



Town of Whitby Policy

Policy Title:	Subdivision Emergency Access
Policy Number:	MS 100
Reference:	Council Resolution #83-01
Date Originated:	March 12, 2001
Date Revised:	Not applicable
Review Date:	As required
Approval:	Council
Point of Contact:	Fire Chief

1 Summary

- 1.1** The following criteria shall be used for the approval of urban subdivision developments:
- a) Cul-de-sacs should not exceed 230 metres in length;
 - b) The entrance portion to P-Loops and B-Loops shall not exceed 90 metres;
 - c) Where the circumference of the P-Loop (or one half of a B-Loop) exceeds 490 metres, the entrance portion shall have a minimum road width of 12 metres, exclusive of any median required or incorporated;
 - d) The maximum circumference of P-Loop (or one half of a B-Loop), or any combination of street pattern, shall not exceed 700 metres; and,
 - e) For the purpose of this policy it is assumed that in the case of Items c), d) and e) that any P-Loop or B-Loop shall include a service lane adjacent to a collector or arterial road. Where a service lane is not included in the design of a P-Loop or B-Loop, a permanent walkway providing emergency access shall be required where a P-Loop or B-Loop exceeds 430 metres, subject to the following minimum design standards.
- 1.2** Where the limits of the items in Section 1.1 of the policy procedure are exceeded, a second means of access shall be provided. An acceptable alternative to the second access shall be the installation of residential sprinklers. Installation of residential sprinklers shall be provided in every home within the subdivision and installed in accordance with N.F.P.A. standards.
- 1.3** Where an emergency access walkway or a temporary access is to be installed then the following design criteria shall be used:

- Minimum width of 4 metres
- Maximum slope of 8%
- 12 metre minimum centreline turning radius
- 5 metre minimum overhead clearance from grade
- Asphalt or other permanent surface
- Barrier consisting of bollards and chain or other acceptable measures
- Accessible under all climatic conditions
- Adherence to the Ontario Building Code

1.4 Maintenance of temporary accesses will be provided by the Corporation of the Town of Whitby. Prior to the issuance of a building permit the emergency access will be required to be fully constructed and operational.

Note:

- a) Circumference - measured at centre line of road
- b) Road width – paved width (curb to curb)

This Policy is hereby approved by Council Resolution #83-01 on this 12th day of March, 2001.