

Property Access Approach Application for:

- first access approach on legal land parcel  
 new access approach other than the first access approach on legal land parcel  
 temporary access approach  
 widening or improving an existing access approach on legal land parcel  
 existing approach

**NOTE: Access approaches to provincial highways require approval from Alberta Transportation**

Property address \_\_\_\_\_ Subdivision \_\_\_\_\_

Legal description Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

 Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Meridian 4
**Applicant name(s)** \_\_\_\_\_ **Contact name** \_\_\_\_\_

(If different than applicant)

Applicant address \_\_\_\_\_

City

Province

Postal code

Phone number

Alternate phone

email

 Preferred method for correspondence  phone  email

 Landowner name \_\_\_\_\_ **Contact name** \_\_\_\_\_

(If different than applicant)

(If different than applicant)

Landowner phone number \_\_\_\_\_

 Has the site access been staked  yes  no

 Are the stakes within the property lines  yes  no

 Is the application related to another application  yes  no (if yes, check off all that apply below)

 Subdivision  Development Permit  Energy Referral  File number(s) \_\_\_\_\_

**Please Note:**

 A **\$75.00+GST site inspection fee** is required at the time of application. A pre-construction site inspection will occur within five (5) business days from the receipt of complete application and payment. **Access location MUST be staked prior to inspection.**

 All new access approaches, other than the first access approach on legal land parcels or as otherwise exempted below, are subject to an **additional fee of \$3,000+GST.**
**Approved variance fees of \$250+GST** per metre may be required on rural accesses exceeding the 6.0 metre standard width up to maximum of 10.0 metres; and on urban accesses exceeding the 9.0 metre standard width.

 Temporary access approaches (including all energy referrals/well site access approaches) require a **\$3,500 security deposit**, to be returned once the applicant removes the access approach and are **not** subject to the \$3,000 additional fee.

Signature of Registered Landowner \_\_\_\_\_ Date \_\_\_\_\_

**Collection and use of personal information**

 Personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act* and will be used to manage and administer Strathcona County's Property Access Approach Program. If you have any questions regarding the collection, use or disclosure of this information, contact the Coordinator, Development Engineering Transportation, Planning and Development Services, Strathcona County at 780-464-8080.

**Fees (For office use only)**

Site inspection fee	Entered by
New access approach additional fee	Date entered
Approved variance fee	
Security deposit	Application number
Total	

# Property Access Approach – Installation Specification Information

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## **Strathcona County Approach Guidelines**

### **Property access approaches to County grid roads and country residential subdivision roads:**

Normally, **one** access approach is allowed per legal land parcel (Municipal Policy SER-009-016: Access to Roads Under the County's Jurisdiction). Additional access approaches will be considered where warranted by natural geographical barriers, land use, scale/magnitude of the development, etc.

### **Additional access approaches for operational, emergency, water or railway separations:**

Applications must be submitted to Planning and Development Services and will be reviewed on an individual basis, subject to the current Design & Construction Standards with respect to the access approach requirements. Phone 780-464-8080 for additional information.

### **Property access approaches to hamlet roads:**

One access approach only is allowed per legal land parcel.

### **Property access approaches to parcels 80 acres and greater:**

Up to two access approaches will be allowed to parcels over 80 acres: one residential and one agricultural. Additional accesses may be considered subject to lot frontage and the current Design & Construction Standards with respect to the access approach location criteria, and additional fees would apply.

Approvals for new property access approaches are valid one year from the issue date of the approval letter. If the work is not completed, an extension may be requested in writing or it may be necessary to re-apply. Applicable application fees will be charged.

## **Approach Installation**

This "Property Access Approach - Application" form is to be completed and signed by the applicant for any type of alteration proposed to an approach. The application will then be reviewed and must be approved by County personnel **prior** to installing or altering the access approach. The non-refundable \$75.00+GST site inspection fee and any other applicable fees and/or deposits are required at the time of application.

Any access approach constructed or altered by the applicant must meet the Design & Construction Standards, as detailed in Drawings, 51005, 51110 and 51204 (see attached).

Any access approach shall have a gradient between +/-0.6% to +/-2.0% for a distance of minimum 10.0 metres from the edge of the road. Final recommended driveway grade on private property is minimum +/-0.6% to maximum +/-8.0%.

A vertical curve of 10.0 metres in length is recommended as a transition from the above specified grade requirements to the remainder of the private access road.

The construction of rural access approaches is the responsibility of the landowner. Strathcona County no longer installs any new access approaches, with the exception of those previously identified within the Developer Approach Agreement. Long term, underground maintenance of approaches constructed to the County Design & Construction Standards will become the responsibility of Strathcona County. Surface maintenance of the approach will remain the responsibility of the land owner.

## **Variances to the Design & Construction Standards**

A request for variance is required if the proposed approach or modified existing approach is to exceed 6.0 metres in nominal width for single lot service in rural area, or 9.0 metres in nominal width for single lot service in urban area. A variance must be requested in writing and is subject to approval through the Manager of Land Development Engineering in the Planning and Development Services department. An approved variance is subject to a variance fee of \$250.00 per metre over the standard 6.0 metre or 9.0 metre width for rural and urban accesses respectively.

## **Reminder to Applicants Installing Their Own Approaches**

All existing underground utilities (gas, communication, power, etc.) if any, must be field located prior to construction. Utility locates are the responsibility of the applicant unless the access approach is installed by Strathcona County. Please contact Alberta One Call, Click Before You Dig: <http://www.clickbeforeyoudig.com/> or telephone **1-800-242-3447**. Alberta One Call does not locate all utilities, only those of member companies.

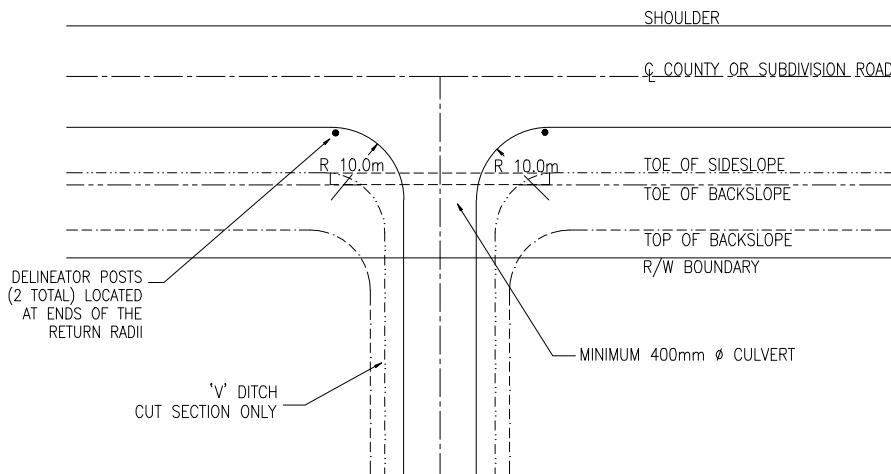
# Property Access Approach – Installation Specification Information

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**It is the responsibility of the applicant to correctly identify property lines to ensure that the proposed access approach does not encroach onto a property owned by another party.**

## **All access approaches shall meet the following requirements:**

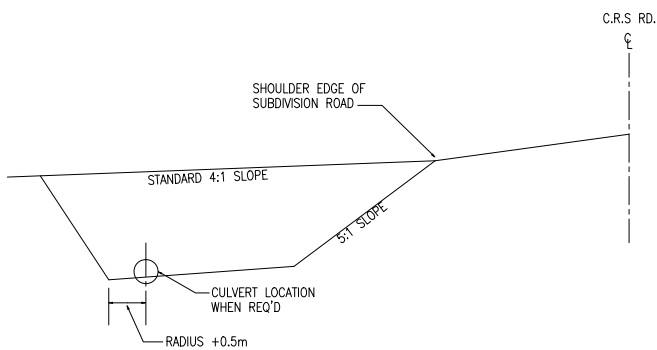
1. Single lot access approaches in urban areas are governed by the Land Use Bylaw 6-2015 and may range in width from a minimum of 3 metres to a maximum width matching the garage. Urban accesses over 9.0 metres in width are subject to an additional fee.
2. Single lot access approaches in rural areas shall be a width of 6.0 metres to a maximum of 10.0 metres in width. A variance request will be required for any widths greater than 6.0 metres to a maximum width of 10.0 metres, or less than 6.0 metres to a minimum width of 4.0 metres. All shared access approaches should be centered on the joint property line prior to splitting to each property. A joint access agreement may be required through Land Management Services.
3. All rural accesses require 4:1 side slopes.
4. All access approach installations require **new galvanized corrugated steel** culvert material and accessories. Strathcona County does not accept equivalent culvert material types.
5. Minimum culvert wall thickness shall be 1.6 mm, unless otherwise specified.
6. All culverts shall have 3:1 sloped end treatments.
7. Culvert length varies depending on ditch depth and access width.
8. Minimum diameter of an access approach culvert is 400 mm (16"). Upon inspection by County personnel, a culvert design may be recommended in some locations that may result in larger diameter culverts being required.
9. All access approaches must have a minimum of 50 mm (2") thick gravel surface between the property line and road surface, with the exception of access approaches to Class I or II rural grid roads. All access approaches to Class I or II rural grid roads shall be hard-surfaced along first 6.0 metres from the edge of road pavement and have minimum 50 mm gravel surface thereafter to property line.
10. Embankment material to be clay and/or granular and compacted to 97% minimum Standard Proctor Density (SPD).
11. Access approaches on 80 km/hr grid roads are to be spaced minimum 90.0 metres centreline to centreline from, or directly opposite to, any other roadway or access approach. Installation of delineator posts is required for all residential approaches onto 80 km/hr grid roads.
12. Access approaches are to have no less than 170.0 metres sight distance in both directions on 80 km/hr grid roads.
13. Access approaches onto 50 km/hr rural roads are to be spaced minimum 75.0 metres centreline to centreline from the grid road, and 60.0 metres centreline to centreline from or directly opposite to any internal roadway, and 45.0 metres centreline to centreline from or directly opposite to any other access approach. Installation of delineator posts is recommended.
14. Access approaches onto 50km/h Country Residential Subdivision roadways must have minimum 85.0 metres sight distance.
15. Access approaches to County roads which are located within 300 metres of a provincial highway right-of-way boundary, or within 800 metres of the centre point of an intersection of a provincial highway with another public road, require approval of Alberta Transportation.
16. The applicant is responsible for staking the approach location and the property lines on site prior to requesting a location inspection. The applicant must contact Planning and Development Services at 780-464-8080 to request a location inspection **prior** to any construction activity of the approach.



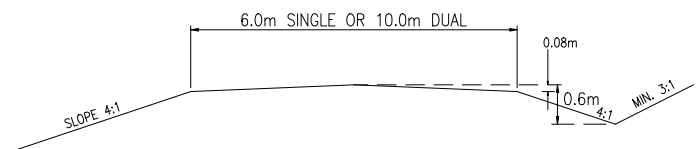
(FIG. 1)

ALGEBRAIC DIFF. IN GRADIENT (%)	MINIMUM LENGTH OF VERTICAL CURVE	
	CREST	SAG
1	6 m	8 m
2	12 m	15 m
3	14 m	23 m
4	25 m	31 m
5	30 m	38 m
6	37 m	46 m
7		46 m
8		46 m
9		46 m

(FIG. 2)



(FIG. 3)  
DETAIL OF DITCH AND CULVERT LOCATION



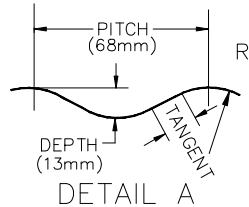
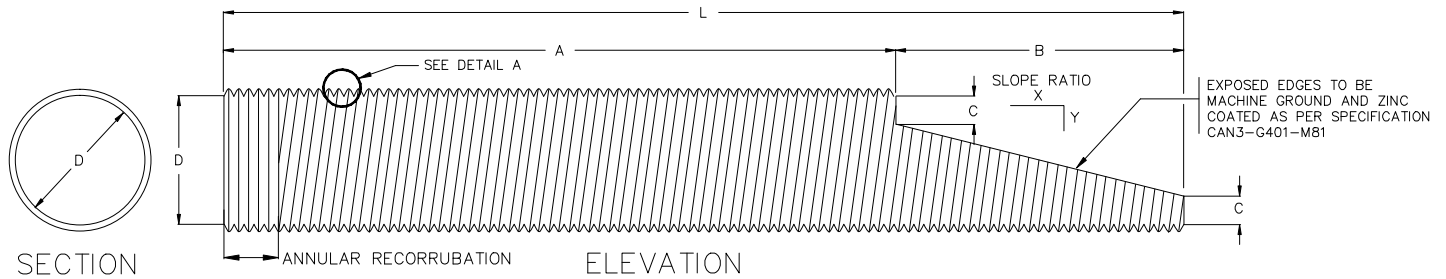
(FIG. 4)  
MINIMUM PRIVATE APPROACH CROSS SECTION

NOTES:

1. EACH RESIDENTIAL LOT WILL ONLY BE GRANTED ONE ACCESS. PROVISION FOR A SECOND AGRICULTURAL ACCESS MAY BE GIVEN.
2. THE USE OF 10.0m WIDE DUAL-LOT vs. 6.0m WIDE SINGLE-LOT ACCESSSES IS ENCOURAGED.
3. IF RURAL WATER SERVICE IS UTILIZED, RETURN RADII MAY BE REDUCED FROM 10.0m TO 7.5m.
4. ACCESS TO A CLASS I GRID ROAD MUST BE PAVED FROM ROAD EDGE FOR A MINIMUM OF 6.0m.
5. ACCESS WITHIN A COUNTRY RESIDENTIAL SUBDIVISION MUST BE ASPHALT FROM ROAD EDGE TO PROPERTY LINE.
6. LOTS ACCESSING OFF A COUNTY GRID ROAD ARE TO HAVE THEIR ACCESS SPACED:
  - 90.0m CENTRELINER TO CENTRELINER FROM OR DIRECTLY OPPOSITE TO ANY OTHER ROADWAY OR ACCESS
7. LOTS WITHIN A COUNTRY RESIDENTIAL SUBDIVISION SHALL HAVE THEIR ACCESS LOCATED ON THE INTERNAL SUBDIVISION ROADWAY.
8. LOTS WITHIN A COUNTRY RESIDENTIAL SUBDIVISION SHALL HAVE THEIR ACCESS SPACED:
  - 75.0m CENTRELINER TO CENTRELINER FROM THE GRID ROAD
  - 60.0m CENTRELINER TO CENTRELINER FROM OR DIRECTLY OPPOSITE TO ANY INTERNAL ROADWAY
  - 45.0m CENTRELINER TO CENTRELINER FROM OR DIRECTLY OPPOSITE TO ANY OTHER LOT ACCESS
9. ACCESS FOR CORNER LOTS SHALL BE TO THE ROAD OF LESSER DESIGNATION AND/OR TRAFFIC VOLUME.
10. ALL RESIDENTIAL ACCESSSES REQUIRE TWO DELINEATOR POSTS, SEE DRAWING 51204.

REVISIONS			Strathcona County	2001 Sherwood Drive, Sherwood Park Alberta, T8A 3W7, CANADA	© 2011
Date	Details	Drawn			
11/05/02	REVISED DRAWING NUMBERS	J. ORR	Private Approaches		
11/02/10	Revised Drawing Numbers	O. Butt			
2006/01/19	Final Revisions for Approval	R. Dekker			
			Approved: M. MacGarva, M.Eng, P.Eng.	Drawing Number: <b>51005</b>	
			Checked: D.L. Schilbe, P.L. (Eng)		
			Date: 1995/01/16	Scale: N.T.S.	Drawn: Richard Dekker, R.E.T.

## DETAILS OF STANDARD SLOPED END SECTIONS FOR C.S.P. ROUND CULVERTS



**NOTES:**  
THE HELICALLY CORRUGATED PIPE IS TO HAVE THE PIPE ENDS RECORRUBATED TO PROVIDE ANNULAR CORRUGATIONS FOR COUPLING PURPOSES (AS SHOWN). THE MINIMUM LENGTH WITH ANNULAR CORRUGATIONS SHALL BE 300mm FOR DIAMETERS OF 900mm OR LESS AND 600mm FOR A DIAMETER OF GREATER THAN 900mm. THE COUPLER SHALL BE AN ANNULAR CORRUGATED BAND TYPE. THERE SHALL BE A MINIMUM OF 3 BOLTS PER COUPLER FOR DIAMETERS OF 800mm OR GREATER.

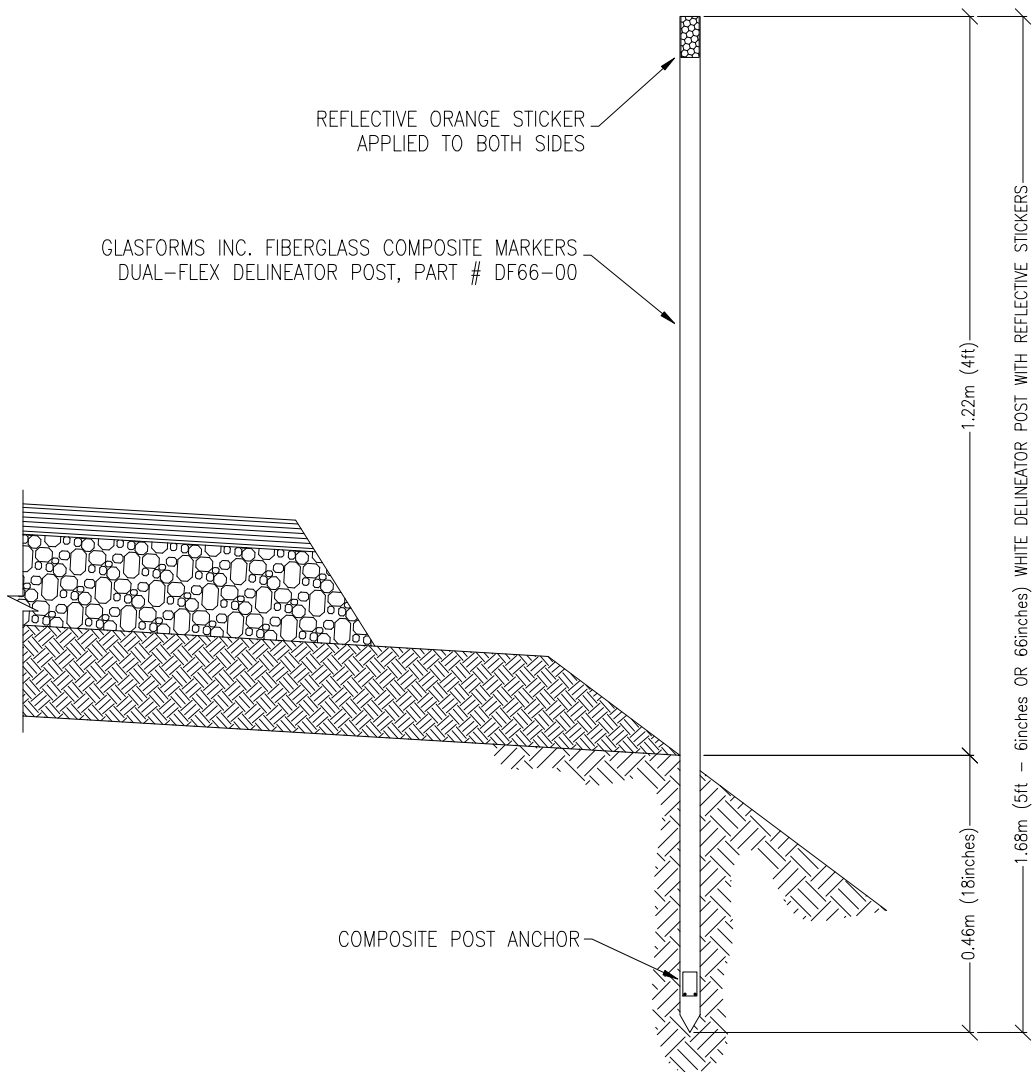
INSIDE DIAMETER D <sup>*</sup> , mm	SLOPE RATIO X:Y	*C <sup>*</sup> , mm	*A <sup>*</sup> , m	*B <sup>*</sup> , m	INVERT LENGTH OF SLOPED END SECTION L <sup>*</sup> , m
400	3:1	100	5.40	0.60	6.0
500	3:1	125	5.25	0.75	6.0
600	3:1	125	4.95	1.05	6.0
700	3:1	150	4.80	1.20	6.0
800	3:1	175	4.65	1.35	6.0
900	3:1	200	4.50	1.50	6.0
1000	3:1	225	4.35	1.65	6.0
1200	3:1 4:1	225 275	3.75 3.40	2.25 2.60	6.0
1400	3:1 4:1	250 300	3.30 2.80	2.70 3.20	6.0

DIA. IN mm	AREA IN m <sup>2</sup>	*HEIGHT OF COVER ABOVE TOP OF CULVERT IN m																																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
400	0.126	1.6						2.0			2.8																							
500	0.196	1.6			2.0			2.8																										
600	0.283	1.6	2.0			2.8			3.5																									
700	0.385	2.0			2.8			3.5			4.2																							
800	0.503	2.0			2.8			3.5			4.2																							
900	0.636	2.0	2.8			3.5			4.2																									
1000	0.786	2.8			3.5			4.2																										
1200	1.131	2.8	3.5			4.2			FOR FILLS OVER 11m—USE TABLE B																									
1400	1.540	3.5	4.2			FOR FILLS OVER 9m—USE TABLE B																												

\*THE IMPERFECT TRENCH CONDITION METHOD OF INSTALLATION IS TO BE USED WHEN HEIGHT OF COVER OVER AN 800mm DIA. C.S.P. EXCEEDS 21m AND WHEN HEIGHT OF COVER OVER A 900mm DIA. C.S.P. EXCEEDS 19m.

DIA.		*HEIGHT OF COVER ABOVE TOP OF CULVERT IN m																																
IN mm	AREA IN m <sup>2</sup>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
1200	1.131	2.8			3.5			4.2																										
1400	1.540	3.5			4.2																													

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Date	Details	Drawn				
			<b>Culverts</b>			
			Approved: M. MacGarva, M.Eng., P.Eng.		Drawing Number:	
11/05/02	REVISED DRAWING NUMBERS	J. ORR	Checked: D.L. Schilbe, P.L. (Eng)		<b>51110</b>	
2006/01/19	Final Revisions for Approval	R. Dekker	Date: 1994/11/29	Scale: N.T.S.	Drawn: Daniel Leckie, A.Sc.T.	Capital Planning & Construction Department



**NOTES:**

1. POSTS TO BE INSTALLED AT EDGE OF SUBGRADE PREPARATION.
2. EACH POST TO INCLUDE ONE POST ANCHOR.
3. SIX POSTS REQUIRED PER SUBDIVISION ACCESS (EXCEPT ON CLASS I GRID ROADS).
4. TWO POSTS REQUIRED PER RESIDENTIAL ACCESS.

REVISIONS			Strathcona County		2001 Sherwood Drive, Sherwood Park Alberta, T8A 3W7, CANADA		© 2011
Date	Details	Drawn	Flexible Delineator Posts				
11/05/02	REVISED DRAWING NUMBERS	J. ORR	Approved: M. MacGarva, M.Eng., P.Eng.				<b>Drawing Number:</b>  <b>51204</b>
11/02/10	Revised Drawing Numbers	O. Butt	Checked: D.L. Schilbe, P.L. (Eng)				
2006/01/19	Final Revisions for Approval	R. Dekker	Date: 2002/03/20	Scale: N.T.S.	Drawn: Richard Dekker, R.E.T.		
			<small>Capital Planning &amp; Construction Department</small>				