

**1. SUBJECT CORNER CUT-OFFS****2. DEFINITIONS**

A “Corner Cut-Off” is a triangular parcel of land at the corner of a property located at the intersection of two roadways to be used by the City for future intersection improvements and/or intersection signalization infrastructure.

**3. DRAWINGS**

AS-230 – Standard Corner Cut-Off and Land Conveyance.

**4. BEST PRACTICE**

Where permitted by an existing Act or legislative document, an applicant shall be required to convey to the City, a corner cut-off at the intersection of any roadway with a collector or arterial road. The requirement will be to gratuitously convey the land.

The following dimensions will apply:

1. Where the intersection is not signalized, the corner cut-off shall be 4.6m x 4.6m (15' x 15') in dimension.
2. Where the intersection is signalized or where Transportation Planning expresses that a signalized intersection may be planned for the future, the corner cut-off shall be 6m x 6m (20' x 20') in dimension.

Where an Environmental Assessment or similar document shows a dimension for land acquisition at an intersection, those dimensions will govern.

In determining where to measure the corner cut-off from, the following rules apply:

1. Where no further land conveyances are required, the corner cut-off shall be taken from the intersection of the existing property lines at the subject corner.
2. Where additional lands are being conveyed along one or more frontages of the subject land, the corner cut-off shall be taken from the new property lines post conveyance, as shown in City of Windsor Standard Drawing AS-230.
3. Where the existing right-of-way width exceeds the maximum width specified for the road classification in the Official Plan, the corner cut-off may be taken from the projection of the maximum width rather than the existing property line. For example, where a local road has an existing right-of-way width of 30 metres where 20 metres is required for a local road, the corner cut-off may be taken from a line offset 5 metres into the right-of-way from the existing property line.

The applicant shall enter into an encroachment agreement with the Engineering Department for any parking, fences, hedges, buildings, underground or overhead pipes or obstructions within the conveyed corner cut-off.

Land exchanges and/or monetary contribution may be entertained where a gratuitous conveyance is not possible, subject to Council approval.

**5. RELATED BEST PRACTICES**

N/A

**6. RELATED CITY SPECIFICATIONS**

N/A

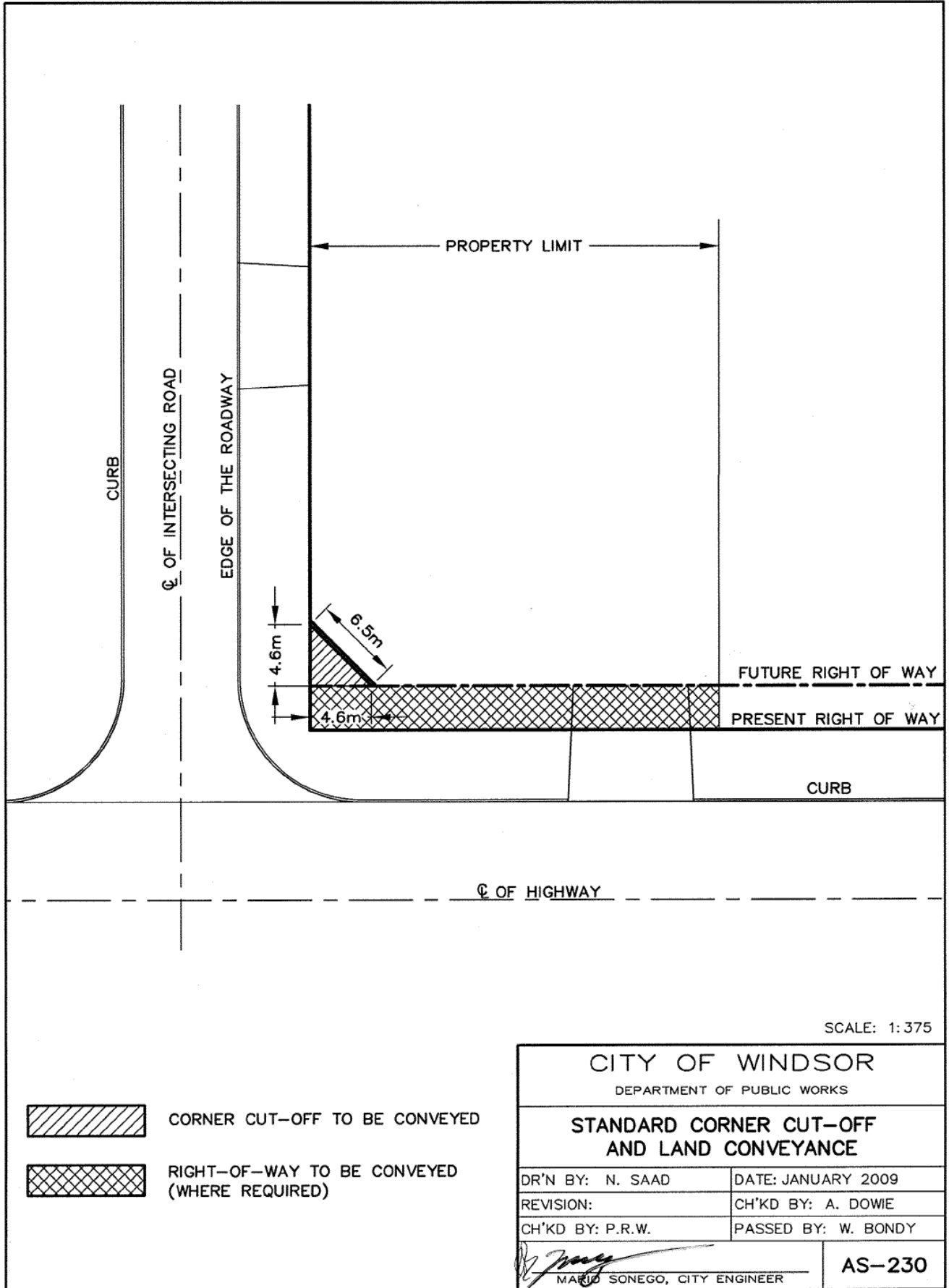
*Mario Sonego* \_\_\_\_\_

City Engineer or Designate

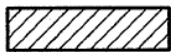
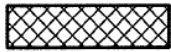
Attachment – AS-230


June 21, 2012

Date



SCALE: 1:375

-  CORNER CUT-OFF TO BE CONVEYED
-  RIGHT-OF-WAY TO BE CONVEYED (WHERE REQUIRED)

<b>CITY OF WINDSOR</b> DEPARTMENT OF PUBLIC WORKS	
<b>STANDARD CORNER CUT-OFF AND LAND CONVEYANCE</b>	
DR'N BY: N. SAAD	DATE: JANUARY 2009
REVISION:	CH'KD BY: A. DOWIE
CH'KD BY: P.R.W.	PASSED BY: W. BONDY
 MARIO SONEGO, CITY ENGINEER	
<b>AS-230</b>	