

**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**

Residential Properties:

- 1) 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.

Multi-residential:

- 1) A permit is required from the Engineering Department to construct an approach from an alley to a parking lot, parking spaces or parking aisle, with four (4) or more parking spots to city standards and to the satisfaction of the City Engineer.
  - a) Alley contribution required as per User Fee Schedule.

Commercial/Industrial:

- 2) A permit is required from the Engineering Department to construct an approach from an alley to city standards and to the satisfaction of the City Engineer.
  - a) Alley contribution required as per User Fee Schedule.

Alley access to a property may be permitted with the following conditions:

- a) Access to the property will not be permitted from a closed alley.
- b) Access will be restricted/limited to a paved alley.
- c) Where the alley is not paved and access is required, the applicant is required to exhaust all options to provide a driveway approach from the municipal road. If there are no viable options off the road and approval is granted by the City Engineer, the applicant may be able to pave the alley at their entire expense and in accordance with City Standards. For properties that are not adjacent to a municipal road, the applicant would be required to pave at their entire expense and in accordance with City Standards from the alley driveway approach to their property limits. Alley drainage is to be installed and connected to an approved storm outlet 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) 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

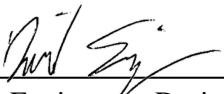
**6. RELATED CITY SPECIFICATIONS:**

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

  
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City Engineer or Designate

August 13, 2024  
Date