

Revisions to Development Design Manual

April 2025

Division	No.	Revision
Division 1 - General	1	Redefined Phase 1 Works as All work with the exception of surface course asphalt, sidewalk, and boulevard landscaping. Redefined Phase 2 Works as Surface course asphalt, sidewalk, and boulevard landscaping.
	2	Changed timing of sidewalk construction to Phase 2 (5 years after Phase 1 works).
	3	Reduced security amount to 10% of Phase 1 and 100% of Phase 2 works.
	4	Added Partial release of security one year post Phase 1 Acceptance.
	5	Added requirement for full time inspection and added that City reserves right to visit site at any time.
	6	Added in requirement for Rodent Control Plan for any Residential Development of 3 lots or more, or any Commercial/Industrial Development
	7	Added that City has discretion to allow Landscape Plans without being signed/stamped by Landscape Architect
	8	Added the ability to collect penalties for asphalt per Construction Specifications
Division 2 - Surveying (and Drafting)	9	Formatting change to combine Division 2 Surveying and Division 3 Drafting as there is overlap.
	10	Requirement of all drawings and documentation in digital format only.
Division 4 - Grading (NEW)	11	Added New Division outlining Grading and Grading Plan requirements for Residential and Commercial Developments.
	12	Added requirement for grades on driveways to be shown on Grading Plan
Division 5 - Transportation	13	Changed preferred intersection turnout radius for local streets to 8m.
	14	Added clause that all curb is to be high back unless on a driveway or otherwise directed by the City for maintenance reasons. Lowback only to be installed at approved driveway widths as per plans
	15	Added requirement for leading edges of curb extensions to be mountable where required for snow clearing.
	16	Added minimum turning radius for SUP (2.5m) for snow clearing purposes.
	17	Added minimum curb to curb width (8m) for two way travel.
	18	Added requirement for hard surfaces on boulevards within 4m of an intersection, crosswalks, curb extensions on areas to be snow cleared,
	19	Changed Residential and Commercial driveway ramps to either asphalt or concrete where there are landscaped boulevards.
	20	Updated parking lot requirement for apartment buildings. Currently required for 5 units or more, changed to all apartment buildings that require parking to include parking lot.
	21	Removed Table "Factors and Results for Driveways and Parking Lot Selection". Was unnecessary.

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	22	Added in that on-site walkways be minimum 1.6m wide.
	23	Updated parking lot dimensions.
	24	Added suggestion to incorporate EV chargers and that parking lots should be constructed to be EV ready.
	25	Clarified that Developer is responsible for all signs, signals, pavement markings related to their development. Included design details for signals and pavement markings. City has discretion to do this work in-house and apply a cost to Developer.
	26	Added that all poles are to be within the ROW and behind sidewalk/SUP unless needed for that purpose.
	27	Updated traffic volumes used for asphalt thickness calculations
	28	Changed minimum granular and asphalt thickness for: SUP 40mm/40mm & 150mm A <i>(Was 50mm/50mm & 150mm A)</i> Local 50mm/40mm & 150mm A/150mm B <i>(Was 50mm/50mm & 100mm A/200mm B)</i> Collector 40mm/40mm/40mm & 150mm A/250mm B <i>(Was 40mm/40mm/50mm & 200mm A/300mm B)</i> Arterial (Min) 40mm/40mm/50mm & 150mm A/350mm B <i>(Was 50mm/50mm/50mm & 200mm A/300mm B)</i> Arterial (Maj) 50mm/50mm/50mm & 200mm A/350mm B <i>(Was 50mm/50mm/50mm & 200mm A/500mm B)</i>
Division 6 - Stormwater Management	29	Removed regression equations for stormwater detention and other design calculations.
	30	Updated to allow pcswmm and xpswmm models.
	31	Included modelling parameters for both xpswmm and pcswmm.
	32	Changed detention requirements to pre-development 100-year flow, instead of 2-year/10-year.
	33	Included low flow channel requirements
	34	Clarified parking lot return rates (100 year if detention is required, 10year if no detention required).
	35	Clarified definitions for pre- and post- development areas to adequately manage upstream undeveloped flows.
	36	Included information on emergency spillways.
	37	Included option to install concrete sump instead of sediment forebay.
	38	Updated the stormwater detention exemptions to include subdivisions of less than 5 lots, single residential lots.
	39	Removed requirement for gasketed piping on inlets to detention ponds
	40	Not permitting fences on detention ponds in residential areas
	41	Changed min distance of retention facilities to property boundary/ROW to 3m from 6m.

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Division 7 - Sanitary Sewer System	42	Included minimum design population for residential development (80 persons/ha)
	43	Included generation rates for planning purposes
Division 8 - Water Distribution System	44	Removed calculation details for Fire Flow Determination; noted that it should be done as per Fire Underwriters Survey
Division 10 - Erosion and Sediment Control	45	Removed requirement for Erosion and Sediment Control plan for any development greater than 100m ² , instead require for subdivision greater than 2 lots, Commercial Developments, and Developments near waterbodies
Division 11 - Winter Design	46	Updated Winter Design Section to remove commercial snow storage calculations and to update language about snow storage agreements
Division 12 - Floodplains	47	Updated language to ensure can use floodplain/buffer for detention if using the natural topography. Not permitted to excavate pond in floodplain/buffer.
Division 13 - Commercial Development	48	Added Requirement to show all siamese connections on the site plan
	49	Asked for Developer to submit a letter stating that private hydrants tested as per NFPA prior to Occupancy
Division 14 - Wetlands	50	Added statement that any Development in a wetland must be assessed and the City will review the score to determine if Development can proceed.