



## TOWNSHIP OF NORTH HURON

## REPORT

Item No.

**REPORT TO:** Reeve Vincent and Members of Council  
**PREPARED BY:** Sean McGhee  
**DATE:** 09/07/2018  
**SUBJECT:** Development Standard Relief Request  
**ATTACHMENTS:** GJAJ Holdings Ltd. letter to North Huron Council – Standards Relief

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### **RECOMMENDATION:**

**THAT** the Council of the Township of North Huron hereby receive the report of the Director of Public Works, dated July 9<sup>th</sup>, 2018 regarding a request for relief from portions of the North Huron Development Standards as submitted by GJAJ Holdings Limited for information;

**And Further That** the staff recommendations identified in this report be adopted.

### **EXECUTIVE SUMMARY**

At the June 18<sup>th</sup> Regular Meeting of Council, Staff Report OPS 2018-27 was presented to Council and introduced a cross sectional design standard for both Urban and Suburban developments. The Report was received and the standard adopted through Resolution M307/18.

At the same meeting, a request for relief from some aspects of the development standards was received from GJAJ Holdings Ltd. in relation to the proposed Blyth Subdivision Development.

Staff met with Bruce Potter of BM Ross to discuss the requests and determined that some requests would be permissible without compromising the intent of the Standard.

### **DISCUSSION**

#### **Section 3.1 – Roads**

*Development Standard - "Minimum road asphalt width shall be 8.5 metres."*

**Relief Request** – GJAJ Holdings proposes to construct the roadways in this development using an asphalt width of 8.0m.

**Staff Recommendation** - *Review of this proposal was undertaken with Bruce Potter of BM Ross. Given the location, curb design and anticipated traffic volume to be generated within this development, a reduction in required road width to 8.0 meters is reasonable. This road width still permits two lanes of traffic and one lane of permissible parking.*

#### **Section 3.4 – Road Construction**

*Development Standard - "Road subdrains shall be provided in accordance with OPS 405.05..."*

**Relief Request** - For this development, GJAJ Holdings is proposing to install 100mm dia. subdrains only in areas where the proposed road grade is less than 2%. (Note: it has been further proposed that the developer will follow their geotechnical consultant's recommendations for stubs upstream and downstream in all locations where the road grade is greater than 2%, and full sub-drain where the grade is less than 2%.)

**Staff Recommendation** – *The recommendation from the geotechnical consultant is acceptable.*

#### Section 3.6 – Curbs

*Development Standard - “Concrete curb and gutter, of cross-section approved by the Municipal Engineer, shall be provided along all edges of paved roadway surface.”*

**Relief Request** - Consistent with a typical road cross section commonly found in a small village, GJAJ Holdings is proposing to omit concrete curb and gutter on the new streets.

**Staff Recommendation** - *It is our position that the curb and gutter are essential in the construction of a sound, long lasting road structure. The curb and gutter serve to protect the edge of the asphalt from breaking away under load, potentially protects the boardwalk area from damage, and directs overland flow of surface water. Although it has been previously noted that there are urban roads within North Huron that do not have concrete curb and gutter, these features will be considered and added where viable during full road reconstruction projects.*

#### Section 3.7 – Sidewalks

*Development Standard - “A 1.5 metre sidewalk shall be constructed on one side (minimum) of each street within the development.”*

**Relief Request** – GJAJ Holdings is proposing to omit sidewalks within the development.

**Staff Recommendation** - *The sidewalk should be required and included in all new developments as a matter of public safety.*

#### Section 4.9 – Private Drain Connections

*Development Standard - “Private storm service connections (PDC) are required for all lots or units in the new development.”*

**Relief Request** – GJAJ Holdings is proposing to not install storm service laterals to each lot and instead have sump pumps discharge to the surface.

**Staff Recommendation** - *Staff does not have any concern with this proposal providing that all discharges be routed to the back of each property in order to protect driving and walking surfaces from issues associated with freeze / thaw.*

#### Appendix ‘B’, Section B – Lot Grading, 3.0 Lot Grading Design

*Development Standard - “The maximum length of a rear yard swale between outlets shall be 90 metres.”*

**Relief Request** – GJAJ Holdings is proposing greater spacing to reduce the number of rear yard catch basins and storm leads and therefore eliminating the need for some side yard easements.

**Staff Recommendation** - *Staff does not have concern with this proposal and recommends acceptance by Council under these specific conditions.*

#### FINANCIAL IMPACT

The application of development standards will help to reduce the long term financial impact to the municipality.

### **FUTURE CONSIDERATIONS**

None at this time.

### **RELATIONSHIP TO STRATEGIC PLAN**

This project relates to **Goal No. 4** of the Strategic Plan in that the administration is fiscally responsible and strives for operational excellence,



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Sean McGhee, Director of Public Works



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Dwayne Evans, CAO