as per 2(b) below.
2. All road widening acquired through dedication or negotiation as a result of subdivision shall be registered by a Plan of Survey unless otherwise directed by the General Manager of Operations Services.
The Plan of Survey requirements and responsibility for costs are as follows:
 - a) Where the subdivision is registered by Plan of Survey, the landowner shall arrange and pay for all costs of preparation and registration of the Plan of Survey. The Plan of Survey shall include and show all road widening requirements adjacent to the parcel(s) plus any negotiated road widening acquired from the remainder of the title area. Parkland County will cost share with the landowner the costs of surveying and registering the Plan of Survey for the portion of negotiated road widening obtained.
 - b) Where the subdivision is registered by Descriptive Plan or other methods, Parkland County shall arrange and pay for the preparation and registration of Plan of Survey, including all dedicated and negotiated road widening obtained.
3. Where improvements are identified within proposed road widening, encroachment agreements shall be entered into prior to registration of the subdivision.