

Rural Municipality of Good Lake No. 274

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David Popowich, Reeve

Diane Jamieson, Administrator

POLICY NAME	POLCY NO.	DATE APPROVED
Approaches Policy	2021-21	January 10, 2022

PURPOSE:

To establish a policy setting standards for the development and widening of approaches.

POLICY:

1. "Landowner" shall mean the registered owner.
2. "Approach" shall mean an access approach from an existing paved or graded all-weather road to a parcel of land.
3. "Agricultural Land" shall mean land zoned as "A - Agricultural District" as per Zoning Bylaw No. 2-1984.
4. "Resort Land" shall mean land zoned as "SR1 – Summer Resort District", "SR2 – Summer Residential District", "SR3 – Summer Residential District", and "SR4 – Mobile Home / Trailer District" as per Zoning Bylaw No. 2-1984.
5. The landowner must submit a written request to the RM Office for the installation and/or widening of an approach. The request must include a site plan showing the location of the proposed approach and/or widening of the approach.
6. If a landowner wants to install and/or widen an approach themselves they must first obtain written permission from the RM. The approach will be inspected after it is installed and/or widened.
7. Only one (1) approach on agricultural land will be constructed for each quarter at the expense of the RM. Additional approaches to be at the cost of the landowner.
8. Maintenance and clearing of the approach to be the responsibility of the landowner.
9. Widening of an approach:
 - a) Agricultural Land – R.M. to cover cost of widening and culvert extension (if required)
 - b) Resort Land – general will be at the cost of the landowner, however this will be looked at on a case by case basis.
10. The Reeve and Division Councillor shall review all written requests before approval is granted. Review will include but will not be limited to:

recommendations on design and any concerns with the proposed approach, whether a culvert is required, and any construction concerns and/or maintenance that may be required.

PROCEDURE:

11. Landowner shall be responsible to locate all existing utilities within the right-of-way and take whatever precautions are necessary to protect them.
12. Approach design shall include but not limited to the following:
 - a) Must be constructed at a right angle to the intersecting road.
 - b) Must have a minimum 24-foot road top with side slopes.
 - c) Due to the increasing size of farm equipment the length of each rural approach installed will be determined on a case by case basis
 - d) Must have clear site lines so as not to adversely affect traffic safety.
13. Requests to widen an existing approach will be reviewed on a case by case basis with approval from the Reeve and Division Councillor.
14. If the landowner places material over the approach (paving, cement, etc.) and the Municipality requires access to the approach and/or culvert, the removal of material and costs for replacement of material will be the responsibility of the landowner.
15. In the case of resort land:
 - 15.1 the Developer is to install an 18-foot wide approach to each lot, being constructed of suitable material for road surfacing and gravelling.
 - 15.2 the Developer is to install culverts in the approaches as per the drainage plan as approved by the Municipality.
 - 15.3 section 5. does not apply
 - 15.4 section 7. does not apply
 - 15.5 subsection 12. d) does not apply