



POLICY

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Policy Title					
PROPERTY ACCESS APPROACHES					

Council Resolution No. 520-06 Date: December 12, 2006	GMOS	CC	Cross Reference EN 016/AD 052	Effective December 12, 2006
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POLICY STATEMENT

Parkland County, being the road authority must ensure that private approaches are situated at locations that are considered safe and are constructed to approved standards so as to not endanger the safety of the public.

PURPOSE

Due to the safety of the road users and maintenance of its roadway infrastructure, the County shall limit the construction of new accesses and ensure that all approaches meet approved standards and are integral to the standard of the adjacent roadway.

1. Agricultural and Residential Lands

a) Unsubdivided Lands

- i) Where there is no access approach to an unsubdivided quarter section of land used or proposed for agricultural or residential use, and where there is an existing municipal roadway adjacent to the land, the County will, upon request by the land owner, construct one access approach to the land to normal County standards at no cost to the land owner.
- ii) Lands containing an oil lease road constructed from an adjacent municipal road shall be deemed to have an access approach and the County will not provide any additional approaches.
- iii) The County may grant approval for the landowner to construct an additional access approach to an un-subdivided quarter used for agricultural or residential purposes. Approval of more than one additional access approach will only be considered where the approach is used for agricultural purposes only.

b) Subdivided Lands

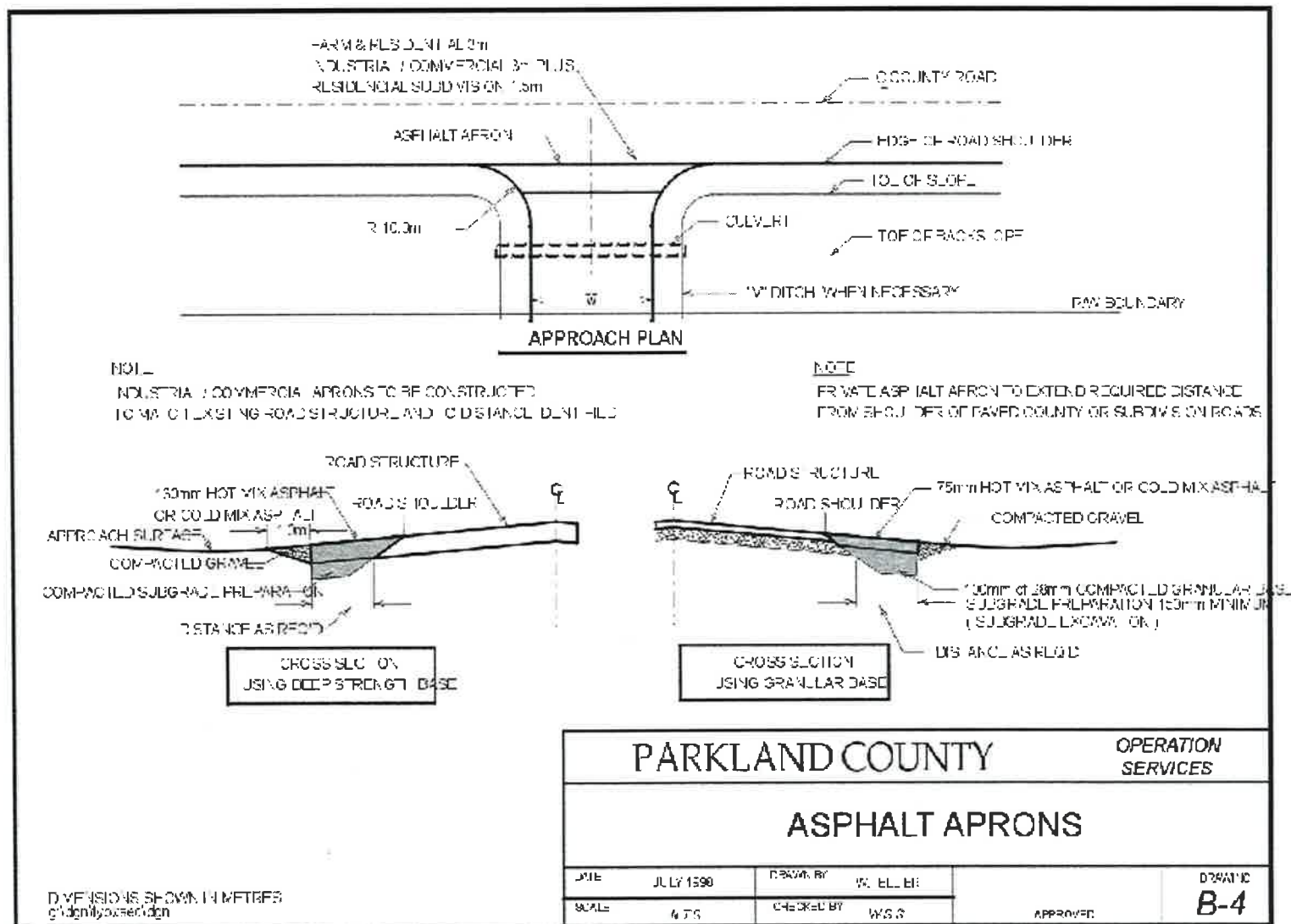
- i. For parcels of land that have been previously subdivided and there is no approach to the parcel, the County will not construct an access approach to the land.
- ii. For parcels having an area of 10 acres (4.0 ha) or less, the County will allow only one access approach per parcel. Not limiting the generality of the foregoing, the County may grant approval to the landowner to construct one additional access approach where the parcel might be severed by topographical features of a nature that the County considers impractical to traverse.

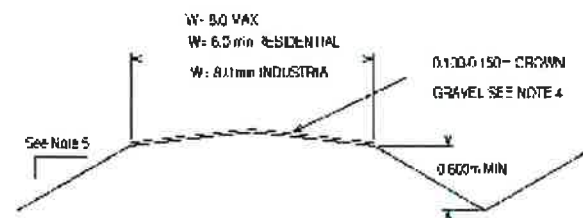
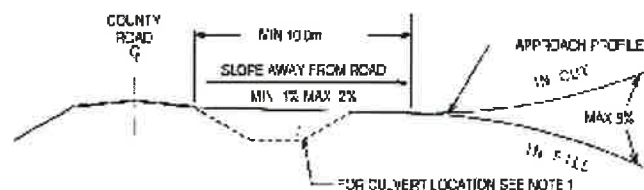
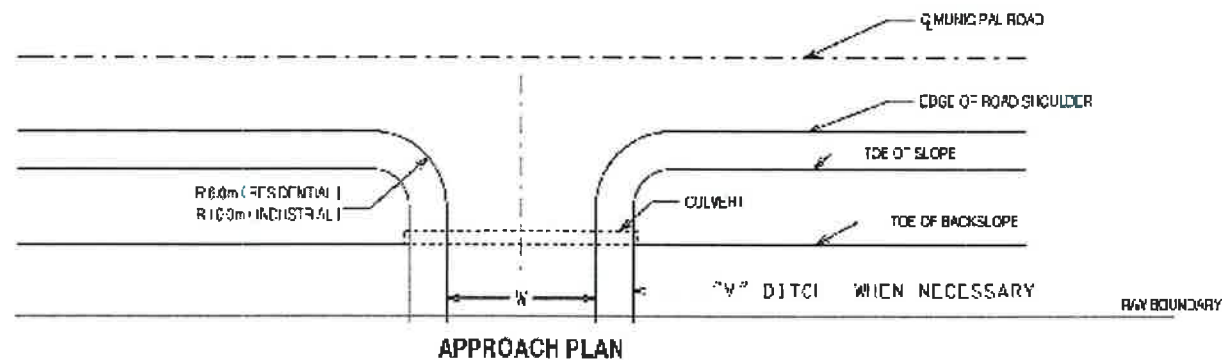
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<ul style="list-style-type: none">iii. For any parcel having an area greater than 10 acres (4.0 ha) the County may grant approval for the landowner to construct one additional access approach to the parcel.iv. For any parcels in a hamlet, which are bordered by a lane as well as a street, the County will permit the landowner to construct access to the lane at his own cost and may approve the construction at his own cost, of a maximum of one access to the street. The approval of street access in addition to lane access will only be considered on the basis of prevailing or established standards for the hamlet in question.		
2. Other Lands <ul style="list-style-type: none">a. The County will not construct any access approach to unsubdivided or subdivided lands used or intended for uses other than agricultural or residential.b. The construction of access to lands which are subject to a development permit application shall be considered and approved as part of the development permit approval.c. The construction of access to lands which are subject to a subdivision application shall be considered and approved as part of the subdivision approval.d. For lands on which oil and/or gas facilities are located, approach applications submitted by oil and gas companies will be administered by the County according to Policy EN 016 – Oil and Gas Facility Accesses.		
3. General Criteria for All Access Requests <p>All approaches shall be constructed in accordance with drawing C-1 and the following considerations will be applicable for all access approach requests.</p> <ul style="list-style-type: none">a. There must be an acceptable operational need for the access being requested.b. The construction of a first or additional access approach will only be granted where the requested location is considered practical and safe in the sole discretion of the County.c. Where a subdivision parcel exists adjacent to an internal subdivision road and also borders on an external grid road, consideration will only be given to a possible additional access approach to the internal subdivision road.d. An application to construct a new access approach to replace an existing access approach may be approved by the County subject to the existing approach being removed.e. The County may by way of mutual agreement construct additional approach (s) at no cost to the landowner during the construction or upgrading of an adjacent municipal road provided that the additional approaches are not in contravention of this policy.f. All approaches constructed by a landowner, or his contractor, pursuant to this policy shall be at the sole cost of the landowner.g. Any approach constructed under and subject to another County policy shall be subject to cost recovery in accordance with that policy.		

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<p>4. Asphalt Apron Requirements</p> <p>All approaches constructed alongside existing asphalt concrete pavement or asphalt stabilized base course roadways shall be surfaced with like materials and constructed in accordance with the drawing B-4 and C-1. Approaches constructed onto local or subdivision gravel or asphaltic dust abated road surfaces shall not require asphalt apron construction.</p> <p>PROCEDURES</p> <ol style="list-style-type: none">1. Application forms and construction standards for access approach construction are available from the County Centre Office and from the County website.2. Completed applications for access approach construction are to be submitted to the Land Agent accompanied by a deposit as set out in Policy AD 052 for residential/farm and Industrial/Commercial.3. Upon review and evaluation of the application, the County will advise the applicant in writing of refusal or approval of the application. In the case of application refusal, the deposit will be refunded to the applicant within 20 days. In the case of application approval the deposit will be refunded upon acceptable completion of access construction in accordance with the approval.4. Any approval issued by the County may include conditions requiring alterations to the location and/or standards of construction and may require an increased amount for security deposit. <p>ENFORCEMENT</p> <ol style="list-style-type: none">1. This policy shall be considered applicable to all existing and/or proposed property access approaches within Parkland County.2. For those property access approaches that exist, but are considered to be in contravention of the provisions of this Policy, removal of the approaches may be required at the discretion of the Manager of Engineering Services or his designate.3. Any land owner who undertakes the construction of a property access approach without prior approval from the County, or contrary to the provisions of any approval that might have been granted, may be directed to remove the access approach at his own cost and will be subject to prosecution under the Public Highways Development Act if the directions so given are not complied with. If a landowner refuses to remove an unauthorized approach within 30 days of being notified in writing, the County and or its agents will remove the approach and use all legal means to recover the costs of such removal.		

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<p>APPEALS</p> <ol style="list-style-type: none">1. Anyone objecting to a decision or action of the Manager of Engineering Services or his designate regarding an application for, or the approval of, or refusal of an access approach, may appeal in writing to Parkland County Council within fifteen (15) days of the decision or action. The appeal letter shall include a non-refundable fee as set out in Policy AD 052 and the decision of Council shall be final and binding.2. If County Council upholds the decision of the Manager of Engineering Services or his designate to refuse an access approach, the application deposit will be refunded. If the appeal is upheld on behalf of the applicant, the application deposit will be held until the approach is satisfactorily completed.3. County Council will not entertain any appeals for those cases where removal of an existing approach is a condition of grant of approval for a replacement approach.		





NOTES:

- 1) WHEN CULVERTS ARE REQUIRED THEY MUST BE C.S.P. CULVERTS AND BE THE FOLLOWING MINIMUM DIAMETERS:
RESIDENTIAL - 0.400m
INDUSTRIAL - 0.600m
- LENGTH WILL VARY WITH DEPTH OF FILL
- CULVERT TO BE PLACED AT TOE OF BACKSLOPE
- 2) ALL DIMENSIONS SHOWN ARE IN METERS
- 3) MINIMUM APPROACH LENGTH - FROM EDGE OF ROAD SHOULDER TO RW BOUNDARY
- 4) MINIMUMS CURVE OF MAXIMUM 50mm CRUSHED GRAVEL TO BE APPLIED TO THE APPROACH
- 5) SIDESLOPES REQUIRED:
4:1 ON ROADS 80KM PER HOUR OR HIGHER
3:1 ON ROADS LESS THAN 80KM PER HOUR

DIMENSIONS SHOWN IN METRES

PARKLAND COUNTY

OPERATIONS
SERVICES

PRIVATE APPROACHES

DATE	APR 2001	DRAWN BY	ANA.	APPROVED	DRAWING
SCALE	N.T.S	CHECKED BY	K.B.		C-1