



Attachment 2
2019 Development Charges
Updated Local Service Policy Document

Appendix E

Local Service Policy



APPENDIX E: LOCAL SERVICE POLICY

This Appendix sets out the Town of Tecumseh's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

A. Services Related to a Highway

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.



1) Local and Collector Roads including Land

- a) Collector roads internal to development, inclusive of all land and associated infrastructure: direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Collector roads external to development, inclusive of all land and associated infrastructure: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- c) Local roads internal to development: are considered to be the developer's responsibility.
- d) Local roads external to development being roads connecting developments or crossing hydro corridors: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

2) Arterial Roads Including Land

- a) New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: included as part of road costing funded through D.C.A., s.5(1).
- b) Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) abutting or through development lands; in area with limited development potential: included in D.C.'s.
- c) Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan.
- d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.'s.



3) Intersection Improvements

- a) On new arterial roads and arterial road improvements and collector roads and collector road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- b) On new arterial roads and arterial road improvements and collector roads and collector road improvements related to a specific development or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c) On arterial or collector road intersections with County roads: include in D.C.'s.

4) Traffic Control Systems and Signals

- a) All Traffic Control Systems and Signals included in D.C. calculation as permitted under s.5(1) of the D.C.A.

5) Streetlights

- a) Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s
- b) Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as part of the road costing funded through D.C.'s.

6) Transportation Related Pedestrian and Cycling Facilities

- a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County



- roads and provincial highway corridors: considered part of the complete street and included in D.C.'s.
- b) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: direct developer responsibility under s.59 of D.C.A. (as a local service).
 - c) Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included in D.C.'s.
 - d) Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.'s.

7) Noise Abatement Measures

- a) Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b) Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.'s.

B. Stormwater Management

- 1) Stormwater Management facilities will be the responsibility of the developing landowners, designed and constructed to the Town's satisfaction and fulfilling the municipality's objective for larger, regional facilities.
- 2) Stormwater management facilities for quality and/or quantity management that are oversized for external developments: the municipality may facilitate



cost recovery from other benefitting developments/landowners through various means available by way of legislation.

C. Parkland Development

1) Recreational Trails

- a) Recreational trails (multi-use trails) that do not form part of the Municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), are included in parkland D.C.'s.

2) Parkland

- a) Parkland Development for parks internal to development: direct developer responsibility to provide at base condition, as follows:
 1. Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 2. Topsoil stripping, screening, and stockpiling.
 3. Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Director Public Works and Environment Services.
 4. Spreading of topsoil to 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 5. Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
 6. Parks shall be free of any contaminated soil or subsoil.
 7. Parks shall not be mined for fill.



8. Parks shall be conveyed free and clear of all encumbrances.
 9. 100% of perimeter fencing to the Municipal standards where such fencing is deemed appropriate by the Municipality. When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- b) Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.

D. NATURAL HERITAGE SYSTEM (N.H.S.)

N.H.S. includes engineered and on-site stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Municipality.

Direct developer responsibility as a local service provision including but not limited to the following:

- a) Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b) Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.
- c) All works to be in conformance with Municipal standards for stream corridors, natural buffers and subwatersheds areas as directed by the approved studies and reports related to the Secondary Plan that development occurs in.

E. Water and Sanitary Sewers

Underground services (linear infrastructure for water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated



separately. The responsibility for such services as pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following policies:

1) Water

- a) Watermains internal to development not exceeding 300 mm: direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Watermains internal to development exceeding 300 mm: marginal costs included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- c) Watermains external to development and not exceeding 300mm required for fire flows and/or looping and is required to support the development: direct developer responsibility under s.59 of the D.C.A. as a local service.
- d) Watermains external to development exceeding 300 mm: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- e) Pumping stations and works associated with zone boundaries: included in D.C. calculation to the extent permitted under s. 5(1) of the D.C.A.
- f) Connections of watermains from a development to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

2) Sanitary Sewer

- a) Sanitary sewers internal to development not exceeding 375 mm: direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Sanitary sewers internal to development exceeding 375 mm **and depth of 5 meters or greater** which benefit upstream developments: marginal costs included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.



- c) Sanitary sewers external to development not exceeding 375 mm: direct developer responsibility under s.59 of the D.C.A. as a local service.
- d) Sanitary sewers external to development exceeding 375 mm: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- e) Pumping stations serving one or more individual developments that are not identified in the Town's Water and Wastewater Master Plan: direct developer responsibility under s.59 of the D.C.A. as a local service.
- f) Pumping stations identified in the Town's Water and Wastewater Master Plan: included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

Connections of sanitary sewers from a development to trunk Sewers and pumping stations to service specific areas: to be direct developer responsibility.

Note: for any and all of the above the Town may facilitate cost sharing agreements.