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Policy Title Approach Construction Guidelines	Date: July 21, 2015	Resolution No. 304/15

Purpose

The County is responsible to provide access from any developed County roadway to each existing adjacent property. With the approval from the County, property owners are responsible for the development of additional approaches beyond those provided for by this policy. The purpose of this policy is therefore to provide direction regarding the responsibility for the construction of approaches from adjacent County roadways and specifications for same.

General

1. The construction of an approach located within a road right of way requires the prior approval of Kneehill County through an application process (see attached Schedule "A"). An approval for the construction of an approach will only be granted where the requested location is considered practical and safe by the County.
2. All approaches shall be constructed in accordance with the standards set out in the latest edition of the Kneehill County General Municipal Servicing Standards policy (see attached Schedule "B").
3. If a development wishes to utilize an existing approach which would alter or intensify its use, the approach must meet all applicable Municipal Standards.
4. Upon receipt of a request to construct an approach, the County reserves the discretion to either approve or decline the approach and to determine the varying approach specifications based on physical characteristics.

Procedures

5. In the event a parcel is severed by a developed County roadway or major drainage course, and providing the severed parcel has no approach and is adjacent to a developed County roadway, the County 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.
6. During the annual construction program, all approaches located adjacent to a rehabilitation project will be evaluated as to how the approach meets both Municipal Construction Standards and Municipal Safety Standards. Any field approaches that are deemed by the County to be located in an unsafe location will be removed or relocated by the construction crew after consultation with the affected landowner. Approaches that are found to be constructed to a lower standard than the Municipal Standard or are deemed to be a safety hazard will be upgraded, relocated or removed at the cost of the Municipality.

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Standards

7. Standard approaches will be constructed with a minimum of 8.6 meters (29 feet) finished with the same surface as the road that it enters onto and will be maintained accordingly by the County. Further approach specifications are outlined on Schedule "B" attached to this policy. Approach specifications may be varied, at the discretion of the County, based on local circumstances and limitations.
8. The following unobstructed sight distance requirement must be obtained for any approach approved under this policy and to be constructed on municipal road allowance:
 - a. 180 meters for a gravel roadway, determined by sighting one object which is 4 feet in height to another object 4 feet in height, in either direction.
 - b. 200 meters for a paved roadway, determined by sighting one object which is 4 feet in height to another object 4 feet in height, in either direction.
9. The County will determine the necessity of a culvert and its appropriate size. The size of the culvert must accommodate normal drainage requirements.
10. Approaches will be constructed in a manner that will not restrict or alter drainage patterns, unless specifically approved by the County. Prior to restricting or altering drainage patterns, the County will consult with Alberta Environmental Protection.
11. Access roads or approaches entering a county road shall be setback from the center line of an intersection a minimum of 40 meters.
12. A minimum spacing of 40 meters is required between individual approaches.
13. A railway crossing does not constitute as an intersection, therefore the required setback for rail crossings will be a minimum of 40 meters from the railway right of way.
14. The number of approaches allowed will normally be limited to:
 - a. A maximum of four approaches on agricultural parcels that are 80 acres (or larger) in size, with no more than two approaches per parcel permitted on a township road and no more than two approaches per parcel permitted on a range road.
 - b. A maximum of two approaches on agricultural parcels that are less than 80 acres in size, with no more than two approaches per parcel allowed on a township road and no more than two approaches per parcel allowed on a range road.
 - c. One approach on industrial lots located in an industrial park.
 - d. One approach on residential lots located in a residential subdivision.

POLICY

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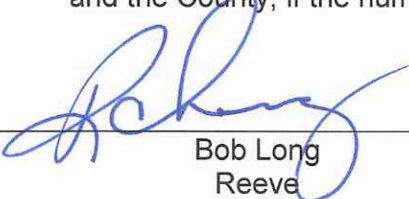
- e. Where there is no access to an un-subdivided quarter section of land used for agricultural or residential purposes, and where there is an existing roadway adjacent to the land, the County will, upon request by the landowner, construct one access approach to the land provided that County equipment is available and in the vicinity.
- f. If there is a residence, the County will, upon request by the landowner, construct two access approaches to the land provided the County equipment is available and in the vicinity.
15. Any access approach found to be illegally constructed by a landowner or by those persons acting on their behalf shall be reviewed and may be ordered to be removed or remedied at the expense of the landowner.

Subdivision & Development

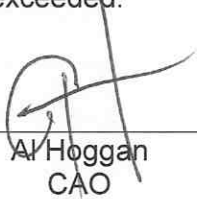
16. Please refer to Policy 5-8 with respect to Approach Construction Guidelines as they relate to subdivisions.

Industrial Access Approach

17. All industrial access approaches shall be removed and returned to its original status upon decommissioning of those industrial operations associated with its use. The removal of the access will be the responsibility of the operator and/or industrial user of the access. The approach may be allowed to remain upon consent by the registered landowner of the property and the County, if the number of acceptable approaches is not exceeded.



Bob Long
Reeve



Al Hoggan
CAO

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Amended: May 11, 2010 231/10
Amended: July 21, 2015 304/15

Review Date: July 2018

This policy will be replacing:

- **13-15-2: Approval of Approaches**
- **13-15-3: Approach Standards**
- **13-15-4: Installation of Approaches and Culverts**
- **13-15-5: Maintaining Approaches**