The Corporation of the Township of Huron-Kinloss

BY-LAW No. 2026-98

Being a By-Law to Adopt a Local Service Policy for the Township of Huron- Kinloss

WHEREAS Section 8(1) and 9 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, provide that the powers of a municipality under this or any other Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality's ability to respond to municipal issues and has the capacity, rights, powers and privileges of a natural person for the purposes of exercising its authority under this or any other Act;

AND WHEREAS Section 59 (2.2) of the Development Charges Act, 1997, S.O.1997, c.27 now requires a municipality to establish a Local Service Policy;

AND WHEREAS the Council of The Corporation of the Township of Huron-Kinloss passed a resolution having considered Report CAO-2026-24 to approve the draft Policy as presented;

AND WHEREAS the Council of The Corporation of the Township of Huron-Kinloss deems it expedient to adopt the Local Services Policy by by-law;

NOW THEREFORE the Council of The Corporation of the Township of Huron-Kinloss **ENACTS** as follows;

1. That The Corporation of the Township of Huron-Kinloss Council hereby adopts the Local Service Policy as contained in Schedule "A" attached to and forming a part of the by-law.

2. That this by-law shall come into full force and effect upon its final passage.

3. That this by-law may be cited as the "Adopt Local Service Policy By-law".

READ a FIRST and SECOND TIME this 14th day of October 2026.

READ a THIRD TIME and FINALLY PASSED this 14th day of October 2026.

Original signed by Don Murray
Mayor

Original signed by Jennifer White
Clerk

By signing this by-law on October 14, 2026, Mayor Murray confirmed that they will not exercise the power to veto this by-law.

The Corporation of the Township of Huron-Kinloss

Policy

Section: 5.0 General

Policy: Local Service Policy

By-Law: Click here to enter text.

Date: 9 September 2026 Revision: Click here to enter text.

Coverage:

This document sets out the infrastructure and works the Township of Huron-Kinloss will fund through development charges, and identifies which infrastructure is considered a local service and therefore a responsibility of the developer. These guidelines were developed in accordance with Section 59 of the Development Charges Act (DCA).

Policy Statement:

This policy is a guideline for staff when considering development applications. Each application will be considered on its own merits with respect to the nature, type and location of the development in any existing or proposed development in its surrounding area.

This policy is subject to review in and amendment by the Township, which may be independent of or in conjunction with the Township's Development Charges By-law.

Legislative Authority:

Development Charges Act (DCA)

Contents:

1.0 GENERAL

Projects in the most current Development Charges Background Study will be funded from development charges. Township staff, at their sole discretion, may fund additional projects not foreseen in this guideline or the current Development Charges Background Study.

This policy applies to development throughout the Township of Huron-Kinloss.

Unless otherwise stated, the responsibility for the costs of the infrastructure includes all studies, site investigations, planning, design, construction and commissioning costs associated with that infrastructure.

2.0 ROADS AND RELATED SERVICES

2.1 Arterial, collector, local and rural roads

The cost of the following shall be paid for by development charges:

- New arterial roads.
- New collector roads external to a development proposal or plan.
- Upgrades to existing arterial or collector roads, external to a development proposal or plan that are not required to provide direct access to the development.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- New collector roads, local, minor collector and rural roads internal to a development, inclusive of all land and associated infrastructure.
- Minor collector and rural roads external to a development, inclusive of all land and associated infrastructure, required to support a development or required to connect with the area to which the plan relates.
- Improvements required due to a development in the Township, on County Roads, such as road improvements, intersection improvements, traffic signalization, etc. unless identified for inclusion in a County of Bruce Development Charges by-law.

Improvements required due to a development in the Township, on a Provincial Road, such as road improvements, intersection improvements, traffic signalization etc. to be funded as per a condition of the development agreement or a separate agreement with the Province.

2.2 Traffic Control Systems and Intersection Improvements

The cost of the following shall be paid for by development charges:

- Traffic control systems and intersection improvements on arterial and collector roads that are not necessitated by a specific development proposal.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Intersection improvements, signalization, or other traffic control system upgrades of all roads or entrances necessitated by a specific development proposal on any road.
- Pedestrian crossings and associated infrastructure as necessitated by a specific development proposal.

2.3 Streetlights

The cost of the following shall be paid for by development charges:

- Streetlights on any roads external to development and not needed to support a specific development or required to link with the area to which the plan related.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Streetlights on any roads internal to the development.
- Streetlights on any roads external to a development, needed to support a specific development or required to link with the area to which the plan relates.

2.4 Pedestrian and Cycling Infrastructure

The cost of the following shall be paid for by development charges:

- Sidewalks, multi-use trails and bike lanes, inclusive of all required infrastructure, located within roads external to the development, not needed to support a specific development or required to link with the area to which the plan relates.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Sidewalks, multi-use trails and bike lanes, inclusive of all required infrastructure, located within or linking to road corridors internal to development.
- Sidewalks, multi-use trails and bike lanes, inclusive of all required infrastructure, located within road corridors external to development and need to support a specific development or required to link with the area to which the plan relates.

2.5 Noise Abatement Measures

The cost of the following shall be paid for by development charges:

- Measures on new roads and road improvements abutting an existing community and unrelated to a specific development.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Measures external and internal to a development where it is related to or required of a specific development.

2.6 Land Acquisition

The cost of the following shall be paid for by development charges:

- Land acquisition for roads or road widenings that are otherwise to be funded by development charges, except for lands within proposed development or plans that can be required to be dedicated for new roads or road widenings as a condition of development approval.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Land required to widen existing roads or for new proposed roads or for local roads within a proposed development or plan shall be provided by the developer as required dedication as a condition of development approval at no cost to the Township.

2.7 Traffic Calming

The cost of the following shall be paid for by development charges:

- None

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Traffic calming measures required to mitigate impacts from proposed development either external or internal to a development.

3.0 PARKLAND DEVELOPMENT

3.1 Recreational Trails

The cost of the following shall be paid for by development charges:

- Recreational trails and associated infrastructure (landscaping, bridges, trail surfaces, boardwalks etc.) external to a specific development.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Recreational trails and associated infrastructure (landscaping, bridges, trail surfaces, boardwalks, etc.) internal to the development and where applicable, connecting to external trails and transportation infrastructure including not limited to cycling facilities, sidewalks, multi-use trails and walkways.

3.2 Parkland

The cost of the following shall be paid for by development charges:

- Design and implementation of facilities and all other associated site works exceeding base condition (as set out below).

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Land for parks is generally acquired through dedications required under the Planning Act, or from the expenditure of funds collected in lieu of a required dedication.
- Park development to a base condition, including the following:
    - Clearing and grubbing; tree removals as per the development's tree preservation and removals plan.
    - Topsoil stripping, screening and stockpiling.
    - Rough grading (pre-grading) to allow for positive drainage of the park with minimum slopes of 2%. If necessary, this may include some minor tile work and grading as per the overall subdivision grading design, complete with required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Township.
    - Spreading of topsoil to a 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth).
    - Seeding of site with Township-approved seed mix, maintenance of seed until acceptancy by the Township.
    - Parks shall be free of any contaminated soil or subsoil.
    - Parks shall not be mined for fill.
    - Parks shall be conveyed free and clear of all encumbrances.
    - 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.
    - The park block shall not be used for topsoil or other construction material, equipment storage or sales pavilions.

3.3 Landscape buffer blocks, features, cul-de-sac island, berms, grade transition areas, gateway features, walkway connections and open space.

The cost of the following shall be paid for by development charges:

- Not applicable

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Development of all landscape buffer blocks, landscape features, gateway features, cul-de-sac islands, berms, grade transition areas, retaining walls, walkway connections, open space and other remnant pieces of land conveyed to the

Township, including but not limited to, clearing and grubbing, pre-grading, sodding or seeding, supply and installation of amended topsoil, landscape features, perimeter fencing, amenities and all planting and related municipal or hydro services.
- Perimeter fencing on public lands as directed by the Township.
- Special landscape or built features not required by the Township or which exceed Township standards or average service levels, subject to receiving written approval from the Township. The Township will generally not accept any responsibility for the costs of constructing or maintaining such features and may require a perpetual maintenance agreement to be entered into.

3.4 Natural Heritage System

The cost of the following shall be paid for by development charges:

- Not applicable.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Riparian planting and landscaping requirements (as required by the Township, local conservation authority or other authority having jurisdiction) as a result of creation of, or construction near a natural heritage system and associated buffers.
- Perimeter fencing of the natural heritage system located on the public property side of any adjacent land uses.

4.0 STORMWATER MANAGEMENT

4.1 Stormwater Infrastructure

The cost of the following shall be paid for by development charges:

- Oversizing of pond capacity, outlet structures, and trunk storm sewers to accommodate runoff from new, widened, extended or upgraded roads that are funded as a development charges project, but excluding land.
- External services providing the oversizing is required to service existing external upstream lands.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Provide stormwater management facilities, including quality and quantity management and downstream erosion works, related to a development application, inclusive of land and all infrastructure such as landscaping and fencing.

- Low Impact Development (LID) features such as infiltration galleries, bioswales, mechanical treatment devices, oil and grit separators, rain gardens and permeable pavements related to a proposed development.
- Any watercourse realignment and/or enclosures required by a proposed development.
- Erosion works, inclusive of all restoration requirements, related to a development application.
- Dedication of all lands required for stormwater management facilities including any lands deemed necessary by the Township to provide adequate buffering and oversizing capacity.
- Monitoring required by the Township or local conservation authority where applicable.
- Installation of private drain connections or private systems.
- The construction of temporary drainage infrastructure required to support the development.

5.0 WATER AND WASTEWATER

5.1 Water Distribution System

The cost of the following shall be paid for by development charges:

- New infrastructure or upgrades to existing Township infrastructure shall be considered DC eligible if the watermain is required to service more than one potential proposed development and/or development property and where the watermain:
    - Functions as a trunk watermain; and
    - Is identified through a Servicing Study, Master Plan or Municipal Class Environmental Assessment.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- All required watermains and associated infrastructure internal to a development.
- All required watermains external to a development that do not meet the criteria as noted above for inclusion under development charges.
- All water infrastructure external to the development required to provide system security and redundancy to a proposed development.
- All service connections within a development and connections from external municipal watermains, including tees, crosses, chamber and valves required to make the connection from the transmission main to a development.

- Temporary watermains, water booster pumping stations and/or reservoir required to service a development.

5.2 Wastewater Distribution System

The cost of the following shall be paid for by development charges:

- New infrastructure or upgrades to existing Township infrastructure shall be considered DC eligible if the sanitary sewer is required to service more than one potential proposed development and/or development property and where the sanitary sewer:
    - Functions as a trunk sanitary sewer; and
    - Is identified through a Servicing Study, Master Plan or Municipal Class Environmental Assessment.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- All required sanitary sewers and associated infrastructure internal to a development.
- All required sanitary sewers external to a development that do not meet the criteria as noted above for inclusion under development charges.
- All wastewater infrastructure external to the development required to provide system security and redundancy to a proposed development.
- All service connections within a development and connections from external municipal sanitary sewers, including tees, crosses, chamber and valves required to make the connection from the transmission main to a development.
- Temporary sewers and/or sewage pumping stations required to service a development.

6.0 FIRE SERVICES

6.1 Fire Protection Services

The cost of the following shall be paid for by development charges:

- Fire facilities, including but not limited to stations, storage, and communication equipment.
- Fire vehicles, equipment and gear.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Fire hydrants required within the local road system internal to the development.
- Fire holding tanks required for fire suppression.

7.0 GROWTH-RELATED STUDIES

7.1 Growth Related Studies

The cost of the following shall be paid for by development charges:

- Other growth-related studies including but not limited to master plans, business plans, secondary plans, official plans, zoning bylaw updates, etc.

The following are considered a local service and direct developer responsibility under Section 59 of the DCA:

- Development specific studies including but not limited to traffic impact studies, environmental assessments, noise studies, servicing assessments, planning justification reports, etc.