



RURAL MUNICIPALITY OF ST. ANDREWS

POLICY AND PROCEDURES MANUAL

POLICY NAME: Road Frontage Fees Policy	POLICY NUMBER: EVD-05
POLICY MANUAL SECTION: Environmental Development Services	RESOLUTION NUMBER: 222-2019
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ROAD FRONTAGE FEES POLICY

Purpose

The purpose of this policy is to provide guidelines for the imposition of road frontage fees on new residential and commercial subdivisions.

Definitions

"Front site line" that boundary of a site which is along an existing or designated street. For a corner site, a line separating the narrowest street frontage of the site from the street.

"Corner Lot" a site situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees.

"Residual Lot" is the remainder of the land on the existing title not included in the proposed lot(s).

Policy Guidelines

- 1) Residential and commercial subdivisions creating 3 or more lots shall contribute road frontage fees to the RM of St. Andrews for future road maintenance and improvements.
- 2) Frontage fees shall be calculated based on the area of the right of way which the proposed lots front onto. This shall be calculated by taking the front site line measurement of each proposed lot and multiplying it by half of the width of the right of way.
- 3) Frontage fees shall be applied in accordance with industry standards for the upgrade and maintenance of the road according to the existing road surface, as outlined in Schedule A.
- 4) If the subdivision is creating a corner lot, fees shall be calculated using the front site line as the width. Road frontage fees shall only be applied to one right of way.
- 5) Frontage fees shall not be applied to the residual lot.
- 6) Frontage fees may be waived on a case by case basis if the proposed subdivision involves the dedication of lands for the purpose of a future municipal right of way.

Scope

This policy applies to all Municipal departments and units.

Procedure

- 1) Following the receipt of a new subdivision application the RM will comment on whether or not road frontage fees apply to the subject property.
- 2) If it is determined that road frontage fees are required, the RM will list the payment of road frontage fees as a condition of subdivision approval.
- 3) Road frontage fees will be collected upon execution of the Development Agreement. If there is no Development Agreement required, road frontage fees will be collected prior to the issuance of the certificate of approval by the Planning District.

Schedule A: Standard Road Frontage Fees (last updated November 2017)

Standard Road Frontage Fees		
1) Gravel to Asphalt Upgrade 50mm		
Grade Repack and pave with 50mm of asphalt		
	Unit	Cost
Shape, grade and compact ¹⁰	m ²	\$ 2.00
Asphalt ¹	m ²	\$ 11.88
Sub-Total	m ²	\$ 13.88
2) Regular Gravel Maintenance		
25mm of gravel done with our regular graveling program		
	Unit	Cost
Grading ^{2,3,4,5,6,7,8,9,12}	m ²	\$ 0.82
Sub-Total	m ²	\$ 0.82
3) Gravel Road Upgrade		
75mm of gravel added to an existing gravel road		
	Unit	Cost
Grading ^{2,3,4,5,12}	m ²	\$ 0.19
Gravel ¹¹	m ²	\$ 1.97
Sub-Total	m ²	\$ 2.17
4) Good Existing Mud Road to Gravel Road Upgrade		
200mm of Ø50mm down limestone and 100mm Base Course limestone		
	Unit	Cost
Grading ^{2,3,4,5,12}	m ²	\$ 0.19
Ø50 Limestone	m ²	\$ 5.33
Base Course Limestone	m ²	\$ 2.63
Sub-Total	m ²	\$ 8.15
5) Good Existing Mud Road to Gravel Road Upgrade		
300mm of Ø50mm down limestone and 150mm Base Course limestone		
	Unit	Cost
Grading ^{2,3,4,5,12}	m ²	\$ 0.19
Ø50 Limestone	m ²	\$ 8.00
Base Course Limestone	m ²	\$ 3.94
Non-Woven Geotextile ¹³	m ²	\$ 1.50
Sub-Total	m ²	\$ 13.63

Update fees for asphalt (September 2018)

Asphalt upgrade from gravel	m ²	\$24.00
Asphalt maintenance	m ²	\$16.00