



TOWNSHIP OF CHATSWORTH

316837 Highway 6, RR 1
Chatsworth, Ontario N0H 1G0

Telephone 519-794-3232 - Fax 519-794-4499

ENTRANCE/ROAD CROSSING PERMIT POLICY

The Council of the Township of Chatsworth deems it to be in the public interest to adopt policies to maintain the proper drainage of roads and ditches within the Township of Chatsworth (Township), maintain curbs and sidewalks, and to address safety issues relative to ingress and egress on Township roads.

Therefore, no person shall construct any driveway, laneway, road crossing or other form of access from a roadway to either public or private property without first obtaining a permit from the township. If any person does not obtain a permit, the Township shall remove any material or objects placed on Township property and/or otherwise disable the access to the township road and no permit shall be given until all of the expenses incurred by the Township in doing so have been reimbursed. The Township reserves the right to transfer all expenses to the property owner's property tax account.

Exceptions to this requirement would include an approved subdivision with the township which identified or included the proposed lot and entrance as part of the approved plan of subdivision.

The following criteria shall be considered when reviewing all applications for new entrances/road crossing or alterations to existing entrances.

- Protection of the public through the orderly control of traffic movements to and from Township roads;
- Favourable vision, grade, and alignment conditions for all traffic using the proposed access to Township roads;
- Distance from the nearest intersection;
- Maintenance of the vehicular capacity of the Township road network;
- Maintenance of the required drainage capacity.
- Protection of the public investment in Township road facilities;
- Providing legal access onto Township roads from adjacent private property.

In general, new permits will not be permitted at the following locations:

- In close proximity to intersections
- In close proximity to bridges or culverts. Entrances in close proximity to a bridge or culverts must be located as follows:
 - A commercial entrance in an area where the speed limit is 80km/h or more must be located a minimum of 145 m from the end of the deck of the structure or from the nearest part of the structure which actually interferes with the clear vision of the traffic using that entrance.
 - A residential, farm or field entrance in an area where the speed limit is 80 km/h must be located at least 30 m from the end of the deck of the structure or from the



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nearest part of the structure which actually interferes with the clear vision of the traffic using that entrance.

- In areas where the speed limit is less than 80 km/h, the Operations Manager, or their designate may restrict the location of an entrance to that distance from the structure which they deem advisable.
- Where the following minimum sight distances requirements are not met:
 - 50 km/h speed limit – min. sight distance of 120 m
 - 60 km/h speed limit – min. sight distance of 140 m
 - 70 km/h speed limit – min. sight distance of 160 m
 - 80 km/h speed limit – min. sight distance of 180 m
 - Site distances shall be measured from eye height of 1.05 m measured 3.0 m from outer edge of the traffic lane to an object 1.3 m above the roadway surface

The applicant must complete an entrance permit application and execute a deposit agreement and provide the subscribed deposit fee and deposit as set out in the Township's Fees and Charges By-law.

At the completion of all work being done and final inspection being approved by the Township, any balance of the deposit fee will be returned to the applicant, less any costs to repair damages to Township property caused by the applicant during construction.

PWD 01.02 **Definitions**

Commercial/Industrial/Institutional/Multi-Residential Entrance provides access to a business where goods or services are manufactured or sold to the public and includes residential facilities of five or more units.

Residential Entrance provides access to residential facilities of less than five units.

Farm Entrance provides access to farm buildings and agricultural lands (including a residence located thereon.)

Field Entrance provides access to agricultural fields where no buildings exist. Generally a maximum of one entrance per field fronting the township road will be granted.

Temporary Entrance provides access to properties for a limited period not to exceed one year for the purpose of construction, repairs or improvement to a property.

Pedestrian Entrance provides an access for the sole use of pedestrians.

Public Entrance provides access onto a Township Road from a registered subdivision by means of a public roadway.

Road Township owned right-of-way used for the purposes of vehicle passage including roads, streets, lines, concessions, sideroads, boulevards, lanes, crescents, drives, avenues, place, or any other such name applied to a municipal right-of-way.



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PWD 01.03 **Rural/Semi-Urban**

The location of an entrance will be classified as being in either an urban setting or a rural/semi-urban setting to be determined by the Township Operations Department.

In all cases the entrance required will either be for a new lot created by severance application, for an existing property where an entrance does not already exist, or for an existing property with an existing entrance.

PWD 01.04 **General**

- a) The entrance design for a commercial / industrial / institutional entrance will be site specific, having regard for the number and type of vehicles expected to utilize the entrance.
- b) Applicants for an entrance permit to a property that has an entrance that does not meet the Township standard will be responsible for an inspection fee and will be required to upgrade the entrance to the Township's standard at the applicant's expense.
- c) A field entrance is not recognized as a proper entrance and would be subject to all regulations and costs to upgrade as set out in this policy.
- d) The entrance design for a pedestrian entrance will be site specific and costs will be assessed as approved by the Operations Manager or their designate.
- e) All costs as they pertain to a public entrance shall be addressed in the subdivision agreement between the Township and the developer.
- f) Any developer who requires a building permit and will have heavy equipment driving over Township sidewalk and / or curb to access the property must pay an inspection and deposit fee as set out in this policy.
- g) All rural / semi-urban entrances shall be installed by the owner/applicant as approved by the Township at their own cost. Installation shall be done within one month of the entrance application being approved.
- h) No inspections and / or entrance installations shall take place during the period of November 1st to April 1st unless approved by the Township.
- i) Where the applicant is not the owner of the property where the entrance is to be installed the applicant will require written confirmation from the owner authorizing the installation of an entrance.

PWD 01.05 **Location of Entrances**

The Township may restrict the placement of an access onto the Township road in the interest of public safety. New accesses must be located and constructed so as to provide in the opinion of the Operations Manager or their designate:

- a) No undue interference with the safe movement of public traffic, pedestrians or other users of the Township road.
- b) Favorable vision, grade and alignment conditions for all traffic using the proposed access to the Township road.



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All entrance permits requested for new lots created by severance application must meet Ministry of Transportation standards for sight/distance requirements.

Sight distance shall be measured from eye height of 1.05 metres measured 3 metres from the outer edge of the traffic lane to an object height of 1.3 metres above the roadway surface.

All requests for entrance permits to existing properties that do not meet the sightline requirements (excluding new lots created by severance application) will be required to have installed a "hidden driveway" sign at the applicant's expense.

PWD 01.06 **Maintenance, Repair and Replacement of Culverts**

- a) The property owner will be responsible for the maintenance, repair or replacement of all entrances and associated structures. This policy applies to all existing and new entrances. For purposes of this policy the entrance maintenance, repair or replacement includes all structures, features, and surfaces located within the Township's municipal road allowance or right-of-way and used for the purpose of accessing the property from municipal road or right-of-way.
- b) Should the Township identify a deficiency in the entrance, the owner will be given 90 days' notice in writing to have the maintenance, repairs or replacement, as required, completed to the satisfaction of the Township. If the proponent fails to complete the maintenance, repairs or replacement, as required, then the Township will undertake to have the necessary maintenance, repairs or replacement, as required, completed and transfer all the costs plus a \$500 administration fee to the Proponent.
- c) Should alterations or replacement be required due to a Township project, and the entrance is in good or better condition, the Township may complete a replacement or alternation at the Township's cost. Such alteration or replacement will not alleviate the owner's responsibility for any future maintenance, repair or replacement.

PWD 01.07 **Design Standards**

Entrance Grade

The finished surface of the access must drop away from the edge of the highway driving surface to the end of the shoulder rounding at a rate equal to the slope of the shoulder. For a distance of 5.0 metres beyond the shoulder rounding, the slope of the access is not to exceed 3%.

Field Entrance

Shall be surfaced with at least 150 mm (6") pit run gravel (Granular "B") and where a



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culvert is required, its length must be sufficient to provide a 3:1 slope up from the ditch invert to an entrance width of 6.0 metres. A minimum cover on the culvert is to be 300 mm (12").

Farm or Residential Entrance

Shall be surfaced with a minimum of 150 mm (6") crushed gravel (Granular 'A'). Where a culvert is required, its length must be sufficient to provide a 3:1 slope up from the ditch invert to an entrance width of 6.0 metres.

A minimum cover on the culvert is to be 300 mm (12").

Commercial/Industrial/Institutional Entrance

Shall be surfaced with hot mix asphalt and where a culvert is required, its length will be dictated by the entrance design which will be site specific, having regard for number and type of vehicles expected to utilize the entrance. Turning lanes and right turn tapers may be required depending on the site traffic requirements.

A minimum cover on the culvert is to be 300 mm (12"). Curbs and/or Headwalls

No curb or headwall can extend above the surface of the roadway shoulder within the limits of the shoulder and its rounding. All curbs and headwalls are constructed at the sole expense and risk of the applicant.

Curb and Gutter

Where curb and gutter exists at the location of the proposed entrance, the applicant will be required to construct a drop curb at the entrance location.

The existing curb shall be cut or removed and replaced using materials and construction methods acceptable to the Township.

The area between the curb and sidewalk is to be paved with hot mix asphalt, concrete or paving stones, in accordance with the Engineer's requirements. If there is no sidewalk, the entrance is to be paved a distance of two metres behind the curb.

Maintenance of Entrances

Property owners having access to a Township road are fully responsible for the maintenance of the access and culvert including the removal of snow and ice, removal of debris from and within the culvert opening, and keeping the portion of the access within the right-of-way in a safe condition for vehicular traffic.

Each entrance to a Township road must be designed, constructed and maintained in a manner that will prevent surface water from the entrance-way or from the adjoining property being discharged via the entrance onto the travelled portion of the highway.



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In the event that Township forces are required to perform repair to an entranceway as a consequence of roadway construction, the Township will only replace the surface with gravel or hot mix asphalt, as appropriate. The Township will not install concrete, brick, paving stones, etc.*. Maintenance activities may include and not limited to, culvert replacement or construction activities on the Township roadway.

Culvert

If a culvert is required, the culvert shall be new steel corrugated pipe or approved equivalent. Used culvert pipe is not acceptable.

Temporary/Emergency/Public Entrance

The design and construction of temporary/emergency and public entrances must be submitted to, and approved, by the Township and an access permit issued prior to work commencing on the entrance within the limits of the road allowance of a Township road or any works related to said entrance.

Number and Width of Accesses

It will be the policy of the Township to:

- a) Limit the width of accesses to discourage the construction of entrances wider than that required for the safe and reasonable use of the entrance.
- b) Limit the number of accesses to a property to the number required for the safe and reasonable access to the Township road and in general conformity with the following:

Residences - One per property. Farm Buildings -One per farm.

Farm Entrance - Maximum one field entrance per farm with additional field entrances where natural obstructions within the field prevent reasonable access across the field.

Commercial/Industrial Entrances - Maximum two with a minimum spacing of 30 metres between entrances and/or subject to Township by-law.

PWD 01.08 **Road Crossings**

The Council of the Township of Chatsworth deems it to be in the public interest to adopt policies to maintain the function of roads ditches, curbs and sidewalks within the Township of Chatsworth. Therefore, no person shall undertake any work for road crossings without first obtaining a road crossing permit from the township and entering into an access agreement with the Township. If any person does not obtain a road crossing permit, the township shall remove any material or objects placed on township property and/or otherwise disable the access to the township road and no permit shall be given until all of the expenses incurred by the Township in doing so have been reimbursed. The Township



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reserves the right to transfer all expenses to the property owner's property tax account.

Exceptions to this requirement would include an approved subdivision with the Township which identified or included the proposed lot and entrance as part of the approved plan or subdivision.

This policy is intended to cover all road crossings.

- a) In addition to the completion of a permit application, the applicant must complete and execute an access agreement registered on title and provide the subscribed deposit fee as set out in the Township's Fees and Charges By-law.

At the completion of all work and final inspection being approved by the Township, any balance of the deposit fee will be returned to the applicant, less any costs to repair damages to Township property caused by the applicant during construction.

- b) There shall be no tile drain crossing Township of Chatsworth property until an adequate outlet has been provided and an agreement in writing has been obtained from abutting downstream owners who may be affected by run-off water. A copy of said agreement must be presented to the Township of Chatsworth by the applicant.
- c) Applicants must complete a road crossing application.
- d) The applicant must obtain locations and approvals from all utilities (Bell, Hydro etc.)
- e) Where tile drains must cross under Township roads, the crossing material shall be corrugated steel pipe and shall be placed from fence line to fence line.
- f) The method of installation under Township roads shall be determined by the Operations Manager.
- g) The applicants shall be responsible for all costs of any such installation, i.e. labour, equipment and materials.
- h) No open excavation will be allowed to remain on any portion of the traveled roadway, including shoulders, after sunset.
- i) The applicant or the contractor representing the applicant, shall be responsible for the supply and maintenance of proper signs, barricades and lights at the crossing site, ensure that there are sufficient flagmen available to control traffic and shall also supply and place proper direction signs for detours, if necessary, in accordance with the procedures outlines in the "Ontario Traffic Manual – Temporary Conditions – Book 7".
- j) The Township must be advised of the date and time of any work to be carried out



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on Township property by the applicant and all such work must be inspected and approved by the Township.

- k) The applicant will be responsible for all clean-up after construction has been completed to the satisfaction of the Township.
- l) The Township of Chatsworth assumes no liability for damage to persons or property during construction or as a result of the crossing.
- m) All proponents for road crossings will be required to enter a formal agreement with the Township and register the agreement on title for the long-term maintenance of the road crossing.

PWD 01.09 **Maintenance, Repair and Replacement of Road Crossings**

- a) The proponent shall be responsible for all costs for the maintenance repair, or replacement of the road crossing.
- b) Should the Township identify a deficiency in the road crossing materials the proponent will be given 90 days' notice in writing to have the maintenance, repairs or replacement, as required, completed to the satisfaction of the Township. If the proponent fails to complete the maintenance, repairs or replacement, as required, then the Township will undertake to have the necessary maintenance, repairs or replacement, as required, completed and transfer all the costs plus a \$500 administration fee to the proponent.
- c) Should alteration or replacement be required due to a Township project and the road crossing is in good or better condition the Township may complete a replacement or alteration at the Township's cost. Such alteration or replacement will not alleviate the proponents responsibility for any future maintenance, repair or replacement.