



Policy Name

Road Widening

Policy Number

PW-17

Policy Statement:

To provide direction at the time of subdivision for the dedication and acquisition of lands in order to ensure sufficient lands are available for future infrastructure and to specify how surveying is conducted at the time of subdivision.

Policy:

Road rights of way with in Brazeau County are to be widened to a minimum of 30.48 m (100 ft.) to ensure adequate road right of way is available when future road construction (or reconstruction) occurs. Additional widening may be required if the roads are classified as arterial or collector roads or if the development proposed would necessitate additional road widening. As such, dedication of road widening may be required at the time of subdivision.

An applicant for subdivision must submit to the Subdivision Authority a plan of survey or other instrument that effects the subdivision for registration at the Land Titles Office. A subdivision applicant is required to:

- a) Provide to Brazeau County a plan of survey suitable for registration with the Land Titles Office; requested road widening shall be dedicated either on the plan of survey or by separate road plan. Descriptive plans will not be accepted.
- b) Pay surveying costs for the proposed lot(s), remnant parcel and road widening on the proposed lot(s) (as requested).

If the Director of Public Works and Infrastructure (or his designate) indicated road widening is required:

- a) The road widening required for the proposed lot(s) shall be dedicated (no compensation) by plan of survey or road plan.

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- b) The road widening required for the remnant parcel shall be dedicated (with compensation) by road plan and the associated surveying costs will be reimbursed by Brazeau County.
- c) The applicant shall provide a copy of a separate invoice detailing the survey cost for the road widening on the remnant parcel. Brazeau County shall, upon registration of the road plan, plan of subdivision or other instrument that effects the subdivision, reimburse the applicant for the costs as invoiced by the surveyor.
- d) The road widening shall not exceed 30% of the parcel of land less the land taken as environmental reserve or as an environmental reserve easement in accordance with the Municipal Government Act.
- e) The road widening shall be by Plan of Survey or Road Plan unless otherwise directed by the Director of Public Works and Infrastructure.

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