



Lesser Slave River

TITLE: APPROACH CONSTRUCTION GUIDELINES

EFFECTIVE DATE: (Amended)

POLICY NUMBER: TR-32-04 (Supersedes E.4)

STATEMENT:

The Municipality is responsible to provide reasonable access from any developed Municipal roadway to each existing adjacent property. With the approval of the Municipality, property owners may develop additional accesses beyond those provided for by this policy. The purpose of this policy is to provide direction regarding the standards and specifications for the construction of approaches.

Approaches located within the road's right-of-way are under the direction, control, and management of the municipality. The Field Services Department retains the authority to approve the installation of new approaches in accordance with the policy.

1. The construction of an approach within a road right-of-way requires the prior approval of the Municipality. Approval will only be granted where the requested location is considered practical and safe by the Municipality
2. All approaches shall be constructed in accordance with the standards provided in the Municipal District of Lesser Slave River #124 Design Guidelines and Construction Standards Manual

PROCEDURE:

1. Each quarter section of land will be provided with one approach. Construction will be scheduled and carried out by the Municipality at no cost to the landowner with scheduling based upon availability of Municipal construction equipment and manpower
Where a parcel of land has no approach, the Municipality will supply one approach to each existing parcel of land providing its location is adjacent to a developed Municipal roadway. The location of the approach will be determined through consultation with the landowner. All reasonable attempts will be made to place it in a convenient and safe location for the benefit of the landowner and the travelling public
2. In the even a parcel is severed by a developed roadway, or a major drainage course, and providing the severed parcel has no approach and is adjacent to a developed roadway, the Municipality will furnish one additional approach for each severed parcel of land. The landowner shall provide reasonable need or justification for the approach, and it will only be installed if it can be done at a safe location and at reasonable cost
3. Where a subdivision is created, approaches, including culverts and crossings to the parcel, are to be provided at the owner's and/or developer's expense and to the specifications and satisfaction of the Municipal District of Lesser Slave River #124 as outlined in the latest addition of the Municipal Design Standards and Construction Guideline Manual. Where an approach is to be constructed to Municipal Standard as a subdivision requirement, the full expense of the work is the responsibility of the Developer



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4. In a circumstance where a required approach cannot be constructed or the Public Works Department is unable to confirm that an approach meets standard for any reason, then the Developer is required to provide a \$3,000.00 security deposit. Once the required work is completed by the Developer and confirmed by the MD to meet standard, then the deposit will be refunded to the Developer
5. During the development approval process, the subdivision approving authority shall ensure that each new parcel created and each remaining parcel has a developed approach, constructed in accordance with this policy
6. During the development approval process, the Development Officer, shall ensure, as a condition of development, that the developer provides (at his cost), an approach to suit the access needs of the development. The Development Officer shall consult with the Public Works Department regarding appropriate standards
7. Where the Municipality is undertaking a road construction project the affected standard approaches will be reconstructed and graveled as part of the project at no cost to the landowner
8. During Municipal road improvements the landowner may request an approach to be widened to accommodate large pieces of equipment. The widening of said approach (if widening extends beyond a total surface width of 7.3m or 24 feet) may be carried out with the additional cost borne by the landowner
9. All requests for access off a Provincial Highway must be submitted to Alberta Infrastructure and Transportation for their review and approval
10. Landowner may request a new approach, additional approaches or an approach to be upgraded or extended. The Municipality will supply materials, labor and equipment if requested that is required to carry out this work at Municipal Standard Rates
11. The Field Services Department has the discretion to first approve the application, and secondly to inspect and approve that the construction meets Municipal Standards. The landowner may construct their own approaches at their cost or contract to the Municipality

MUNICIPAL CONSTRUCTION GUIDELINES:

1. Standard approaches will be constructed with a minimum 7.3m (24 feet) finished driving surface. Approach specifications shall be as outlined in the Municipalities Design Guidelines and Construction Standards Manual. Approach specifications may be revised, at the discretion of the Field Services Department, based on local circumstances and limitations
2. The municipality will determine if a culvert is required and the appropriate size. The size of the culvert must accommodate normal drainage requirements as outlined in the Construction Standards Manual
3. Approaches will be constructed in a manner that will not restrict or alter drainage patterns, unless specifically approved by the Municipality. Prior to restricting or altering drainage patterns, the Municipality will consult with Alberta Environmental



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4. The Municipality will, at the request of the landowner, upgrade substandard approaches, when an existing parcel, or severed parcel, is not currently serviced by one standard approach. This will only be done where costs are reasonable, and as budget limitations permit
5. For all applications, an access approach will not be permitted where it would be:
 - Less than 30m (100 ft.) from an existing approach on the same side of the road right-of-way
 - Less than 30m (100 ft.) from any bridge
 - Less than 30m (100ft.) from any at-grade railway crossing
 - Less than 30m (100ft.) from the intersection of two Municipal roadways
 - Less than 6m (20 ft.) from a utility pole
 - Less than 6m (20 ft.) from a fire hydrant

NOTE: Variances may be considered for development within an Industrial Park, and Residential Subdivision

6. Parcel of land less than 10 acres (4 ha) that fall within the following land use categories:
 - Agriculture
 - Agriculture/Country Residential
 - Country Residential/Mobile Homes
 - Public Institutional
 - Hamlet
 - Recreation/Open Space

Will be limited to one (1) access approach, unless written authorization to have additional access approaches is granted by the Municipality.

Parcels of land greater than 10 acres (4 ha) within the previous mentioned land use categories or in an industrial area will be limited to two (2) access approaches, unless written authorization to have additional access approaches is granted by the Municipality.