

Secondary Approach Access Maintenance Fee
Report Purpose

To report back to Council on the implication of the proposed amendment and any recommendations with respect to second access maintenance fees.

Motion on the Floor (2018/CB32)

THAT proposed Bylaw 37-2018, Fees, Rates and Charges Bylaw, be amended by deleting the following words on Schedule A, page 48:

Secondary Access Maintenance Fee			
3.0m - 6.0m wide access	\$3,000.00	\$3,000.00	Jan.15
6.0m - 10.0m wide access (variance approval needed)	\$3000.00 plus \$250.00/m (up to a max. of 10m)	\$3000.00 plus \$250.00/m (up to a max. of 10m)	Jan.15

Recommendation

N/A

Our Prioritized Strategic Goals

Goal 2 - Manage, invest and plan for sustainable municipal infrastructure

Report

The County's Land Use Bylaw 6-2015, Section 3.2 prescribes that the municipality controls access to parcels, and Policy SER-009-016 Access to Roads Under the County's Jurisdiction, and its Procedures and application form, is the methodology to which those controls are undertaken. Subsequent to ongoing review and updates to the Policy, last presented before Council on July 4, 2017, agricultural properties over 80 acres or properties with a physical division are now permitted an additional access at no cost (other than the application fee of \$75 which covers internal costs for pre- and post-construction field inspection).

All access to roadways creates potential vehicular conflict points and increased risk to traffic safety. Limiting the number of accesses has historically been of prime importance for safety for all County road users. Following Council's direction in both the 2014 and 2017 reviews of the Policy, rural residents have been allowed to apply for a secondary access (at the same \$75 application fee). These applications are reviewed and, if permitted, cost \$3,000 for future maintenance. As with all accesses, these are exclusive-use to the sole benefit of the land-owner, and typically desired for ease of use and aesthetic reasons, such as not wanting to drive larger trucks, trailers or equipment in front of their homes which often cause additional concerns with neighbours.

Culvert maintenance

Urban accesses do not generally impact Transportation and Agriculture Services maintenance and operating costs, as they remain the land owner's responsibility. Rural accesses exist in a condition where certain maintenance and operating costs are transferred to the County. Increased maintenance practices for accesses range from replacement of culverts at end of life, to steaming in the spring, clearing blockages with a crew of two for an average of one hour, ditch maintenance for drainage, and increased material blending when adjacent road works occur.

As these secondary approaches tend to be for personal preference reasons, Council direction has been that the increased maintenance costs are covered by the land owner and not the community as a whole, thus the \$3,000 maintenance fee.

Culvert replacement cost summary

	Residential	Agricultural
Culvert	12m-16m long \$810 to \$1,080	Up to 20m long \$1,350
Coupler	\$40.55	
Delivery	\$600	
Install	\$5,400	
Total	\$6850 to \$7,120	\$7,400

The current Fees, Rates, and Charges Bylaw 37-2018, as well as the access application form, notes the following charges:

Application:	\$75
Second access:	\$3,000 + GST (access to maximum of 6m)
Variance fee:	\$250 / metre (in excess of 6m to maximum of 10m) + GST

The impact of amending the Fees, Rates, and Charges Bylaw 37-2018 to remove the Secondary Access Maintenance Fees in 'Schedule A' would negatively affect the County's operating expenses by shifting a greater cost to the taxpayers at-large to maintain private infrastructure. It would also require the Transportation & Agriculture Services department to revise the Access Guidelines web page, the County Connect process, the Access to Roads Under the County's Jurisdiction Procedure document, and the Property Access Approach Application document. Should Council wish to eliminate the Secondary Access Maintenance Fees, the motion on the floor (2018/CB32) would need to be passed. If the motion on the floor is withdrawn or defeated, then there would be no change to the Secondary Access Maintenance Fees as provided in the Fees, Rates and Charges bylaw.

Council and Committee History

December 6, 2018	Council gave three readings to the Fees, Rates and Charges Bylaw (bylaw 37-2018)
November 29, 2018	Council directed Administration to return in Q1, 2019 (2018/CB33)
July 4, 2017	Council approved revisions to Policy SER-009-016 (2017/275)
June 24, 2017	Council approved revisions to Policy SER-009-016 (2014/229)
June 14, 2005	Council approved revisions to Policy SER-009-016
August 19, 1986	Council approved Policy SER-009-016

Other Impacts

Policy: SER-009-016

Legislative/Legal: n/a

Interdepartmental: Planning and Development Services

Master Plan/Framework: n/a

Enclosures

- 1 Policy SER-009-016 Access to Roads Under the County's Jurisdiction
- 2 Access to Roads Under the County's Jurisdiction Procedure
- 3 Property Access Approach - Application
- 4 Secondary Access Maintenance Fee Presentation