

1 Introduction to Standards

1.1 FOREWARD

This document, "Town of Lamont - Municipal Development Standards", has been prepared to guide the designer and development industry in the design of municipal improvements and systems that will meet the requirements and ultimate approval of the Town of Lamont.

These Standards encourage good engineering and construction practices. Any deviation from these Standards requires a formal request complete with justification to the Town of Lamont for approval prior to implementation.

This manual will be updated on an as-required basis and shall be a useful tool for all persons interested in developing within the Town of Lamont. Persons in receipt of and using the Municipal Development Standards are required to ensure they have the latest revisions. Current revisions of the document are available on the Town's website (www.lamont.ca) or from the Town Office located at 5307-50 Avenue, Lamont AB, T0B 2R0.

1.2 SCOPE

1.2.1 Municipal Development Standards

These Standards and Procedures apply to the preparation, submission and approval of engineered plans for all proposed developments. Municipal servicing of rural or urban residential, commercial and industrial developments will require the following minimum plans for review and approval:

- Water distribution systems, fire protection systems and lot service connections;
- Sanitary sewage systems and lot service connections;
- Storm collection systems, lot grading and lot service connections;
- Facilities including storm water management facilities;
- Roadways, sidewalks, curb and gutter and lane improvements;
- Shallow (franchised) utilities (i.e. gas, power, lighting, telephone and cable television);
- Landscaping requirements including hard and soft elements and walkway systems.

1.2.2 Re-Development

These Standards also apply to the re-development of residential and industrial/commercial lands.

1.3 DEFINITIONS

In this manual the following words shall have the meaning hereinafter assigned to them:

- "Applicant" shall be synonymous with Developer.
- "Approved for Construction" shall be the ultimate acceptance by the Town of drawings and documents as submitted by the Developer, confirming that they have been reviewed and found to be in conformance with the municipal development standards. This approval does not relieve the Developer or Consulting Engineer of their responsibilities to ensure that all work proposed and completed continues to be in conformance.
- "Construction Completion Certificate (CCC)" shall mean a certificate issued by the Consulting Engineer and executed by the Town confirming that the work is complete and operational; all deficiencies have been resolved to the satisfaction of the Town and the warranty period for the work has commenced. See Construction Completion Certificate in the Municipal Development Standards, Appendix B.
- "Developer's Consultant or Consulting Engineer" shall mean the professional engineer retained by the Developer to be responsible for the design, layout and supervision of construction, recording as-built information, certifying the installation is in accordance with the current standards, submitting design drawings and design specifications, and performing these duties in connection with the provision of municipal services as set out in this document.
- "Contractor" shall mean any person, persons or corporation who shall enter into a contract to undertake installation of municipal services on behalf of either the Developer or the Town.
- "Developer" shall mean any person, persons or corporation which has applied to enter into a development agreement to subdivide and/or develop, or to service an existing parcel of land, whether as the owner or an agent for the owner of the land.
- "Development Agreement" shall mean a contract between the Developer and the Town detailing the responsibilities of both the Developer and the Town in relation to a particular development.
- "Development Authority" shall mean the Chief Administrative Officer of the Town of Lamont and/or his appointee.
- "Easement" shall mean an easement, interest or right held by the Town of Lamont for the purpose of providing utilities, access or drainage.
- "Engineer" shall mean an individual appointed by the Town that represents the Town in any engineering or related functions, also called the "Town's Engineer".
- "Environmental Reserve (ER)" shall mean land owned by the Town to be preserved in its natural state. Environmental Reserve includes swamps, gullies, ravines, natural drainage courses, flood plains, steep slopes and shorelines as defined in Section 664(1) of the Municipal Government Act of Alberta, as amended.

- "Final Acceptance Certificate (FAC)" shall mean a certificate issued by the Consulting Engineer and executed by the Town, confirming that the work is complete and acceptable to the Town, that all deficiencies and maintenance work has been resolved to the satisfaction of the Town, and that the warranty period for the work has expired. See Final Acceptance Certificate in the Municipal Development Standards, Appendix B.
- "Landscape Consultant" shall mean the Landscape Architect or qualified landscape designer that is retained by the Developer to be responsible for the design, layout and supervision of installation of landscape and related work; recording as-built information; certifying that the material and installation is in accordance with the standards, design drawings and design specifications; and performing those duties in connection with the provision of municipal services as set out in these Municipal Development Standards.
- "Local Improvements" to be provided by the Developer shall include but are not limited to: deep utilities, shallow utilities, franchise utilities, roadways, lanes, street lighting and landscaping, also called "Municipal Improvements".
- "Maintenance" shall be Developer's sole responsibility for any and all repairs, rework and replacements of any improvements which, in the opinion of the Town, is necessary to address during the warranty period.
- "Municipal Reserve (MR)" shall mean land owned by the Town for the development of parks and school grounds pursuant to Section 666 and Section 667(1) of the Municipal Government Act of Alberta, as amended.
- "Open Space" or "Public Open Space" shall mean any parcel of land or body of water which is set aside and reserved for public use including Municipal and Environmental Reserves.
- "Outline Plan" shall mean a plan providing a more specific planning framework and servicing strategy for an area included in an Area Structure Plan and conforms to the general principals and concepts established in the Area Structure Plan.
- "Public Utility Lot (PUL)" shall mean land designated for a public utility.
- "Rural" shall generally mean an area within the Town limits with "rural services".
- "Rural services" shall generally mean an area with either a private individually owned water supply system and sewage collection system or public trickle fill water supply system and low pressure sewage collection system.
- "Town" shall refer to the Town of Lamont.

- "Urban" shall generally mean an area within the Town limits with "urban services".
- "Urban services" shall include Town owned sanitary collection system and water distribution system installed to the property in an urban development.
- "Warranty Period" shall mean a minimum two (2) year period of time commencing with the execution of a Construction Completion Certificate and ending with the execution of a Final Acceptance Certificate. The warranty period duration will be coordinated to correspond with the development agreement.

1.4 REFERENCE MATERIALS

Throughout the Standards, reference will be made to other standards and regulations. These include, but are not limited to:

- Occupational Health and Safety Rules and Regulations;
- Transportation Association of Canada, Geometric Design Guide for Canadian Roads (including supplements);
- Alberta Infrastructure, Highway Geometric Design Standard;
- Transportation Association of Canada (TAC);
- Manual of Uniform Traffic Control Devices for Canada (MUTCD);
- Alberta Environment and Parks: Standards & Guidelines for Municipal Waterworks, Wastewater Systems, and Stormwater Management Guidelines;
- Canadian Standards Association (CSA);
- American Society for Testing and Materials (ASTM);
- American Water Works Association (AWWA).

1.5 FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

The Freedom of Information and Protection of Privacy Act is in effect for the Town of Lamont and it gives any person a right of access to the records in our custody or control, subject to limited and specific exceptions. All documents and information, including correspondence, agreements, plans and specifications that are written, photographed, recorded or stored in any manner by the Town of Lamont may be subject to the access and privacy provisions of the Act.

While the Town will endeavour to use Sections 16 through 29 of the Freedom of Information and Protection of Privacy Act, as amended, to protect the confidentiality of the information identified by the Developer or his agents as confidential, other sections of the Act may apply and the information may have to be disclosed to members of the public who request access to records in the Town's custody and control.