

Clearwater County

LEGAL ACCESS TO NEW SUBDIVISIONS

EFFECTIVE DATE: March 1991

SECTION: Assessment and Development

POLICY STATEMENT:

To provide direction for approving access to proposed subdivisions.

PROCEDURE:

1. A registered road plan or road allowance are considered to be the only acceptable means of providing legal access to a subdivision. Any other proposals will first have to be approved by Council.
2. As part of the process for ratifying required approaches for subdivisions, it will be the developer's responsibility to provide access to both the remainder of the parcel as well as the proposed subdivision. These will be done to County standards.
3. If the developer is unable to build access to either parcel, within a specified time period, an acceptable alternative is to provide either an irrevocable letter of credit or certifiable cheque for the estimated cost of the approaches plus 10%. If the approach and or road is not built within a specified period of time, the County will act upon the form of credit provided, using the funds to provide access to the parcel. The developer will not be refunded nor invoiced for the difference between the actual estimated cost after the road building has been completed.