



## Property Access Approach – Application

(Page 1 of 3)

Transportation and Agriculture Services

Office: 370 Streambank Avenue, Sherwood Park, Alberta T8H 1N1

Mail: 2001 Sherwood Drive, Sherwood Park, Alberta T8A 3W7

Phone 780-417-7100 Fax 780-417-7109

[www.strathcona.ca](http://www.strathcona.ca)

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

Registered owner \_\_\_\_\_ Phone number \_\_\_\_\_

Land Agent \_\_\_\_\_

Preferred method for correspondence  phone  e-mail ► \_\_\_\_\_

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

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

Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Meridian 4Mailing Address \_\_\_\_\_  
Street and number \_\_\_\_\_ City/town \_\_\_\_\_ Province \_\_\_\_\_ Postal code \_\_\_\_\_Has the site access been staked  yes  noAre the stakes within the property lines  yes**Please Note:**

A **\$75.00** site inspection fee is required at the time of application. An inspection will occur within 5 business days from the receipt of complete application and payment.

All new access approaches, other than the first access approach on legal land parcels, are subject to an **additional fee of \$3,000+GST**.

Approved variance fees of **\$250+GST** per metre on accesses exceeding the 6 metre standard up to maximum of 10 metres.

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

Signature of registered owner \_\_\_\_\_ 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 Supervisor, Traffic Management, Transportation and Agriculture Services, Strathcona County at 780-417-7100.

**Fees (For office use only)**

|   |                     |
|---|---------------------|
| Site inspection fee <b>\$75.00</b>  | Date received _____ |
| Temporary access approach deposit <b>\$3,500.00 + GST</b>   | Date received _____ |
| New access approach other than the first access approach on legal land parcel fee <b>\$3,000.00 + GST</b> | Date received _____ |
| Variance fee <b>\$250.00 + GST per metre</b> charge:<br>\$250.00 x _____ metres = _____                   | Date received _____ |

**For staff use only**Application accepted  Application not accepted  Reason \_\_\_\_\_

## **Strathcona County Approach Guidelines**

### **Property access approaches to County grid 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 and magnitude of the development, etc.

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

Must be submitted to Transportation and Agriculture Services and be reviewed on an individual basis, subject to the current Design & Construction Standards with respect to the access approach requirements. Phone 780-417-7100 for additional information.

### **Property access approaches to country residential subdivision roads:**

Up to two access approaches are allowed to local subdivision road per legal land parcel, subject to lot frontage and the current Design & Construction Standards with respect to the access approach location criteria and any applicable fees.

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

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. Another may be granted, subject to lot frontage and the current Design & Construction Standards with respect to the access approach location criteria and any applicable fees.

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**

A "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 approved by County personnel **prior** to installing or altering the access approach. The non-refundable \$75.00 application fee and additional applicable fees and/or deposits are required at the time of application.

Any access approach constructed or altered by the applicant must meet the standards as detailed in Strathcona County Drawings 51003, 51005, 51110 and 51204 (see attached).

Any property 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 will no longer install any new access approaches, with the exception of those identified within the Developer Approach Agreement. Long term, underground maintenance of approaches constructed to the County Standards will become the responsibility of Strathcona County. Surface maintenance of the approach will remain the responsibility of the land parcel owner.

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

A request for variance to Strathcona County Design and Construction Standards is required, if the proposed approach or modified existing approach is to exceed 6 metres in width at the property line. A variance must be requested in writing and subject to approval through the Manager of Right-of-Way Management in the Transportation and Agriculture Services department. An approved variance is subject to an additional fee of \$250.00 per metre over the standard 6.0 metre width to a maximum approach width of not more than 10.0 metres based on individual cases.

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

All existing underground gas and/or telephone lines (if any) must be located by the appropriate utility company prior to construction. Utility locates are the responsibility of the applicant unless the access approach is installed by Strathcona County. To contact Alberta One Call, telephone **1-800-242-3447**. Alberta One Call does not locate all utilities, only those of member companies. Other utilities may exist. Contact Strathcona County at 780-467-7785 to locate water, storm, and sanitary lines and 780-417-7100 to locate County owned street lighting, fibre optic lines and traffic signals.

# Property Access Approach – Installation Specification Information

(Page 3 of 3)

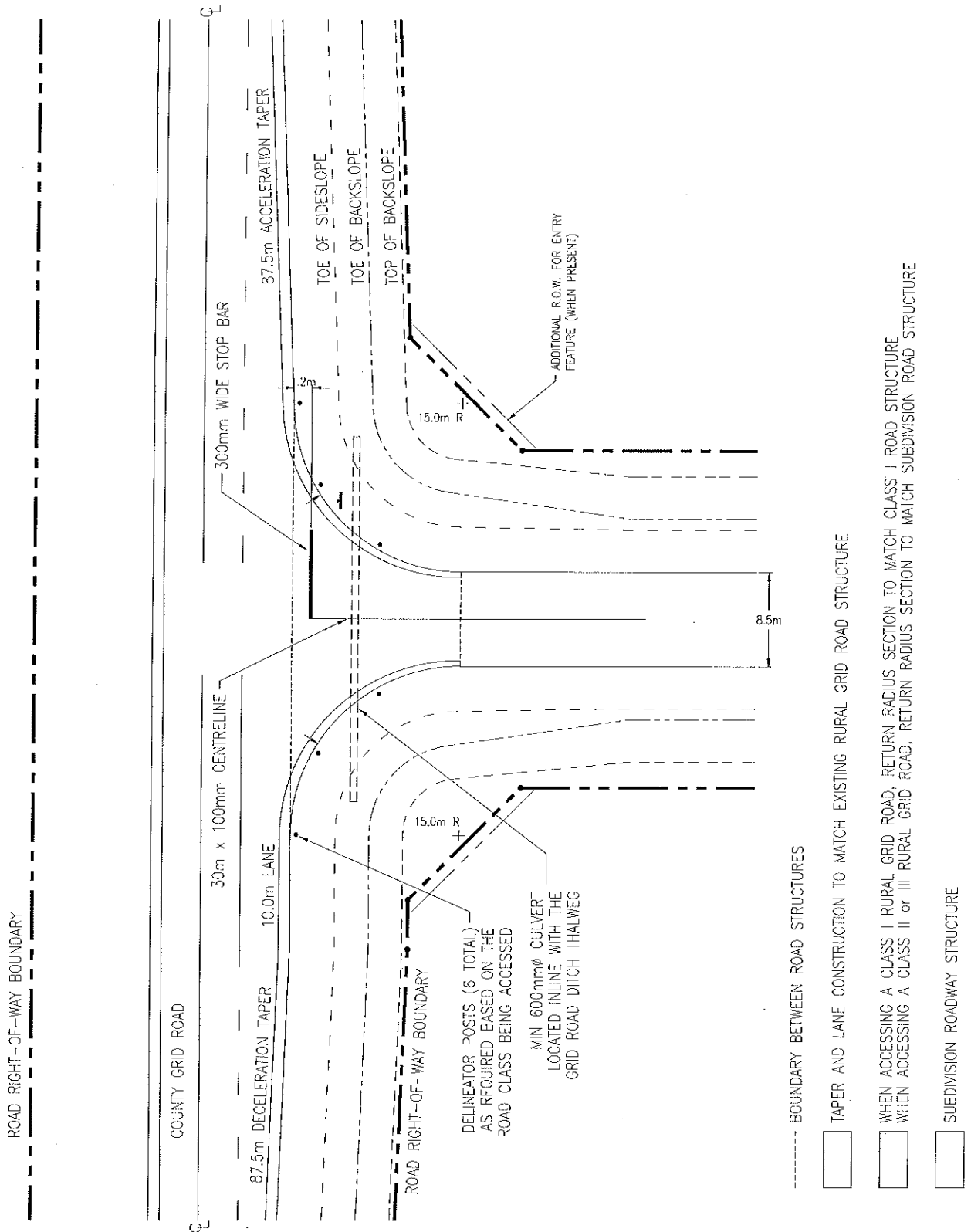
**It is the responsibility of the applicant to correctly identify property lines to ensure that the proposed access approach does not encroach onto a property owned by another party.**

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

1. All access approach installations require **new galvanized corrugated steel** culvert material and accessories. At this time, Strathcona County will not accept equivalent culvert material types.
2. Single lot access approach 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 of 9.0 metres to match the garage width. Access approaches in rural areas shall be a width of 6 metres to a maximum of 10 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.)
  - 4:1 side slopes
  - 15 metres (49'2") long culvert
  - The above culvert length is based on a 1.0 metre deep ditch. Greater ditch depths will require increased culvert lengths in the amount of twice the side slope accordingly.
3. Dual lot access, 10.0 metres (32'8") wide
  - 4:1 side slopes
  - 18.0 metres (59'0") long culvert
  - The above culvert length is based on a 1.0 metre deep ditch. Greater ditch depths will require increased culvert lengths in the amount of twice the side slope.

Please note this will require a shared access agreement through Land Management Services.

4. All culverts shall have 3:1 sloped end treatments.
5. Minimum wall thickness - 1.6 mm gauge galvanized steel, unless otherwise specified.
6. 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.
7. 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.
8. Embankment material to be clay and/or granular and compacted to 97% minimum Standard Proctor Density (SPD).
9. Access approaches on 80 km/hr grid roads are to be spaced 90.0 metres centreline to centreline from or directly opposite to any other roadway or access approach.
10. Access approaches are to have no less than 170.0 metres sight distance in both directions on 80 km/hr grid roads.
11. Access approaches on 50 km/hr rural roads are to be spaced 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.
12. Access approaches in Country Residential Subdivisions must have 85.0 metres stopping sight distance.
13. Access approaches to provincial highways require approval from Alberta Transportation, as the governing road authority at 780-963-5711.
14. Access approaches to County roads which are located within 300 metres of the provincial highway right-of-way boundary, or within 800 metres of the centre point of an intersection of the provincial highway with another public road, require approval of Alberta Transportation.
15. The applicant is responsible for staking the approach location and the property lines on site. The applicant must contact Transportation and Agriculture Services at 780-417-7100 to request a location inspection **prior** to any construction activity of the approach.



**REVISIONS**

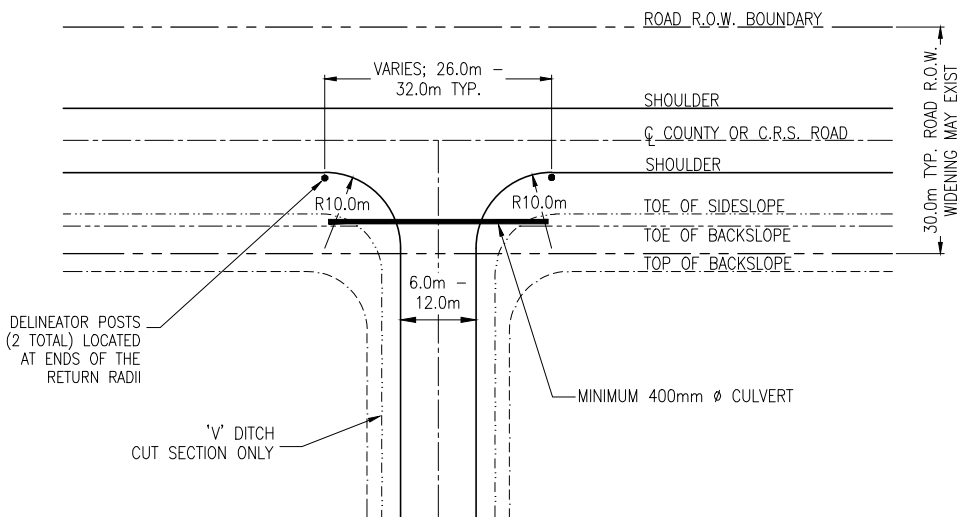
| Date       | Details                      | Drawn     |
|------------|------------------------------|-----------|
| 11/05/02   | REVISED DRAWING NUMBERS      | J. ORR    |
| 11/02/10   | Revised Drawing Numbers      | D. Butt   |
| 2006/01/19 | Final Revisions for Approval | R. Dekker |

**Strathcona County** 2001 Sherwood Drive, Sherwood Park  
 Alberta, T8A 3W7, CANADA © 2011

**Country Residential Subdivision Access Detail  
 Structure, Line Painting, Culvert Location, and Ditch Layout**

Approved: M. MacGarva, M.Eng, P.Eng.  
 Checked: D.L. Schilbe, P.L. (Eng)  
 Date: 1994/06/23 Scale: 1:50 Drawn: Richard Dekker, R.E.T.

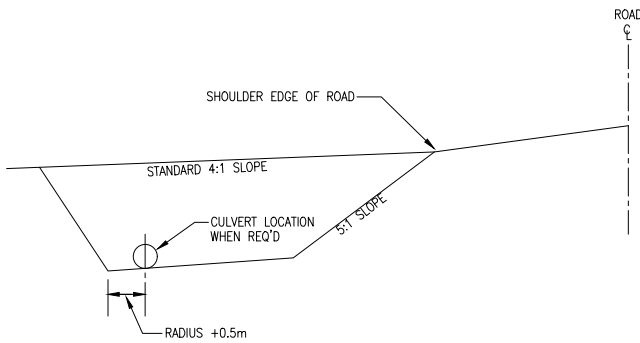
**Drawing Number:**  
**51003**  
Capital Planning & Construction Department



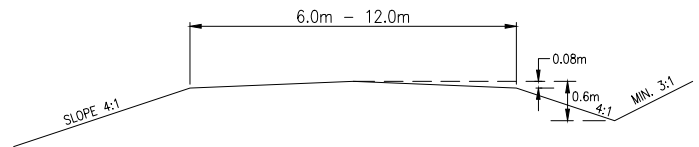
(FIG. 1)

| MINIMUM LENGTH OF VERTICAL CURVE |                   |      |
|----------------------------------|-------------------|------|
| ALGEBRAIC DIFF. IN GRADIENT (%)  | LENGTH (L) METRES |      |
|                                  | 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



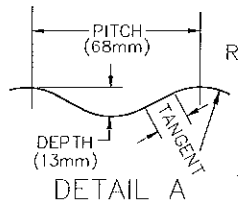
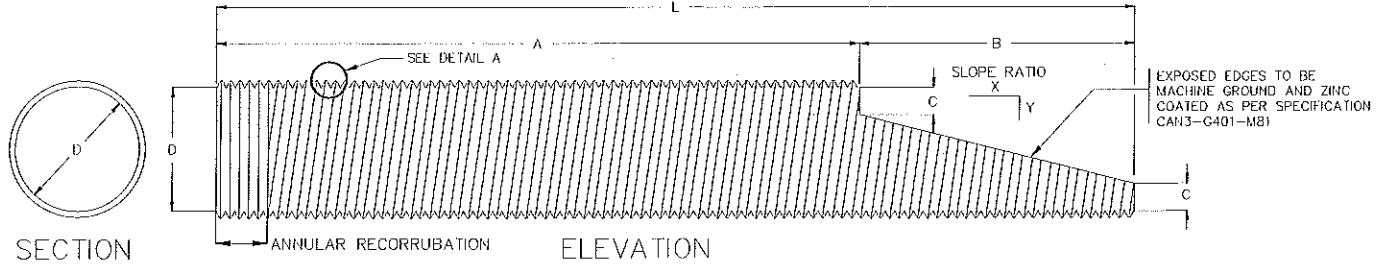
(FIG. 4)  
MINIMUM PRIVATE APPROACH CROSS SECTION

**NOTE:**

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. ENSURE THAT THE ROAD STRUCTURE FROM THE MAJOR ROAD CARRIES ONTO THE COUNTRY RESIDENTIAL SUBDIVISION (C.R.S.) ROAD THROUGHOUT THE CURB RETURN SECTION, OR TO THE ROW BOUNDARY, WHICHEVER IS GREATER. SEE DRAWING 51003 FOR MORE DETAILS.
5. ACCESS WITHIN A C.R.S. MUST BE ASPHALT FROM ROAD EDGE TO PROPERTY LINE. ACCESS APPROACHES TO CLASS I, II, OR III GRID ROADS SHALL BE HARD-SURFACED ALONG THE FIRST 6.0m FROM THE EDGE OF ROAD, AND SHALL HAVE A MINIMUM 50mm GRAVEL SURFACE THEREAFTER TO PROPERTY LINE.
6. LOTS ACCESSING OFF A COUNTY GRID ROAD ARE TO HAVE THEIR ACCESS SPACED:
  - 90.0m CENTRELINE TO CENTRELINE FROM OR DIRECTLY OPPOSITE TO ANY OTHER ROADWAY OR ACCESS.
7. LOTS WITHIN A C.R.S. SHALL HAVE THEIR ACCESS LOCATED ON THE INTERNAL SUBDIVISION ROADWAY.
8. LOTS WITHIN A C.R.S. SHALL HAVE THEIR ACCESS SPACED:
  - 75.0m CENTRELINE TO CENTRELINE FROM THE GRID ROAD.
  - 60.0m CENTRELINE TO CENTRELINE FROM OR DIRECTLY OPPOSITE TO ANY INTERNAL ROADWAY.
  - 45.0m CENTRELINE TO CENTRELINE 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. TWO FLEXIBLE DELINEATOR POSTS ARE RECOMMENDED AT EACH RESIDENTIAL ACCESS. SEE DRAWING 51204.

| REVISIONS |   |           |  2001 Sherwood Drive, Sherwood Park<br>Alberta, T8A 3W7, CANADA                    | © 2017 |
|-----------|---|-----------|---|--------|
| Date      | Details   | Drawn     |   |        |
| 17/05/23  | NOTES RE C.R.S. ROAD/ACCESS STRUCTURE, DELINEATOR POSTS; APPROACH WIDTH; CULVERT LOCATION; DIMENSIONS | D. LeGrow | <b>Private Approaches</b><br>Approved: M. MacGarva, M.Eng, P.Eng.<br>Checked: D.L. Schilbe, P.L.(Eng.)<br>Date: 95/01/16    Scale: N.T.S.    Drawn: R. Dekker, R.E.T. |        |
| 11/05/02  | REVISED DRAWING NUMBERS   | J. Orr    |   |        |
| 11/02/10  | REVISED DRAWING NUMBERS   | O. Butt   |   |        |
| 06/01/19  | FINAL REVISIONS FOR APPROVAL  | R. Dekker |   |        |
|           |   |           | <b>Drawing Number:</b><br><span style="font-size: 24pt; font-weight: bold;">51005</span>  |        |
|           |   |           | <small>Transportation Planning &amp; Engineering Department</small>   |        |

## 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<br>"D" mm | SLOPE RATIO<br>X:Y | "C" mm     | "A" m        | "B" m        | INVERT LENGTH<br>OF SLOPED<br>END SECTION<br>"L" 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<br>4:1         | 225<br>275 | 3.75<br>3.40 | 2.25<br>2.60 | 6.0  |
| 1400                      | 3:1<br>4:1         | 250<br>300 | 3.30<br>2.80 | 2.70<br>3.20 | 6.0  |

**THICKNESS OF CORRUGATED STEEL PIPE—TABLE A**

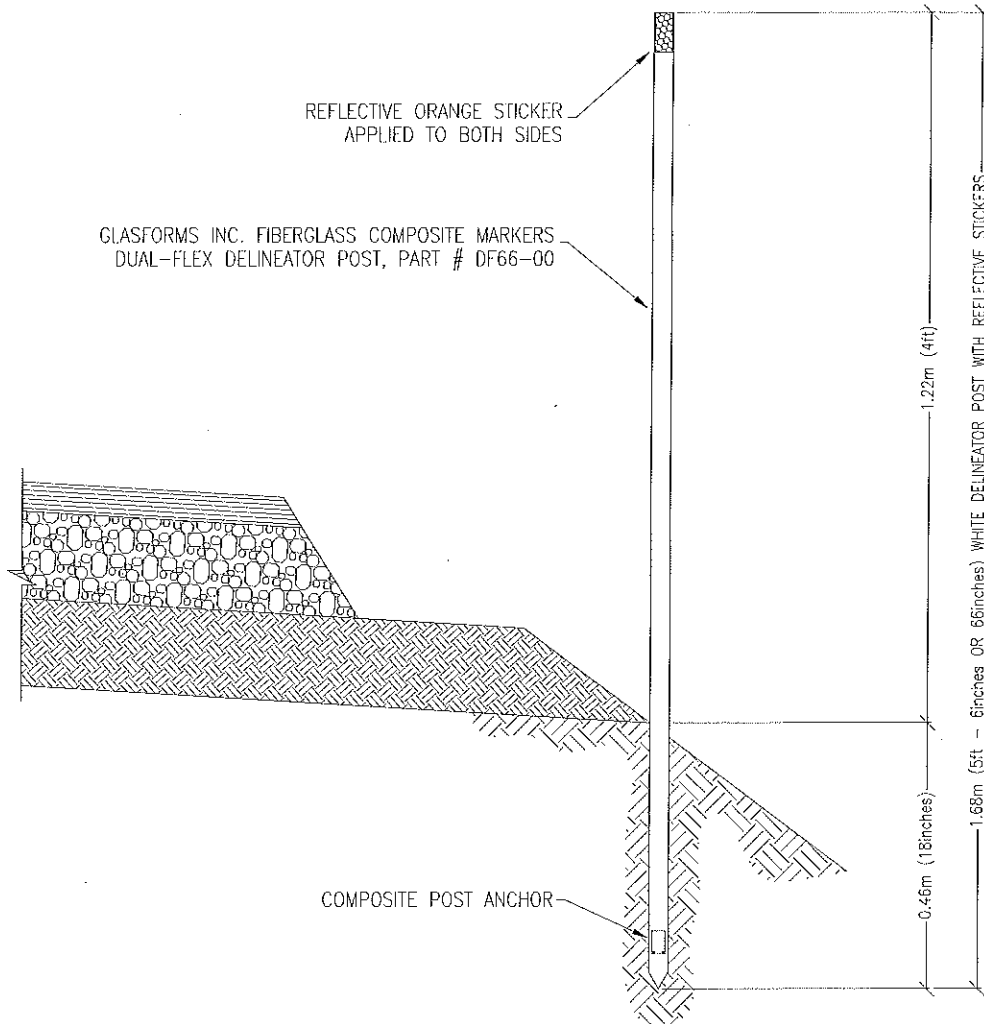
| DIA.<br>IN mm | AREA<br>IN m <sup>2</sup> | *HEIGHT OF COVER ABOVE TOP OF CULVERT IN m |   |   |   |   |     |   |   |   |    |                               |    |    |    |    |                                |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
|---------------|---------------------------|--|---|---|---|---|-----|---|---|---|----|-------------------------------|----|----|----|----|--------------------------------|----|----|----|----|-----|----|----|----|----|----|----|----|----|----|
|               |                           | 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 |    |    |    |    |                                |    |    |    |    |     |    |    |    |    |    |    |    |    |    |

**METRIC 5% VERTICALLY ELONGATED C.S.P.—TABLE B**

| DIA.<br>IN mm | AREA<br>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 |
| 1200          | 1.131                     | 2.8  |   |   |   |   |   |   |   |   |    | 3.5 |    |    |    |    |     |    |    |    |    | 4.2 |    |    |    |    |    |    |    |    |    |
| 1400          | 1.540                     | 3.5  |   |   |   |   |   |   |   |   |    |     |    |    |    |    | 4.2 |    |    |    |    |     |    |    |    |    |    |    |    |    |    |

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

|                  |                              |           |  |  |  |  |
|------------------|------------------------------|-----------|--|--|--|--|
| <b>REVISIONS</b> |                              |           |  | 2001 Sherwood Drive, Sherwood Park<br>Alberta, T8A 3W7, CANADA |  | © 2011                                     |
| Date             | Details                      | Drawn     |  | <b>Culverts</b>  |  |  |
| 11/05/02         | REVISED DRAWING NUMBERS      | J. ÖRR    | Approved: M. MacGarva, M.Eng., P.Eng.                              |  |  | <b>Drawing Number:</b>                     |
| 2006/01/19       | Final Revisions for Approval | R. Dekker | Checked: D.L. Schilbe, P.L. (Eng)                                  |  |  | <b>51110</b>                               |
|                  |                              |           | 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<br>County                  | 201 Sherwood Drive, Sherwood Park<br>Alberta, T8A 3W7, CANADA | © 2011                                     |
|------------|------------------------------|-----------|---------------------------------------|---|--|
| Date       | Details                      | Drawn     |                                       |   |  |
|            |                              |           | <b>Flexible Delineator Posts</b>      |   |  |
| 11/05/02   | REVISED DRAWING NUMBERS      | J. ORR    | Approved: M. MacGarva, M.Eng., P.Eng. |   | <b>Drawing Number:</b><br><br><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.   |  |