

1. Local Service Policy (Draft)

General Policy Guidelines on Development Cost Charge and Local Service Funding for Road-Related, Stormwater Management, Water Works, Sanitary Sewer Works and Parkland Development

The following guidelines need to be read in conjunction with the City's Municipal Service Standards requirements.

1. Collector Roads
 - 1.1 Collector roads internal to development – Direct developer responsibility
 - 1.2 Roads (collector and arterial) external to development – Include in the D.C.C. calculation
2. Traffic Signals (includes traffic control systems)
 - 2.1 Traffic signalization within or external to development – Include in the D.C.C. calculation
3. Intersection Improvements
 - 3.1 Intersection improvements internal to development – Direct Developer Responsibility
 - 3.2 Intersection improvements external to development which provide a connection to a road internal to the development – Direct developer responsibility
 - 3.3 Intersection improvements external to development which do not provide a connection to a road internal to the development – include in the D.C.C.
4. Streetlights
 - 4.1 Streetlights on external roads – Include in the D.C.C.
 - 4.2 Streetlights within specific developments – Direct developer responsibility

5. Sidewalks
 - 5.1 Sidewalks on Provincial and City roads – Include in the D.C.C.
 - 5.2 Sidewalks on internal roads – Developer reasonability
 - 5.3 Other sidewalks external to development (adjacent to development or within the area to which the plan relates) – Direct developer responsibility
6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways
 - 6.1 Bike routes and bike lanes, within road allowance, external to development – Include in the D.C.C. road costs
 - 6.2 Bike lanes, within road allowance, internal to development – Direct developer responsibility
 - 6.3 Bike paths/multi-use trails/naturalized walkways internal to development – Direct developer responsibility
 - 6.4 Bike paths/multi-use trails/naturalized walkways adjacent to a development or within the area to which the plan relates – Direct developer responsibility
7. Noise Abatement Measures
 - 7.1 Internal or adjacent to development – Direct developer responsibility
8. Land Acquisition for Infrastructure for Network Expansions or Improvements
 - 8.1 Land acquisition for infrastructure networks internal to, adjacent or directly benefiting a development - Direct developer responsibility
 - 8.2 Land acquisition for infrastructure networks external to a development - Include in the D.C.C. calculation
9. Land Acquisition for Easements
 - 9.1 Easement costs external to subdivisions shall be included in the D.C.C. calculation.
10. Storm Water Management
 - 10.1 Design and construction of stormwater management infrastructure – Direct developer responsibility

10.2 Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses to recover from benefiting lands.

10.3 Broader Network conveyance system infrastructure - Include in the D.C.C. calculation

11. Water

11.1 Booster stations and works associated with pressure zone boundaries to be included within the D.C.C.

11.2 Watermains external to subdivisions included in the D.C.C.

11.3 Developer responsible for costs of waterworks within the subdivision which are 300 mm or less nominal diameter

11.4 Connections to trunk mains and booster stations to service specific areas, to be direct developer responsibility.

12. Sanitary Sewer

12.1 Lift stations shall be included in the D.C.C.

12.2 Sanitary sewers external to subdivisions included in the D.C.C.

12.3 Connections to trunk mains and lift stations to service specific areas to be direct developer responsibility.

12.4 Developer responsible for costs of sanitary sewers within the subdivision which are 350 mm or less nominal diameter

13. Parkland Development

13.1 All greenspace areas internal to development, including grading, landscaping (trees, shrubs, sod) and amenities (benches, playgrounds, signage) – direct developer responsibility.