

1. SUBJECT: ALLEY ACCESS

2. DEFINITION

Paved Alley – A Municipal right-of-way with alley pavement constructed of asphalt, concrete or composite pavement (asphalt on concrete).

Gravel Alley – A Municipal right-of-way alley composed of gravel used to provide access to the rear or side lots of properties.

Grass Alley- A Municipal right-of-way alley composed of grass, not permitted to provide access to properties. See Front Yard Parking BP 2.2.2.

Municipal Alley – A city owned right-of-way primarily used to provide access to the rear or side lots of properties and not for the purpose of through traffic.

3. DRAWING

AS-201 – Concrete Alley Pavement

4. BEST PRACTICE

General:

1. A permit is not required from the Engineering Department for alley access, unless work is required on the right-of-way.
2. Where a single property owner has exclusive use of a municipal alley and the alley may not be closed, said owner may be required to enter into an encroachment agreement for use of the alley.

Residential:

3. Existing fence structures, with the exception of pool enclosures, shall not be a barrier to access from a paved alley. A gate may be installed, or the fence removed to provide access to a property from an alley.

Commercial/Industrial/Multi-residential:

4. Alley access to a property may be permitted with the following conditions:
 - a) Access to the property will not be permitted from an alley closed by by-law.
 - b) Access will be restricted/limited to a paved alley.
 - c) Where the alley is not paved and access is required, the applicant may pave the alley at their entire expense and in accordance with City Standards. Concrete alleys are to be constructed in accordance with City Standard drawing AS-201. Asphalt alleys shall be a minimum of 90mm of deep strength asphalt consisting of 50mm of base asphalt and 40mm of surface asphalt on 450mm granular ‘A’ base. Permits from the Engineering Department for the alley paving, will be required. Encroachment or servicing agreements may also be required.
 - d) Access to a property from a Grass Alley is not permitted.
 - e) The applicant may be required to contribute to the future maintenance of existing paved alleys abutting the property which provide access to the development.

- f) As a condition of development applications, where a municipal alley abutting the subject lands does not have a municipal use, the applicant may be required to apply for closure of said alley.

5. RELATED BEST PRACTICES

Front Yard parking - BP2.2.2


6. RELATED CITY SPECIFICATIONS:

S-4 – Selected Granular Base Courses

S-7 – Concrete Heavy Duty Pavement, Concrete Base, Concrete Residential Pavement and Alley Pavements

S-9 – Concrete

S-10 – Hot Mix, Hot Laid Asphaltic Concrete



City Engineer or Designate

June 3/21
Date