



Department Operations	Policy No. OP(47)	Page 1 of 2
Policy Title UPGRADING OF ROADS TO SERVICE RESIDENTIAL DEVELOPMENTS	Date: October 30, 2025	Resolution No. C/472/25

Policy Statement

Lacombe County recognizes that individuals may desire to access lands that are not currently serviced by built-up municipal roads or where the road is not built to a minimum standard required to adequately service the residents.

If a proposed residential development is on an undeveloped road allowance or is not up to a Lacombe County acceptable standard, the owner of the proposed residential site, if determined as a condition of the development permit, shall be responsible for the upgrading of roads.

The County Manager or designate is hereby authorized to enter into an agreement with individual landowners to facilitate road improvements.

Regulation

1. Where the owner of a parcel of land that is serviced by an undeveloped or partially developed road allowance is wishing to subdivide or construct a new residence, the landowner is required to construct or upgrade the road to a standard approved by Lacombe County. This shall also apply to alleys, lanes, and roads within all residential, commercial and industrial subdivisions and hamlets within Lacombe County. If the standard is relaxed for a road, the County can exercise the right to register a caveat on title.
2. Unless otherwise specified, roads shall be constructed to a minimum of an Access Road standard as outlined in the Lacombe County Standards Manual.
3. Determination of the need and extent of improvements to a road is at the sole discretion of Lacombe County.
4. The applicant shall provide security in the amount of \$10,000 per kilometer of road that may need to be improved or constructed.
5. Security shall be in a form of a bond, certified cheque, money order, or irrevocable letter of credit payable to Lacombe County.
6. The security will be released after the road has been constructed to Lacombe County standards and upon satisfactory inspection by the County.
7. In the event that the applicant does not build the road within one year, the security will be forfeited and the approval for access to the site from a municipal road may be withdrawn. Determination to withdraw an approval for access to the site from a municipal road shall be at the sole discretion of Lacombe County.
8. The applicant is responsible for road maintenance until the upgrading is completed and upon satisfactory inspection by the County.

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9. Unless otherwise directed by the County, public access must be maintained on any municipal road used to access the lands.
10. Approval for the location and construction of an approach to access a resource site must be in accordance with Policy OP(29) Approaches.

Approved: May 24, 2018
Revised: October 30, 2025 February 28, 2019