



Application for & Approval to Construct Access onto a Highway / Road

TERMS AND CONDITIONS

1. The access must be constructed at a location which provides an unobstructed view of the highway or road involved for a sight distance of no less than 300 meters (1000 feet) unless otherwise specified, and meet the conditions of the current Land Use Bylaw.
2. The travelable surface of the access shall not be less than 10 metres (33 feet) in width when entering onto a gravel road and not less than 15 meters (49 feet) when entering onto a paved, oiled or chip sealed road, nor greater than 6% gradient unless otherwise specified (refer to Engineering Standards); a minimum 3:1 side slope shall apply.
3. A permanent access entering onto a paved, oiled or chip sealed road shall be paved from road shoulder to property line.
4. If the access will obstruct the flow of water, a culvert of not less than 500 mm (20 inches) in diameter and a LENGTH not less than 15.25 m (50 feet) must be installed. If the size of the closest culvert upstream or downstream is GREATER than 500 mm, the minimum size will be determined by using the actual size of LARGER of the upstream or downstream culvert.
5. Access shall be constructed in accordance with the Engineering Guidelines and Minimum Servicing Standards
6. The access shall be surfaced with gravel (unless otherwise specified):
7. The access shall be constructed at no cost to County of Two Hills.
8. The grantee shall indemnify and save harmless County of Two Hills or agents acting on behalf County of Two Hills from and against all loss, costs, charges, damages and expenses which County of Two Hills may suffer or sustain as a result of the construction of the access;
9. Other conditions or specifications, if required.
10. If the inspection of the completed approach identifies deficiencies the applicant will be responsible for any necessary changes required to comply.
11. An additional application fee will be charged for any approach inspections that do not meet the minimum standard as an additional inspection will be required.

PUBLIC ROADS AND HIGHWAYS

- 1) No part of any building or structure shall be located within 46.0 metres (150 feet) of the property line of any public road unless otherwise specified by this Bylaw.
- 2) Unless otherwise approved by the Development Authority, no access or egress to a public road or highway shall be permitted where it would be:
 - i. less than 152.0 metres (500 feet) from an existing access or egress on the same side of the road;
 - ii. less than 152.0 metres (500 feet) from a bridge;
 - iii. less than 152.0 metres (500feet) from an at-grade railway crossing;
- 3) The planting of trees adjacent to public roads will not be allowed unless otherwise approved by the Development Authority;
- 4) The Development Authority may require or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials or other similar uses;
- 7) Notwithstanding any regulations passed by the Province of Alberta which apply to highways, this document may establish a higher standard than those required by the Province for developments adjacent to highways and intersections;
- 8) Where the Development Authority deems that it is not necessary to construct an unconstructed road allowance in the foreseeable future, the setback allowance shall be the same as an internal road setback provided that access to the lot is available from another constructed road allowance;
- 9) All internal roads shall have a minimum right-of-way of 20 metres (66 feet) and a traveled surface of not less than 7.4 metres (24 feet).
- 10) Internal industrial and commercial roads shall have a travel surface of not less than 9.2 metres (30 feet).
- 11) Road grades shall have a minimum grade of 0.5 percent and a maximum grade of 8 percent.
- 12) No road shall be constructed with a curvature radius of less than 30.5 metres (100 feet), measured at the centre line.
- 13) All dead-end roads shall have a cul-de-sac or a hammerhead-T designed at the closed end of at least 15 metres in diameter, measured at the outside of the traveled way.
- 14) When any development is approved on land adjacent to an un-constructed road allowance and access is required from the said road allowance, the owner/applicant shall be responsible for all costs related to the construction of the road to the standards set out by the Development Authority.

APPROACHES

- 1) All approaches to public roads require the approval of the County.
- 2) An application for an approach shall be made to the Development Officer in writing or electronically, using the form prescribed by the County and shall include;
 - i) the appropriate fee, and

- ii) a sketch showing the desired location for the approach.
- 3) The Development Officer shall decide upon all approach applications and, based on location, drainage, traffic flow, sight lines, road standards, and safety considerations, may approve or refuse an application for an approach.
- 4) All approaches shall be constructed in accordance with the engineering standards of County of Two Hills or as authorized by the Development Officer.
- 5) Where an approach for a commercial, industrial, or residential lot within a multi lot subdivision accesses onto a paved road or highway, the approach shall be paved from the edge of the road surface to 5 metres (15 feet) into the lot.