



*Cypress County - Policy*

# CONSTRUCTION OF ROADS ON UNDEVELOPED ROAD ALLOWANCES

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**Policy Owner:** Roads  
**Adoption Date:**  
**Resolution:** 2005/317

**Policy:** R 10  
**Effective Date:** December 20, 2005  
**Last Amended Date:** August 21, 2018

## CONSTRUCTION OF ROADS ON UNDEVELOPED ROAD ALLOWANCES

### *Purpose*

The purpose of this policy is outlined in the guidelines for construction of existing undeveloped road allowances for individual landowners (applicants) wanting to access their parcels.

**Development** - includes any property or development, non-residential or residential, to which improved access is requested.

**Owner** - a person or corporation whose name appears on the assessment roll of the County in respect to land liable to assessment and taxation for general municipal purposes or in respect of any property other than land, the person or corporation in lawful possession of it.

### *The Director of Public Works or in his absence the Public Works Operations Supervisor. Guidelines*

Cypress County is not under any obligation to develop an access road to any property or development in the County on an undeveloped road allowance. As existing non-residential and residential development continues to expand, the County may receive applications to construct or allow an owner to construct roads to property or development at a standard lower than what the County constructs.

1. The Director of Public Works may approve a road built to a “Gravel New High Grade Standard.” In all other cases the application will come to Council for a final decision.
2. All new permanent residences must have access to a Developed Road or, the owner shall have a Gravel New High Grade Road constructed to their driveway as a condition of their development permit.
3. The individual landowner/applicant must submit a request to the County to construct or upgrade a County road.
4. A plan of the roadway, including a cross-section plan (referenced in current County Construction Standards and Design Guidelines) of the entire right-of-way, must be submitted to the County, and approved by the County and or its representative prior to the commencement of any construction. This plan must also include a drainage plan.

5. The applicant shall be responsible for entering into a Development Agreement with the County prior to any construction or upgrade of a County Road Allowance. This Development Agreement may be registered against the applicant(s) title.
6. The applicant shall be responsible for all costs affiliated with the construction and completion of the road (Survey, Engineer, Construction Contractor, etc.). The County shall be responsible for drafting the road crossing agreements and the Contractor will be responsible for the costs associated with line locates.
7. Security in an amount and form acceptable to the County may be required.
8. All maintenance and inspections are outlined in and form part of the Development Agreement.
9. The owner will construct the road at their sole expense unless otherwise approved by the Council.
10. The road must be constructed on an undeveloped road allowance or public right-of-way.
11. Any such roads must be constructed on a road allowance so that the road could be continued beyond the development. Where the road allowance is not suitable, the County can deviate from the road allowance, in so far as it is required to get around the obstacle on the road allowance, and if such is required the owner must provide or negotiate the road right-of-way with any other landowners affected.
12. If the application has been refused, the applicant will be notified in writing as to why it was refused.

### ***Policy History***

**Amendment Dates & Descriptions:**

**Review Dates & Outcomes:**

Resolution No. 2006/140 May 16, 2006  
 Resolution No. 2018/458 August 21, 2018  
 Resolution No. 2024/414 October 1, 2024