

	Council Policy		
	Classification Public Works		Policy No. PW 2.17
	Policy Title Engineering Design Guidelines and General Construction Specifications		
	Approved By: Council	Effective Date: October 9, 2013	Revisions:

Purpose

To establish Standards and Guidelines for any development of municipal infrastructure or improvement to municipal infrastructure. Municipal infrastructure is infrastructure owned and/or maintained by the County of Stettler No. 6.

Statement

Standards and Guidelines are imperative to ensure a viable future for all municipal developments and improvements in the County of Stettler No. 6.

Procedure

1. Refer to the Red Deer County 'Design Guidelines & General Construction Specifications' (January 2006) for the **minimum standard** when designing and constructing municipal developments and improvements, except where this policy references exceptions to that document.
2. Enforcement of the 'Guidelines and Specifications' including the exceptions referenced in this policy will be monitored by the County of Stettler No. 6. Failure by the Developer to comply with the *Guidelines and Specifications* will result in a Stop Work Order being issued until such time that the County of Stettler No. 6 conditions are met.
3. The design plans submitted to the County by the Developer shall include a detailed construction time schedule and cost estimates prepared by the developer's engineer for commencing and completing all municipal improvements that the County has deemed necessary for the development of the Subdivision Area.
4. If the County does not approve the design plans submitted to the County by the Developer, the Developer shall revise the design plans to the satisfaction of the County, and shall not be entitled to refer any matter of dispute or difference to arbitration.

5. The Developer shall be entitled to construct the municipal improvements in accordance with the design plans once such plans, including the construction time schedule and cost estimates, have been approved by the County.
6. Once approved by the County, the design plans shall not be changed without the written approval of the County.
7. The following overrides and/or is in addition to 'Section 2 (Construction and As-Constructed Drawing Standards)' in the Red Deer County 'Design Guidelines and General Construction Specifications':
 - a. A Standard Details drawing must be included in the Construction and As-Constructed drawing set. The Standard Details drawing may include typical road cross-sections (refer to Policy 2.10 – Road Specifications), trenching details, pavement structure, valve details, manhole details, legal subdivision registered plan numbers including lot and block numbers, etc. The sheet size is to match that of the other plans. The scale of individual details will be commensurate with the amount of information to be shown along with clarity and legibility.
 - b. Add a note on every plan/drawing, stating that all construction material specifications shall comply with the County of Stettler No. 6 minimum specifications.
 - c. All As-Constructed drawings must be received by the County of Stettler No. 6 prior to issuance of a Construction Completion Certificate (CCC). The County of Stettler No. 6 must approve the drawings prior to the Developer issuing final copies of the drawings to the County of Stettler No. 6.
 - d. The digital file of the As-Constructed drawings must be in the same format as or in a format compatible to the format currently being used by the County of Stettler No. 6.
8. The following overrides 'Section 4 Area Structure Plan' in the Red Deer County 'Design Guidelines and General Construction Specifications' in its entirety:
 - a. A developer may be responsible for preparing a detailed area structure plan or outline plan as a pre-condition for the subdivision of land. Refer to the County of Stettler No. 6 *Planning and Development Policy 4.3 - Planning and Subdivision Guidelines* for more information.
9. The following overrides and/or is in addition to 'Section 10 Stormwater Management Drainage Systems' in the Red Deer County 'Design Guidelines and General Construction Specifications':
 - a. For all lands contributing run-off into the Red Willow Creek basin area and/or the Town of Stettler, a post development release rate of 2.0 l/s/ha shall be used unless it is demonstrated to the satisfaction of the County that no adverse effects will occur as a result and/or it is not feasible to meet this release rate.

10. Endeavour to Assist

The following text will be inserted into a Development Agreement when the County agrees to an Endeavour to Assist:

- a. The County agrees to use reasonable efforts to assist the Developer in recovering a contribution to the costs to the Developer for the construction of _____ as detailed in Schedule _____ from any future benefiting development. Future benefiting development means:
 - i. any land parcels that are un-subdivided at present that, if they were subdivided they would be required to connect to the services constructed by the Developer, and
 - ii. land parcels in an existing subdivision that are not serviced and may be serviced in the future by the services constructed by the Developer, and
 - iii. other projects, developments and/or improvements made after the date hereof;
that fall into an area that the County from time to time in its sole discretion determines will receive a benefit from the improvements. At the date of this Agreement, the benefiting development area is determined to be _____.

- b. The County shall endeavour to recover _____ percent (____%) of the total estimated costs indicated in Schedule _____. The costs to be recovered shall be apportioned to all land parcels in the benefiting development area on the date that this Endeavour to Assist is agreed upon, and on an equal pro-rata basis. This means that if there were three benefitting land parcels, the Developer may expect that the County will endeavour to recover a maximum of 66.7% of the costs indicated in Schedule _____, if there were five benefitting land parcels, 80%, two benefitting parcels, 50%, and so on. On the date of this Agreement the total estimated cost is _____).

The County will endeavour to recover the costs indicated in Schedule _____ for a period of not exceeding 20 years from the date of this Agreement, based on the actual cost of construction of the _____ (excluding adjustments for inflation), upon presentation by the Developer of an itemized statement of costs and written proof of payment of such costs in form and content satisfactory to the County.

Related Documents

Red Deer County Design Guidelines & General Construction Specifications (January 2006)
Public Works Policy 2.10 – Road Specifications
Planning and Development Policy 4.3 – Planning and Subdivision Guidelines

Policy Authorization

Reeve Signature	Effective Date	Resolution Number
<i>transcription</i>	October 9, 2013	304.10.09.13