

POLICY MANUAL

Title: Access Management	Policy No.: 9.14 Supersedes:
Authority: <input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Operational Approval: <input checked="" type="checkbox"/> Council <input type="checkbox"/> CMT <input type="checkbox"/> General Manager	Effective Date: April 28, 2020 Review Date: April 28, 2021
<p>Policy Statement: Access to municipal roads is regulated through “Maple Ridge Subdivision and Development Serving Bylaw No. 4800-1993” (Bylaw). Access through redevelopment will be limited to:</p> <ol style="list-style-type: none"> 1. No access to major arterial classified roads is permitted. Access is to be addressed through the consolidation of lots or the construction of a rear lane or roadway. A temporary right in/right out access may be considered. Access for developments on major arterials is strongly preferred to be obtained through consolidation of properties to a side street. Alternate access through dedication of a new roadway requires approval of the Director of Engineering. <ol style="list-style-type: none"> a. If alternate access is approved: <ol style="list-style-type: none"> i. For properties on major arterials with a depth <=45.0m after dedication, a rear lane will be sufficient for primary access. An emergency access will be required from the major street. ii. For properties on a major arterials with a depth >45.0m after dedication, a fire access lane standard will be required to provide for both primary access and emergency access. 2. Access will be permitted to minor arterial classified roads under the following conditions: <ol style="list-style-type: none"> a. The minimum distance between driveways is 50m to reduce conflicts with pedestrian and cycling facilities, limit impact to transit operations and promote safe vehicle operation. b. Access will be restricted to right in/right out. c. If the City determines a lane is required the development must accommodate that lane and a temporary access will be permitted to the arterial road until the lane can be fully constructed. 3. Access to collector and local roads will be as outlined in the City’s Design Criteria Manual. 4. Where an access is permitted it shall be limited to a single access per lot except: <ol style="list-style-type: none"> a. Where a corner lot is being redeveloped to a commercial use a second access will be permitted. The access to an arterial or collector road will be limited to a right in/right out. Full movement will be permitted on the second access if it is from a local road. b. Industrial use properties and properties within the Agricultural Land Reserve will be reviewed on a case by case basis to determine if a second access is deemed necessary. 	

- c. Multi-family developments may be permitted a second access to a collector or local road depending on the findings of a trip generation analysis.
5. Exceptions
- a. If there are topographical constraints or the adjacent properties limit future access to a lesser road access may be permitted to major arterial road if approved by the Director of Engineering.

Purpose:
 To outline how access to major and minor and arterial roads will be addressed through redevelopment.

- Definitions:**
- **Major Arterial Road** means a road whose primary function is traffic movement and in which property access through rezoning or subdivision is not permitted.
 - **Minor Arterial Road** means a road whose primary function is traffic movement and in which limited property access through redevelopment is permitted.
 - **Redevelopment** is a development permit as defined in the “Maple Ridge Subdivision and Development Serving Bylaw No. 4800-1993” (Bylaw).

Key Areas of Responsibility	
Action to Take	Responsibility
City staff to designate major and minor arterial roads.	Engineering Department
City staff to identify what road classification a redevelopment application fronts and advise Planning on the access restrictions.	Engineering Department
City staff to review and evaluate future development potential of adjacent properties.	Planning Department