



P O L I C Y

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Policy Title RESIDENTIAL COMMUNITY GATES	Date: February 23, 2023	Resolution No. C/84/23

Policy Statement

Lacombe County recognizes that there are circumstances where the use of gates in a residential community may be considered, provided Lacombe County and general public access are not adversely impacted.

Regulation

1. The County Manager or designate is authorized to approve and make other determinations with respect to the request for residential community gates located within a right-of-way pursuant to this policy.
2. The installation of a residential community gate will only be considered on dead-end roads and where the main use of the road is for access to residential properties only.
3. Residential community gates will not be considered on a road that serves other purposes, including but not limited to agricultural, recreational, commercial, or industrial uses.
4. Plans and specifications for the residential community gate must be submitted and approved by Lacombe County prior to installation.
5. Written approval from all property owners who use the road as access to their property must be obtained by the applicant and submitted with the application.
6. Written approval from any purchaser of lands who use the road as access to their property must be obtained by the applicant.
7. The applicant must provide an emergency services plan which addresses how emergency services vehicles and personnel will access the residential community gate if required.
8. A residential community gate shall be constructed and operated in accordance with the following general specifications:
 - a) Must be open at all times during daylight hours in order to allow public access to the County's road allowances. Daylight hours shall mean the period commencing one hour before sunrise and ending one hour after the next following sunset.
 - b) The County must at all times have the ability to open the community gate for access, whether by access code or keys.
 - c) Must not interfere with any of the County's operations, utilities, or emergency services.
9. The applicant shall be responsible for the entire construction and installation costs of the residential community gate and shall carry liability insurance in the amount of \$5,000,000, that will save harmless and indemnify at all times Lacombe County, against all claims for damages or

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other claims which may arise attributable to the existence and use of the residential community gate on the municipal road.

10. The applicant shall keep the residential community gate in a proper state of repair. If in the opinion of the County, the residential community gate is not properly maintained, the County may take whatever action considered necessary to either repair or close and remove the residential community gate, all at the sole expense of the applicant.
11. The applicant will remove the residential community gate at their expense if the County determines that safety, maintenance, or public convenience is compromised or if the applicant does not adhere to all stipulations of the approval.
12. The applicant must be a legal entity that has the authority to enter into a Residential Community Gate Agreement with the County.