

1. SUBJECT DRIVEWAY REQUIREMENT POLICIES – RESIDENTIAL**2. DEFINITIONS**

Driveway – Paved area that provides access from a roadway to private property.

Frontage – Exterior lot line abutting a public right-of-way, not including an alley.

Two Car Garage – A garage having a front exterior door width of 5m (16ft) or greater.

Shared Driveway – A single driveway constructed on or near a common property line between two or more properties which provides access to all such properties.

3. DRAWINGS

AS-542-A – Maximum Curb Cut for Residential Driveways with No Garage, Single & Double or More Car Garages

AS-542-B – Maximum Curb Cut for Residential Driveways on Corner Lots

AS-542-D – Maximum Curb Cut for Residential Driveways - Exceptions

4. BEST PRACTICE

One driveway access will be permitted per lot frontage. A property may be accessed from an open, paved municipal alley.

The following residential driveway permit options are available:

4.1. Proposed Residential Driveway with an Existing or Proposed Single Car Garage or Carport

4.1.1 A driveway to a residence with a single car garage or carport shall not exceed a maximum curb cut or edge of pavement width of 4.5m (15ft) but no greater than 50% of the frontage width (AS-542-A).

4.2. Proposed Residential Driveway with an Attached Garage or Carport (two car or greater)

4.2.1 A driveway to a residence with a two or more car garage shall not exceed a maximum curb cut or edge of pavement width of 7.0m (23ft) but no greater than 50% of the frontage width (AS-542-A).

4.3. Proposed Residential Driveway on Corner Lot

4.3.1 New driveways for homes on corner lots shall be constructed on the side of the house furthest from or opposite the intersection (AS-542-B). The new driveway shall be a minimum 11m (36ft) from the face of curb or edge of pavement of the intersecting street and be located on the lowest classified road.

4.3.2 A second driveway access from a side street may be permitted only at the rear of the house and where a 5.5m (18ft) minimum clearance from property line on to private property is available, subject to the approval of the City Engineer (AS-542). Driveway curb cut widths shall be determined as follows:

4.3.2.1 No Garage – maximum 4.5m (15ft)

4.3.2.2 One Car Garage – maximum 4.5m (15ft)

Two or Greater Car Garage – maximum 7m (23ft)

4.3.2.3 One Car Garage with Room for an Additional Parking Space (2.5m (8ft) by 5.5m (18ft)) – maximum 7m (23ft)

4.4. Proposed Residential Driveway with an Existing or Proposed Shared Driveway

4.4.1 Proposed New Shared Driveway – Construction of a new shared driveway for adjoining residential properties will not be permitted subject to reciprocal access agreement in form satisfactory to City Engineer/City Solicitor.

- 4.4.2 Reconstruction of an Existing Shared Driveway – An existing shared driveway serving two or more properties may be reconstructed as per its current dimensions provided a permit is issued for each property individually. The permit shall correspond to each property owner’s portion of the common approach. If the driveway is reconstructed in concrete, a saw-cut is required along the extension of the property line, from back of curb or edge of pavement to property line.
- 4.4.3 Proposed New Driveway Location for Properties with an Existing Shared Driveway – A property with an existing shared driveway is permitted to construct a new driveway approach, in an alternative location, provided the following is satisfied:
- a) Sufficient proof is provided indicating adjoining properties do not have access rights over the portion of the existing shared driveway fronting the subject property.
 - b) The new driveway shall comply with the current requirements of this Best Practice [BP2.2.1].
 - c) Their portion of the existing shared driveway must be removed as only one driveway access is permitted per property frontage.

4.5. Existing Driveways to be Re-Constructed

- 4.5.1 An existing driveway to be re-constructed requires a permit and shall comply with the current driveway requirement policy BP 2.2.1. An existing curb cut width may be maintained where the existing curb cut is deemed to be proper, at the discretion of the City Engineer. A proper curb cut may include, but is not limited to, one of the following situations:
- there is a permit for the existing driveway;
 - the driveway approach or curb cut was constructed by the City of Windsor; or
 - the curb cut is existing and there is no evidence that the curb cut has been altered in any way without the permission of the City.

4.6. Leadwalks Adjacent to Driveways

- 4.6.1 A maximum 1.2m (4ft) wide concrete leadwalk may be permitted in addition to, and may be constructed adjacent to a driveway, provided a curb cut is not provided for the leadwalk and the total width of the driveway and leadwalk does not exceed 50% of the frontage width.

4.7. Exceptions

- 4.7.1 Subject to the approval of the City Engineer, where unique circumstances require, a variance in these standards may be provided.
- 4.7.2 Where a side yard setback exceeds 2.5m (8ft), a driveway access may be permitted as follows:
- 4.7.2.1 Where the side yard setback is between 2.5m (8ft) and 4.5m (15ft) the driveway curb cut shall not exceed 4.5m (15ft)
- 4.7.2.2 Where the side yard setback is greater than 4.5m (15ft) the driveway curb cut shall not exceed the smaller of the side yard setback or 7m (23ft)
- 4.7.2.3 In both cases above, the curb cut width shall not exceed 50% of the frontage width.
- 4.7.3 Where a driveway leads to a front yard parking space Best Practice BP2.2.2 shall apply.
- 4.7.4 Where a two car garage consists of two independent doors a driveway curb cut may be permitted equal to the width of the garage doors (including the door separation) plus 0.3m (1ft) on either side but no greater than 50% of the frontage width. (AS-542-D)

5. RELATED BEST PRACTICES

Front Yard Parking – BP2.2.2.

6. RELATED CITY SPECIFICATIONS

S-4 – Selected Granular Base Courses

S-6 – Concrete Sidewalk and Driveway Approaches

S-9 – Concrete

S-10 – Hot Mix, Hot Laid Asphaltic Concrete

S-14 – Sodding and Topsoil

S-15 – Seeding Roadway Areas by Hydraulic Seeding and Mulch Cover Method

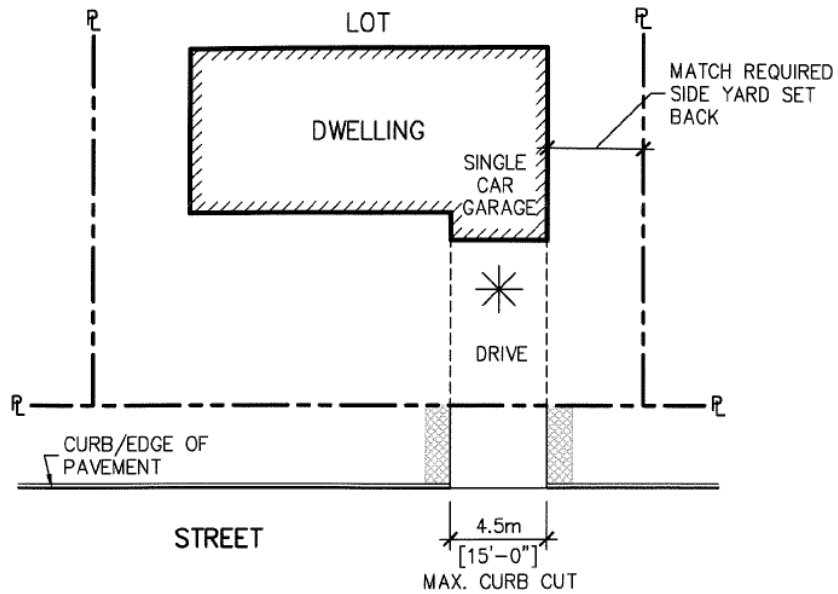
Mark Winterton

City Engineer or Designate

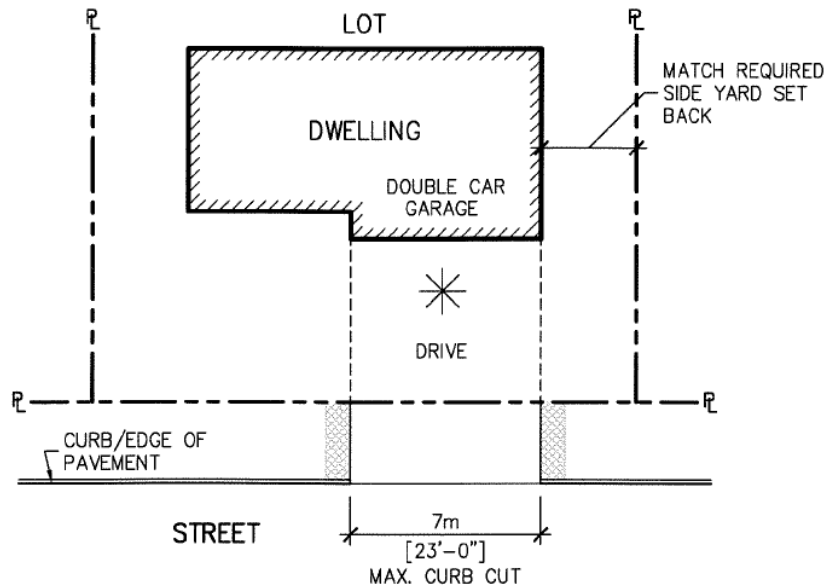
Attachments – AS-542-A; AS-542-B; AS-542-D

July 2, 2015

Date



PROPOSED RESIDENTIAL DRIVEWAY WITH SINGLE CAR GARAGE OR CARPORT



PROPOSED RESIDENTIAL DRIVEWAY WITH GARAGE (TWO CARS OR GREATER)

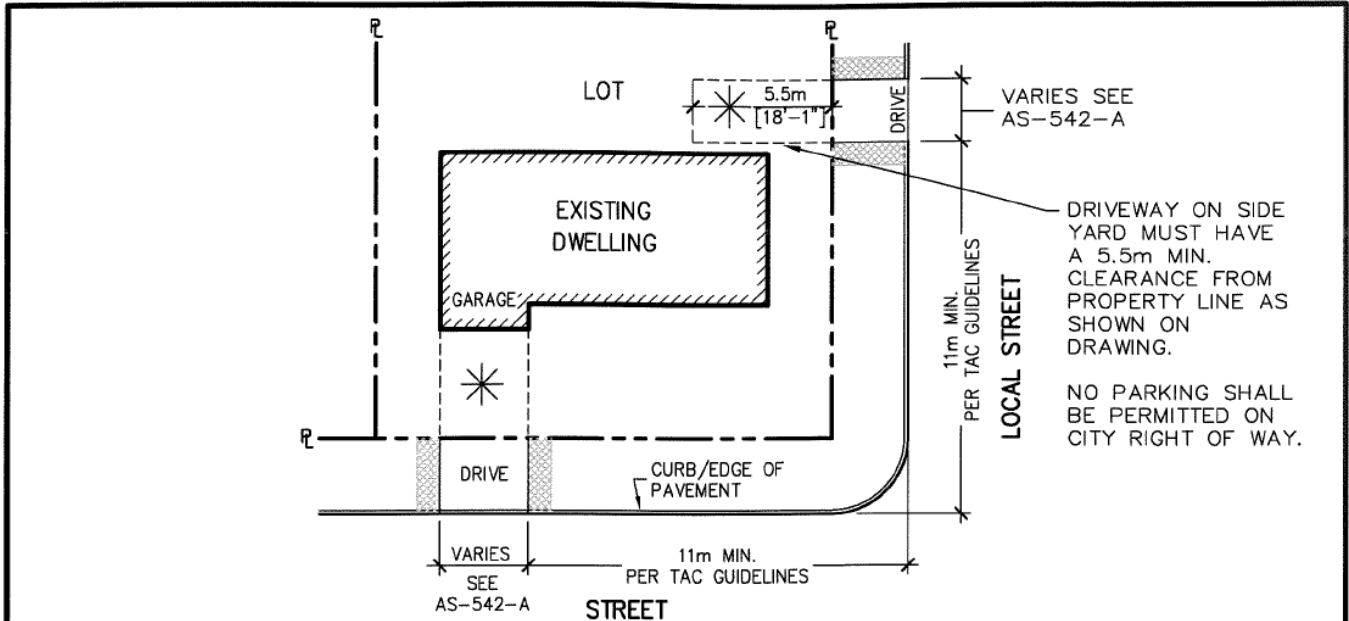
NOTES:

1. NO RADIUS OR RAISED CURBS ON CITY RIGHT OF WAY. STRAIGHT FLARES ONLY.
2. NOTWITHSTANDING THIS DRAWING CURB CUT WIDTH SHALL NOT EXCEED 50% OF FRONTAGE WIDTH.

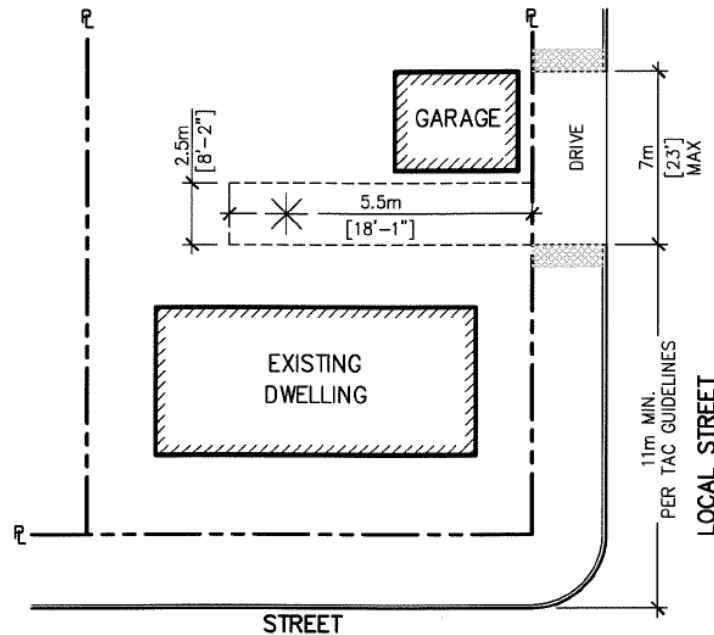
DRIVEWAY PORTION ON PRIVATE PROPERTY IS TO COMPLY WITH AND BE APPROVED BY THE BUILDING DEPARTMENT AT THE CITY OF WINDSOR.

DRIVEWAY MUST HAVE A MINIMUM SEPARATION OF 0.9m (3') OF ANY VERTICAL OBSTRUCTION. ie. HYDRO POLE, FIRE HYDRANT, CABLE BOX, TREE, ETC.

CITY OF WINDSOR	
ENGINEERING DEPARTMENT	
Maximum Curb Cut For Residential Driveways with a Garage	
DR'N BY: AJC, JL	DATE: JANUARY, 2011
REVISION: NOV, 2013	CH'KD BY: P. UBENE
CH'KD BY: SS	PASSED BY:
 CITY ENGINEER	AS-542-A



PROPOSED RESIDENTIAL DRIVEWAY ON CORNER LOT WITH SIDE YARD

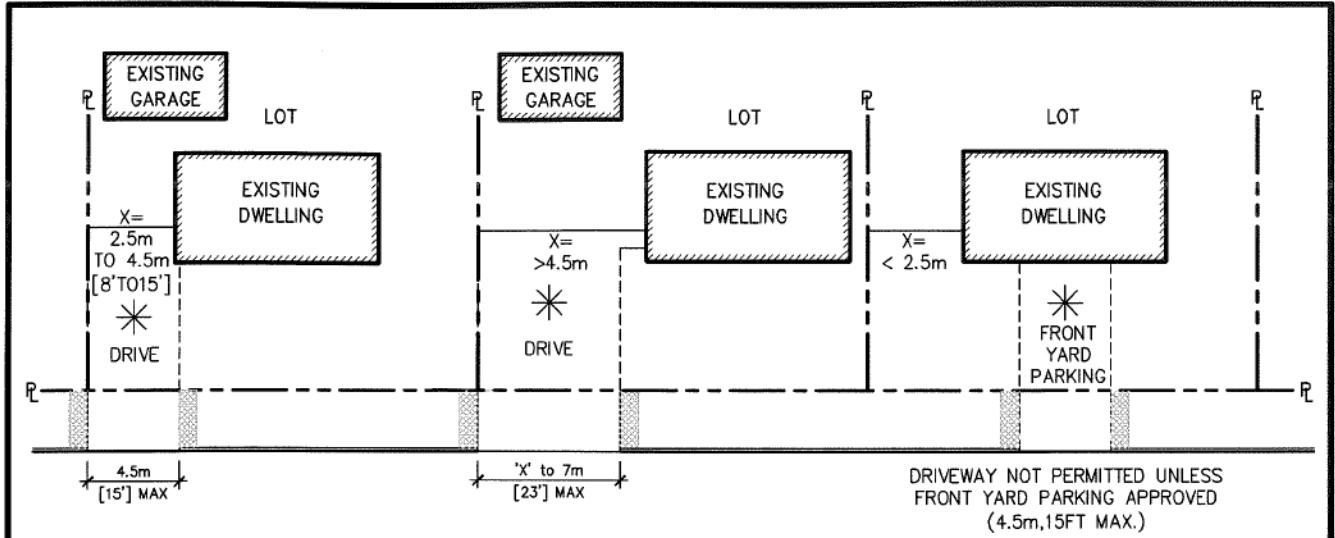


PROPOSED RESIDENTIAL DRIVEWAY ON CORNER LOT WITH SIDE YARD GARAGE

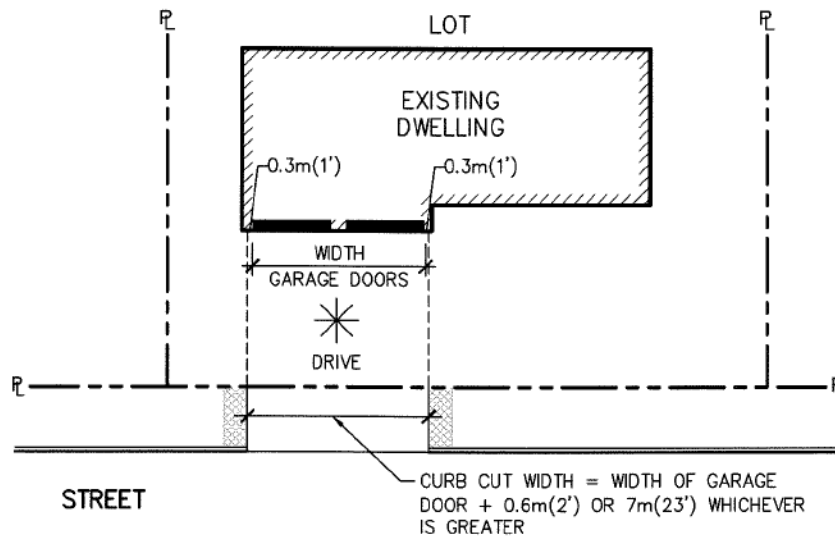
NOTES:

1. NO RADIUS OR RAISED CURBS ON CITY RIGHT OF WAY. STRAIGHT FLARES ONLY.
 2. NOTWITHSTANDING THIS DRAWING, CURB CUT WIDTH SHALL NOT EXCEED 50% OF FRONTAGE WIDTH.
 3. NEW DRIVEWAYS FOR HOMES ON CORNER LOTS SHALL BE CONSTRUCTED ON THE SIDE OF THE HOUSE OPPOSITE OF THE INTERSECTION.
- DRIVEWAY PORTION ON PRIVATE PROPERTY IS TO COMPLY WITH AND BE APPROVED BY THE BUILDING DEPARTMENT AT THE CITY OF WINDSOR.
- DRIVEWAY MUST HAVE A MINIMUM SEPARATION OF 0.9m (3') OF ANY VERTICAL OBSTRUCTION. ie. HYDRO POLE, FIRE HYDRANT, CABLE BOX, TREE, ETC.

CITY OF WINDSOR	
ENGINEERING DEPARTMENT	
Maximum Curb Cut For Residential Driveways on Corner Lots	
DR'N BY: AJC, JL	DATE: JANUARY, 2011
REVISION: NOV, 2013	CH'KD BY: P. UBENE
CH'KD BY: SS	PASSED BY:
 CITY ENGINEER	AS-542-B



DRIVEWAY TO SIDE YARD / GARAGE IN REAR



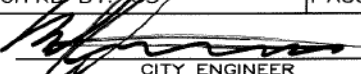
SEPARATE GARAGE DOORS

NOTES:

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2. NOTWITHSTANDING THIS DRAWING, CURB CUT WIDTH SHALL NOT EXCEED 50% OF FRONTAGE WIDTH.
3. ONE ACCESS IS PERMITTED PER LOT FRONTAGE. A PROPERTY MAY BE ACCESSED FROM AN OPEN, PAVED MUNICIPAL ALLEY.
4. NEW DRIVEWAYS FOR HOMES ON CORNER LOTS SHALL BE CONSTRUCTED ON THE SIDE OF THE HOUSE OPPOSITE OF THE INTERSECTION.

DRIVEWAY PORTION ON PRIVATE PROPERTY IS TO COMPLY WITH AND BE APPROVED BY THE BUILDING DEPARTMENT AT THE CITY OF WINDSOR.

DRIVEWAY MUST HAVE A MINIMUM SEPARATION OF 0.9m (3') OF ANY VERTICAL OBSTRUCTION. ie. HYDRO POLE, FIRE HYDRANT, CABLE BOX, TREE, ETC.

CITY OF WINDSOR ENGINEERING DEPARTMENT	
EXCEPTIONS	
DR'N BY: AJC, JL, BC	DATE: JANUARY, 2011
REVISION: FEB, 2015	CH'KD BY: P. UBENE
CH'KD BY: <i>SS</i>	PASSED BY:
 CITY ENGINEER	
AS-542-D	