

## POLICY MANUAL

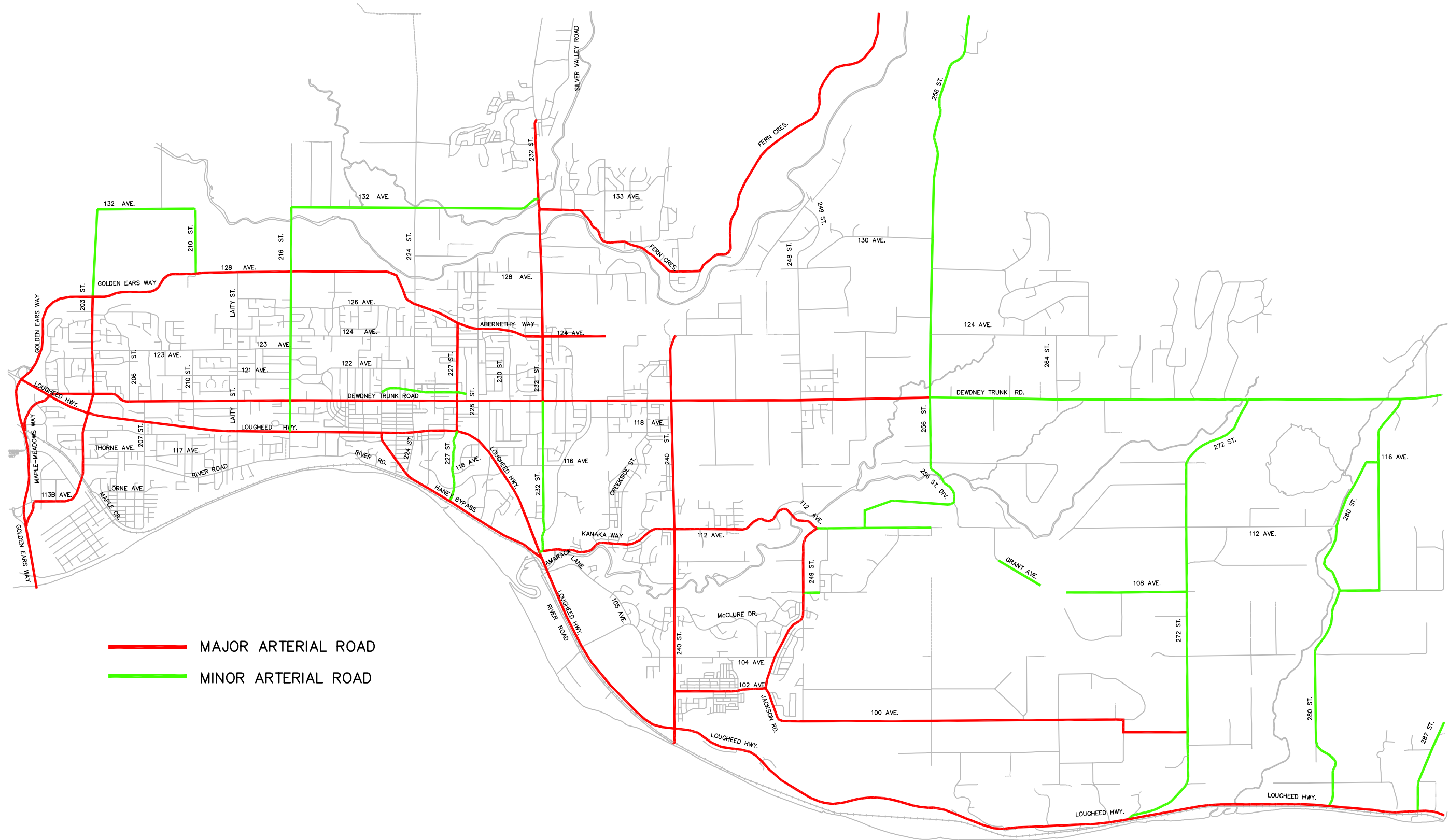
<b>Title:</b> Access Management	<b>Policy No.:</b> 9.14  <b>Supersedes:</b>
<b>Authority:</b> <input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Operational  <b>Approval:</b> <input checked="" type="checkbox"/> Council <input type="checkbox"/> CMT  <input type="checkbox"/> General Manager	<b>Effective Date:</b> April 28, 2020  <b>Review Date:</b> April 28, 2021
<p><b>Policy Statement:</b>          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"> <li>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"> <li>a. If alternate access is approved:                 <ol style="list-style-type: none"> <li>i. For properties on major arterials with a depth <math>\leq 45.0\text{m}</math> after dedication, a rear lane will be sufficient for primary access. An emergency access will be required from the major street.</li> <li>ii. For properties on a major arterials with a depth <math>&gt;45.0\text{m}</math> after dedication, a fire access lane standard will be required to provide for both primary access and emergency access.</li> </ol> </li> </ol> </li> <li>2. Access will be permitted to minor arterial classified roads under the following conditions:             <ol style="list-style-type: none"> <li>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.</li> <li>b. Access will be restricted to right in/right out.</li> <li>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.</li> </ol> </li> <li>3. Access to collector and local roads will be as outlined in the City’s Design Criteria Manual.</li> <li>4. Where an access is permitted it shall be limited to a single access per lot except:             <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> </ol>	

- 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).

<b>Key Areas of Responsibility</b>	
<b>Action to Take</b>	<b>Responsibility</b>
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



SCALE:  
N.T.S.

## MAJOR AND MINOR ARTERIAL ROADS



CITY OF MAPLE RIDGE  
ENGINEERING  
DEPARTMENT

FILE/DWG No

SK0434

DATE:

JAN 2020