Municipal Development Standards – 2026 Changes

This document outlines the changes made to the Municipal Development Standards (MDS) from the 2025 edition to the 2026 edition. The changes below reflect new or revised content identified in red within the working draft.

Section I – General Conditions & Procedures

- Added reference to Emergency Access Standard under the list of applicable City plans and policies to be addressed in design submissions (Section I.C.3, Page 8).

Section III –Water System

- Added requirement that during construction, fire hydrants shall remain unobstructed, with increased clearance requirements as shown in the City's standard details (Section III.D.1, Page 18).
- Revised hydrant extension length to align with Appendix D detailed drawings, including breakaway flange configuration (Section III.D.2, Page 18).
- Removed "screw type B" valve boxes from acceptable valve box types (Section III.E.3 Page 19).
- Added requirement to obtain and use a City-issued water meter prior to flushing operations (Section III.H.1, Page 22).
- Added discretionary hydrant flow testing requirement prior to CCC issuance (Section III.H.5, Page 23).

Section IV – Sanitary Sewer Collection System

- Clarified sanitary sewer velocity criteria to apply at peak dry weather flow (Section IV.A.1.e, Page 25).

Section V – Stormwater Management System

- Removed constructed wetlands design requirements, including storage, slope, depth, freeboard, and signage criteria (Section V.E.5, Page 34).

Section VI – Service Connections

- Clarified water meter setting guidelines for single and multi-meter installations (section VI.B.1, Page 38).
- Added Industrial Service Connections requirements (Section VI.D, Page 40).

Section VII – Roads

- Revised Local Residential and Collector design speed in the geometric standards table (Section VII.B.2, Page 42).
- Added Operational Considerations section (Section VII.B.3, Pages 42-43)
- Added Safety Considerations section (Section VII.B.4, Page 43)
- Revised driveway construction restrictions (Section VII.C, Page 44).
- Revised Traffic Impact Assessment (TIA) requirements (Section VII.E, Pages 44-53)
- Added swept path analysis requirement for emergency access routes, including cul-de-sacs and temporary turnarounds (Section VII.J.7, Page 55).

Section X – Landscaping

- Revised boulevard and median landscaping requirements, including tree spacing, species restrictions, diversity, and setback criteria (Section X.A, Page 69).
- Added requirement for naturalized seed beneath mulch in naturalized grass areas (Section X.B.11, Page 71).
- Added a new playground design requirements (Section X.N, Pages 80-82)
- Added a new playground installation requirements (Section X.O,Pages 82-83)

Appendices Revision Summary

The following summarizes revisions to the Appendices of the Municipal Development Standards (MDS) for the 2026 edition. These updates reflect additions and revisions to forms and standard details.

Appendix A-2 – CCC Forms

Added the Inspection Expectations document to CCC submission requirements.

Appendix A-3 – FAC Forms

Added the Inspection Expectations document to FAC submission requirements.

Appendix D – Detailed Drawings

Drawing No.	Revisions
LG-11 – Arterial Berm Landscaping	Clarified tree bed spacing along berm
TN-12 – Typical Cul De Sac	Added emergency vehicle accommodation/swept path requirement. included property line radius, removed recommended road radius, increased minimum road radius to 12.0 m.
TN-12A – Temporary Turn Around	Added emergency vehicle accommodation/swept path requirement.
TN-19 – Emergency Knock-Down Post	New detail added for emergency knock-down post.
WR-02 – Valve Installation (300mm)	Removed screw type B valve box option.
WR-03 – Butterfly Valve (<300mm)	Removed screw type B valve box option.
WR-10 – Single Meter Setting Guideline	Revised notes and clarified single meter installation requirements.
WR-10A – Multi-Meter Setting Guideline	New detail added for multi-meter installations.
WR-11 – Fire Hydrant Clearance	Added minimum hydrant clearance requirement during construction.
