



Legislation Details (With Text)

File #:	POL 19-007	Version:	1	Name:	Revised Road Surfacing - Country Residential Policy C-EN01
Type:	Policy	Status:		Status:	Carried
File created:	8/30/2019	In control:		In control:	Council
On agenda:	9/10/2019	Final action:		Final action:	9/10/2019
Title:	Revised Policy C-EN01 Road Surfacing-Country Residential				

Proposed Motion

That revised Policy C-EN01 Road Surfacing-Country Residential be approved, as presented.

Indexes:

Code sections:

Attachments: 1. 1. Policy C-EN01 Road Surfacing-Country Residential, 2. 2. Policy C-EN01 Road Surfacing-Country Residential (tracked changes)

Date	Ver.	Action By	Action	Result
9/10/2019	1	Council	approved	

Revised Policy C-EN01 Road Surfacing-Country Residential

Proposed Motion

That revised Policy C-EN01 Road Surfacing-Country Residential be approved, as presented.

Administration Recommendation

Administration supports the proposed motion.

Purpose

The proposed amendments are to provide clarity under the definition of Benefiting Parcels and to update minor administrative details.

Summary

Policy C-EN01 was last updated November 28, 2017. This update transitioned gravel to asphalt local improvements to a 100% funding model by benefitting parcels. The previous policy was a cost share model at 50% benefitting parcels; 50% Parkland County. Since the approval, Administration identified an oversight in the definitions area that may lead to a misunderstanding as to how the policy is applied.

The revised policy clarifies that all "titled" lots are included in the consideration as a "benefiting parcel". Administration identifies that titled lots include Municipal Reserve parcels, Environmental Reserve parcels, Public Utility Lots or other County owned parcels of land provided to the County through development processes or acquired by other means. The County is a landowner that does benefit from the roadway, or could benefit from the roadway if there were an alternative use for the parcel. Examples would include a Public Utility Lot with a water truck fill, a Municipal Reserve parcel with recreational fields (Ball Diamonds, Soccer Fields), etc. As per policy, the "Buffer Strip" is exempt as there are no alternative uses or benefits from the roadway.

Prior to the recent amendment, Administration assigned payments of the local improvement bylaw as follows: 50% to the County and 50% to the owners of titled properties; of which the County typically owned one or two properties per subdivision. The ratio of cost was actually closer to 55% county/ 45% non-county. Under the

recent amendment, the assignment of costs is 100% to owners of titled properties of which the County is still included as a property owner. Administration's proposed update of the policy is to ensure there is clear direction to Administration and to ensure that Council has full understanding of the interpretation. Parkland County, as a landowner, is legislated through the Municipal Government Act to participate in the local improvement cost sharing. What that means is that the County, should a local improvement bylaw be passed, is included in the cost sharing of the project. In recent years, the impact to the County equates to between 5% and 10% of the project cost. An average subdivision local improvement is between \$75,000 and \$150,000 depending on size; which means the County's contribution is \$7,500 to \$15,000 per location.

Parkland County is consistent with this application of local improvement bylaw cost sharing when compared to other municipalities in Alberta.

Other changes within the policy update the position title change for the General Manager of Operations and minor administrative updates.

Strategic Plan/Policy/Legal/Staff Implications:

Guiding Principle 1.1 - We offer a range of lifestyle choices, community services, and other amenities to meet community needs.

Guiding Principle 1.2 - We are a region of connected communities, through infrastructure, transit, recreation facilities, trails, and technology.

Guiding Principle 4.1 - We are recognized leaders in municipal governance, managing our resources responsibly and sustainably, ensuring we leave a vibrant and resilient community legacy to those that follow us.

Financial Impact:

Cost: \$0.00

Source of Funding: N/A