

Roadside Development

Permits

When building a structure, planting trees, constructing approaches or excavating near a provincial highway, you may need a roadside development permit.

A permit is needed for any work within 90 metres (m) (approximately 295 feet) of the property line of a provincial highway.

We often refer to the property line as the **“Right-of-Way”**. The Right-of-Way is the land owned by the crown for the purpose of a public highway or railway. The property limits are defined by a plan of survey.

Setbacks

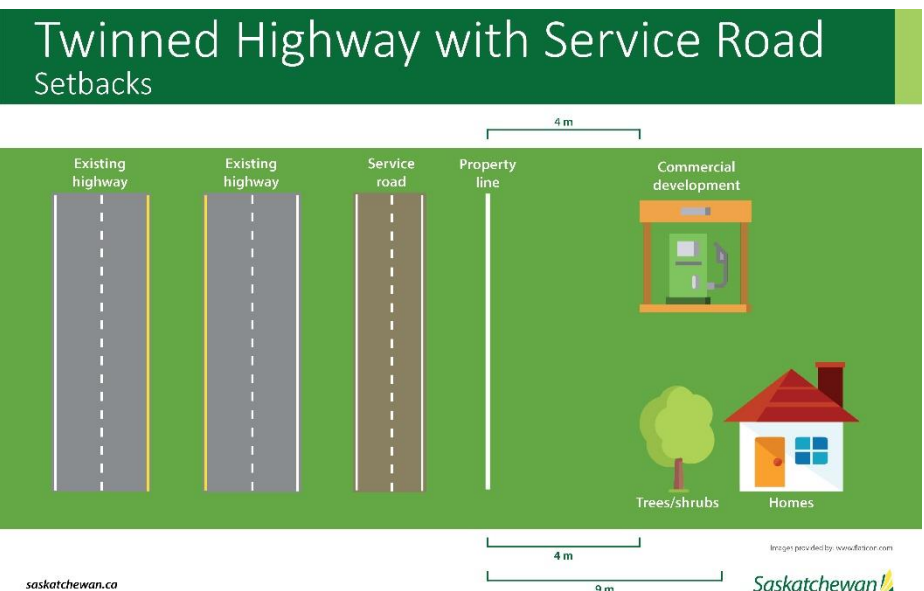
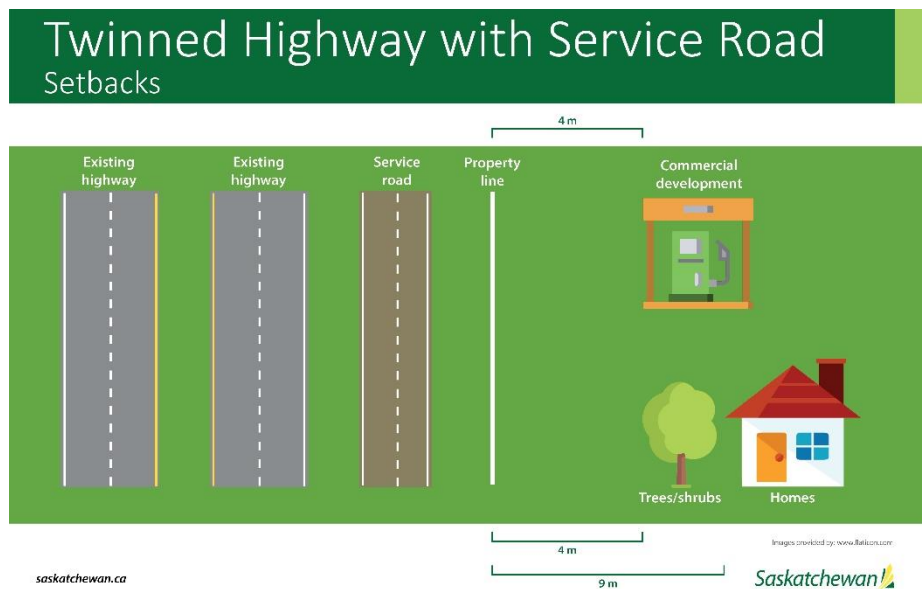
When roadside development is happening, it's important that objects be placed away from the highway. The distance from the highway is called a **“setback”**. Setbacks are needed to:

- Protect for future highway improvements
- Control snow drifting
- Maintain the integrity of the highway
- Provide a safe driving environment

The size of setback depends on the type of development and the type of highway. Use the following as a guide:

When all roads have already been built:

If all roads have already been built on your side of the highway (including service roads, and possible twinning on your side), then only minimal setbacks from the highway property line will be required.



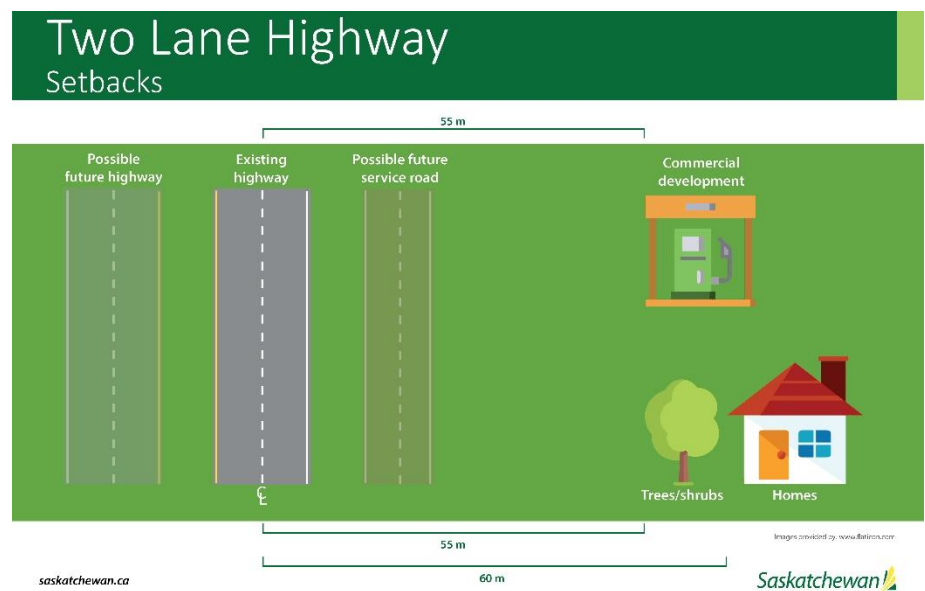
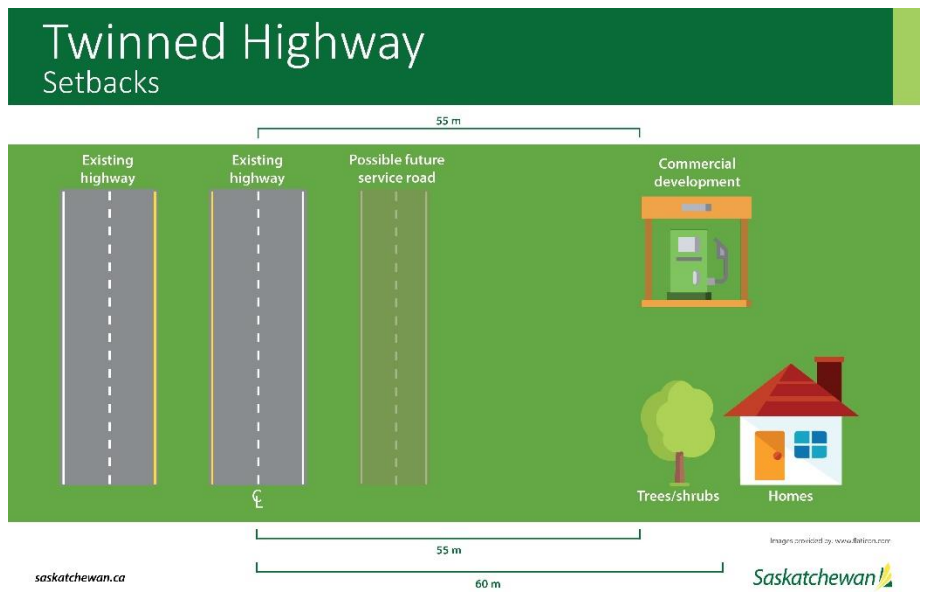
Highway still to be twinned:

If the highway is to be twinned in the future on your side but has not yet been done, then the setbacks are increased to leave room for the future twinning and a service road.



Service road not yet built:

If a service road has not yet been constructed, then the setbacks are increased to leave room for the future service road.



Low volume highways:

Along lower volume highways, the ministry might allow a reduced setback for trees, shrubs, movable granaries and dugouts.

