
TITLE: Public Works Road Allowance Width and Land Dedication Policy
POLICY NO: POL-PW-1-23
REPEALS NO: POL-PW-1-18
EFFECTIVE DATE: July 18th, 2023

POLICY STATEMENT:

The objective of the Public Works Road Allowance Width and Land Dedication Policy is to establish guidelines for: land dedication requests to widen an existing public road allowance, and road allowance requirements for proposed public roads, based on the needs of the municipality, for development applications, where permitted under the Planning Act and in accordance with the Township's Official Plan.

ROAD ALLOWANCE WIDTH AND LAND DEDICATION:

1. The minimum width of the road allowance required for all roads under the Township's jurisdiction is 20 metres (66 feet), unless otherwise determined by the Township's Official Plan which was informed by the Township's Transportation Master Plan.

The purpose of establishing the road allowance width is to secure the land required for infrastructure needs to accommodate vehicular traffic, municipal services, utilities, sidewalks, boulevard trees, snow storage, roadside ditches and other requirements of the road network.

2. The widening of an existing road allowance and the required road allowance width for proposed roads are conditions of planning approvals for development applications including: Consent, Site Plan, Plan of Condominium, and Plan of Subdivision.

When an existing road allowance is determined to be deficient of the required width, a road allowance widening shall be required equal to one-half of the deficient width, whenever feasible, as a condition of a Consent, Site Plan, Plan of Condominium or Plan of Subdivision approval. In specific circumstances, factors such as existing land uses, topographic features, or other physical or environmental constraints may necessitate taking a greater widening on one side of the road.

For Consent applications, the road allowance widening shall be taken on both the severed and remnant parcel.

3. For a Plan of Subdivision application, the proposed public road allowance width shall be added as a condition of the development approval process as outlined in the Township's Official Plan, and shall be dedicated to the Township.

The Township's Official Plan allows for a reduced road allowance at the discretion of the Township. Public Works may consider accepting a reduced road allowance on a local road only in the following situations:

- For infill developments where the standard road allowance is found to be difficult to obtain because of building locations; and/or
- A cul-de-sac where traffic volume is low, and the road will remain a dead end road, and where underground infrastructure can be adequately accommodated.

In these cases, Public Works may accept a reduced road allowance of no less than 18m. However, the bulb of a cul-de-sac will continue to require a 20m road allowance measured from the radius.

4. Parcels to be dedicated to the Township of West Lincoln for road allowance widening purposes shall be conveyed free and clear of any mortgages, liens and encumbrances.
5. All costs shall be borne by the Owner.

DAYLIGHTING TRIANGLES:

1. A daylighting triangle is the area of land where two streets intersect that is to remain free of any obstructions to maintain horizontal lines of sight for vehicles approaching the intersection. Daylighting triangles are requested as a condition of various planning applications including Consent, Site Plan, Plan of Condominium and Plan of Subdivision.

The minimum size of daylighting triangles deemed necessary by Council is 7m x 7m at all intersections including railway crossings. However, intersections are evaluated on an individual basis to determine if a larger daylighting triangle is required considering the existing road classifications, road design and topography as well as any future needs for junction improvements (i.e. signalized intersection or roundabout) based on the Transportation Master Plan.

Skewed and offset intersections may require reconfigured daylighting triangles or land dedication for road realignment.

2. Parcels to be dedicated to the Township of West Lincoln for daylighting triangle purposes shall be conveyed free and clear of any mortgages, liens and encumbrances.
3. All costs shall be borne by the owner.