

**Sent via Email**

**June 24<sup>th</sup>, 2025**

**Subject:** Official Plan Amendment No. 28 – County Roads Entrance Policies – Proposed Wording

In Fall of 2024, County Council directed staff to conduct a review of the Official Plan policies regarding new entrances along County Roads to accommodate development throughout SDG Counties. As a result, staff researched this subject matter and prepared a Key Information Report which provided various options on how the Official Plan policies could be amended. County Council discussed these options in detail at a Committee of a Whole meeting on November 18<sup>th</sup>, 2024. As a result, the proposed changes to section 4.3.6.2.1 Development Adjacent to County Roads are highlighted below:

#### **4.3.6.2.1 Development Adjacent to County Roads**

*Direct access on County roads will not be permitted for new residential lot creation when the posted speed limit is 80km/hr or greater; and, when the Average Annual Daily Traffic (AADT) volumes are 4,000 vehicles or greater.*

*However, despite the above-mentioned policy, there are some cases where access to a County Road may be permitted. They are as follows:*

- A) If the lot is contained within an urban or rural settlement area boundary;*
- B) Existing lots of record are established on the day this Plan comes into force;*
- C) When the posted speed limit is 60km/hr or less; and, the Director of Transportation (or delegate) is satisfied that driveway spacing, entrance location and sight distances provide safe access;*
- D) The creation of public road entrances is necessary;*
- E) Providing shared access for a proposed development is required;
  - a. Conformance to the County Entrance By-law requirements must be demonstrated;**
- F) For new non-residential developments (e.g. commercial, institutional, industrial or agricultural farm splits etc.) that conform to this Plan and to applicable local municipal Zoning By-law requirements;*
- G) In certain situations, consideration for permitting access to a County Road to accommodate new residential development will be given:
  - a. On roads with less than 4000 AADT vehicles;*
  - b. When local road access is not available; and,**

- c. *The overall density of existing or future entrance ways for all types of development (e.g. residential, commercial, industrial, institutional) on the same side of a road is no more frequent than six entrances per kilometer.*
  - i. *The starting point of the kilometer measurement shall be the segment containing the subject parcel and the greatest number of lots requiring year-round access.*
  - ii. *Field entrances are excluded from the total number of County Road entrances.*

#### **4.3.6.2.2 Transfer of County Roads to Local Municipality**

*If, at a future date, the County Road will be changing jurisdiction to the local municipality the proposed entrance onto the subject road may be permitted upon approval by the local municipality.*

- d. *A change in jurisdiction is considered complete when County Council has passed a By-law transferring the subject road (or part of) to the receiving local municipality; and, the local Council has also passed a By-law to accept the road.*

#### **Attachments:**

- Key Information Report “Creation of New Entrances onto County Roads”, prepared by SDG Transportation Services (dated November 18<sup>th</sup>, 2024).