

Second access maintenance fee

Council meeting
September 10, 2019

Transportation and Agriculture Services

Access to roads under the County's jurisdiction

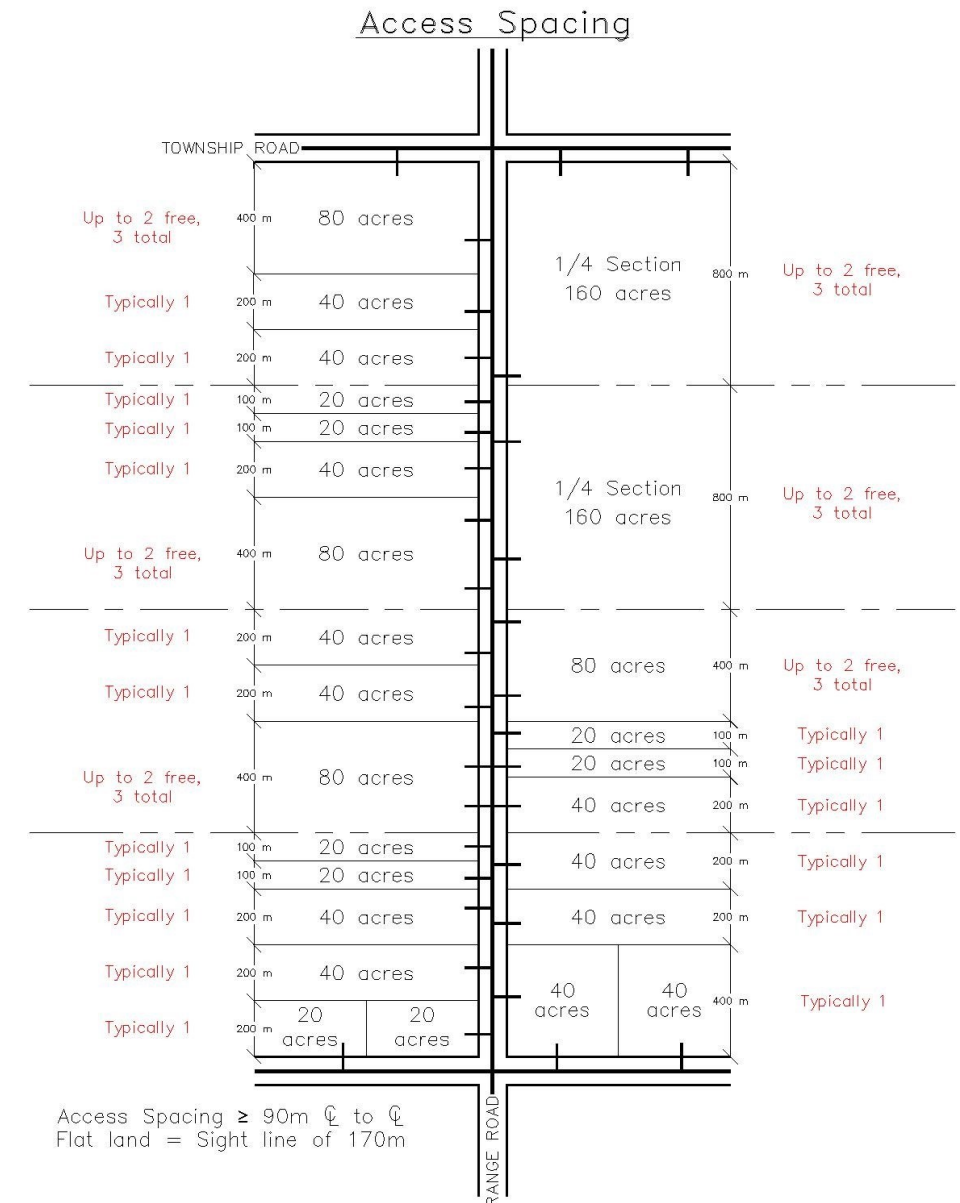
- Controlled by
 - Land Use Bylaw 6-2015, Section 3.2
 - Unauthorized Use of County Property Bylaw 8-2007
 - Access to Roads Under the County's Jurisdiction Policy SER-009-016
- Most-recent policy re-approval was July 4, 2017
- All accesses are the sole benefit of the land-owner, and are exclusive use
- The safety of road users is the primary factor in access review / approval, impacted by the Transportation System Bylaw 2-2017 and the County's Design and Construction Standards

Second access opportunities

- Typically desired for ease of use on private land
- \$75 application fee (pre- and post-construction inspections)
- Free for agricultural parcels of 80 acres or greater
- Free for parcels divided by a geographic feature (railway or highway right-of-way, watercourse or waterbody, etc...)
- Must meet engineering requirements and location guidelines

Engineering requirements

- Access standards for a 80km/h grid road
 - Located directly opposite to, or 90 metres away from, any pre-existing access
 - Provide a minimum 170 metre stopping sight distance along the grid road
- Typical lot frontage
 - 800m (full ¼ section @ 160 acres)
 - Permits for multiple access points
 - 400m (80 acre split)
 - Primary access and permits for a second access location
 - 200m (40 acres)
 - Primary access and may permit for a second access
 - 100m (20 acres)
 - Primary access only typically



Maintenance fee for second access

The \$3,000 Maintenance Fee is partial compensation for increased County operating costs to the exclusive-use private access, accommodating for:

- Culvert replacement
 - Twenty access culverts repaired / replaced in 2018 and 2019 to-date
 - Cost in \$6,000 to \$7,000 range
 - Approximately 7,500 accesses in the RSA (\$4.5M to \$5.25M liability)
- Spring steaming / blockage clearing
 - Crew of two
 - Typical duration of 1hr (30min to 2hr)
- Increased material blending during pavement overlay or re-gravelling

The practices of our municipal neighbours

- Lamont County
 - **\$150 application fee**
 - Culvert maintained by municipality
 - **One access only** except agricultural or when due to natural separation
- Parkland County
 - **\$350 application fee**
 - **No culvert maintenance**; landowner responsibility
 - **One access only** for parcels less than 10acres
- Sturgeon County
 - **No culvert maintenance**; landowner responsibility
 - **One access only** except agricultural
- Leduc County
 - **\$350 application fee**
 - **No culvert maintenance**; landowner responsibility
 - **One access only** for parcels less than 10acres
- Beaver County
 - Culvert maintained by municipality
 - **One access only** except agricultural

Strathcona County

- ✓ \$75 application
- ✓ Culvert maintained by municipality
- ✓ Second accesses permitted
- ✓ Second access is free to large agricultural and natural separation

Second accesses activity

- Since 2014 policy update: 50 second access applications
 - 20 applications without \$3,000 fee
- Since 2017 policy update: 19 second access applications
 - 0 applications for agricultural uses
 - 6 applications without \$3,000 fee
 - 13 for residential properties, ease of use on property
- The Planning and Development Services department has three active enforcement cases with respect to non-permitted business activities precipitated by an approved second accesses on residential properties

**Questions
and
thank you**