



Policy Title	Date	Resolution
<b>Gated Community Policy</b>	<b>January 21, 2021</b>	<b>BCC-21-010</b>

**POLICY STATEMENT:**

The Summer Village of Birchcliff recognizes that there are circumstances where the use of gates in a residential community may be considered provided general public access is not adversely impacted.

**REGULATION:**

1. The CAO 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 recreational uses or access to further residential roads or areas not immediately impacted by the gates.
4. Plans and specifications for the residential community gate must be submitted and approved by the Summer Village of Birchcliff 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 between the hours of 6 a.m. until 6 p.m. unless otherwise approved by Alberta Transportation, in order to allow public access to the County's road allowances.
  - b) The Summer Village 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 Summer Village's operations, utilities, or emergency services.

9. The applicant shall be responsible for the entire construction and installation costs of the said residential community gate and shall carry liability insurance in the amount of \$5,000,000 Dollars, that will save harmless and indemnify at all times the Summer Village of Birchcliff, against all claims for damages. The applicant shall also be responsible for all maintenance requirements or 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.