



TOWNSHIP OF NORTH HURON

REPORT

Item No.

REPORT TO: Reeve Vincent and Members of Council
PREPARED BY: Sean McGhee
DATE: 18/06/2018
SUBJECT: Municipal Development and Servicing Guidelines
ATTACHMENTS: Urban and Suburban Development Cross Sections

RECOMMENDATION:

THAT the Council of the Township of North Huron hereby receive the report of the Director of Public Works, dated June 18th, 2018 regarding Municipal Development and Servicing Guidelines for information;

And Further That the road cross sectional design for both urban and suburban developments as presented by BM Ross be adopted as minimum standards for new development in North Huron.

EXECUTIVE SUMMARY

The establishment of consistent minimum construction standards are instrumental in ensuring that all infrastructure associated with new development within any municipality is constructed in a safe and sustainable manner. By implementing an accepted minimum standard, the municipality ensures that undo liability is not assumed on the part of the ratepayers as a result of new development.

The Township of North Huron commissioned BM Ross to develop a recommended standard for new development that was consistent with municipalities in the region. The guideline document was to incorporate generally accepted engineering and design practices for all newly constructed municipal infrastructure. This document was delivered in draft form to the municipality in the summer of 2017 awaiting final review by staff and presentation to Council.

Meetings and discussions were held between North Huron staff members and representatives from BM Ross to review the document and to comment on the recommendations for new road construction. As a result of these meetings, a road cross sectional design for urban and suburban development has been created.

Various aspects of the recommended design and construction standard have been discussed between North Huron staff and potential Developers, both past and present. As a result of a request on this agenda seeking relief from the draft development standards, BM Ross has been invited to speak to the issue. Attached to this report are two road cross sections for Council's consideration. Staff are recommending the cross sections be adopted to establish the Township's development standards. These cross sections will be incorporated into an implementation document which will be brought forward for Council's consideration at a later date.

DISCUSSION

It is important to note that the development and construction standard as well as the road cross section as identified in this report, apply to new construction only. Although municipal staff will strive to attain this standard when reconstruction projects occur, it may not be viable or achievable based

on constraints imposed by existing construction built under lesser standards. As an example, in some cases, residential development was permitted in the past without consideration for sidewalk allowance. As a result, during a full reconstruction, it may not be viable to add sidewalk infrastructure despite a demonstrated need or desire for this road profile feature. By adhering to the proposed standard, we ensure that the municipality does not incur financial liability to upgrade to the standard after the asset has been assumed.

FINANCIAL IMPACT

None at this time.

FUTURE CONSIDERATIONS

The remainder of the Municipal Development and Servicing Guidelines, which supports the implementation of the Road Cross Sectional Design, will be brought forward to Council to consider for adoption in an upcoming meeting.

RELATIONSHIP TO STRATEGIC PLAN

This project relates to **Goal No. 2** of the Strategic Plan in that our residents are engaged and well informed, **Goal No.3**, the Township is healthy and safe, and **Goal No. 4**, that the administration is fiscally responsible and strives for operational excellence.



Sean McGhee, Director of Public Works



Dwayne Evans, CAO