



Staff Report

Report To: Council Meeting
From: Heather James, Planner and Bryan Pearce Planner
Date: 2021-03-11
Subject: Proposed Servicing Options for Development

Recommendation:

That West Elgin Council hereby receives the report from Heather James and Bryan Pearce regarding the proposed servicing options for development; and,

That West Elgin Council hereby directs staff to circulate this report to developer/consultant contacts for further understanding of the servicing hierarchy.

Purpose:

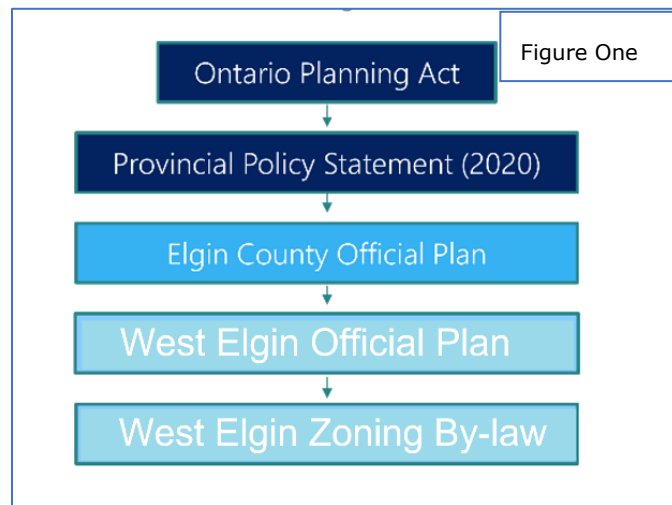
The purpose of this report is to provide Council with information and clarification relating to the servicing options for development within the Township, as a result of a recent meeting with staff from Ministry of Municipal Affairs and Housing (MMAH) and Ministry of Environment, Conservation and Parks (MECP).

Background:

As Council may be aware, there are land use policies that direct how servicing (water and sanitary sewer) is to occur with development and is embedded through the hierarchy of planning documents that governs this matter, pursuant to the *Planning Act*.

The province time to time, issues Provincial Policy Statements pursuant to Section 3 of the *Planning Act*, in order to provide province wide rules and direction on planning matters. This has been seen over the years in 1996, 2005, 2014 and 2020. The current Provincial Policy Statement (PPS) was put into full force and effect on May 1, 2020, requiring all planning applications to be consistent with the newly issued PPS.

Local Planning Documents would then need to be updated to take in recent legislative changes, like the new PPS 2020. This would be the Elgin County Official Plan (ECOP) approved in 2013, followed by the West Elgin Official Plan (WEOP) approved in 2011 and then the West Elgin Zoning By-law (WEZBL) approved in 2015 – all of which would have been consistent with the PPS 2005, being the PPS in effect at the time of approval. See the Figure One below for context.



From the PPS, it directs the following servicing hierarchy for settlement areas (ie. Urban areas and rural settlement areas):

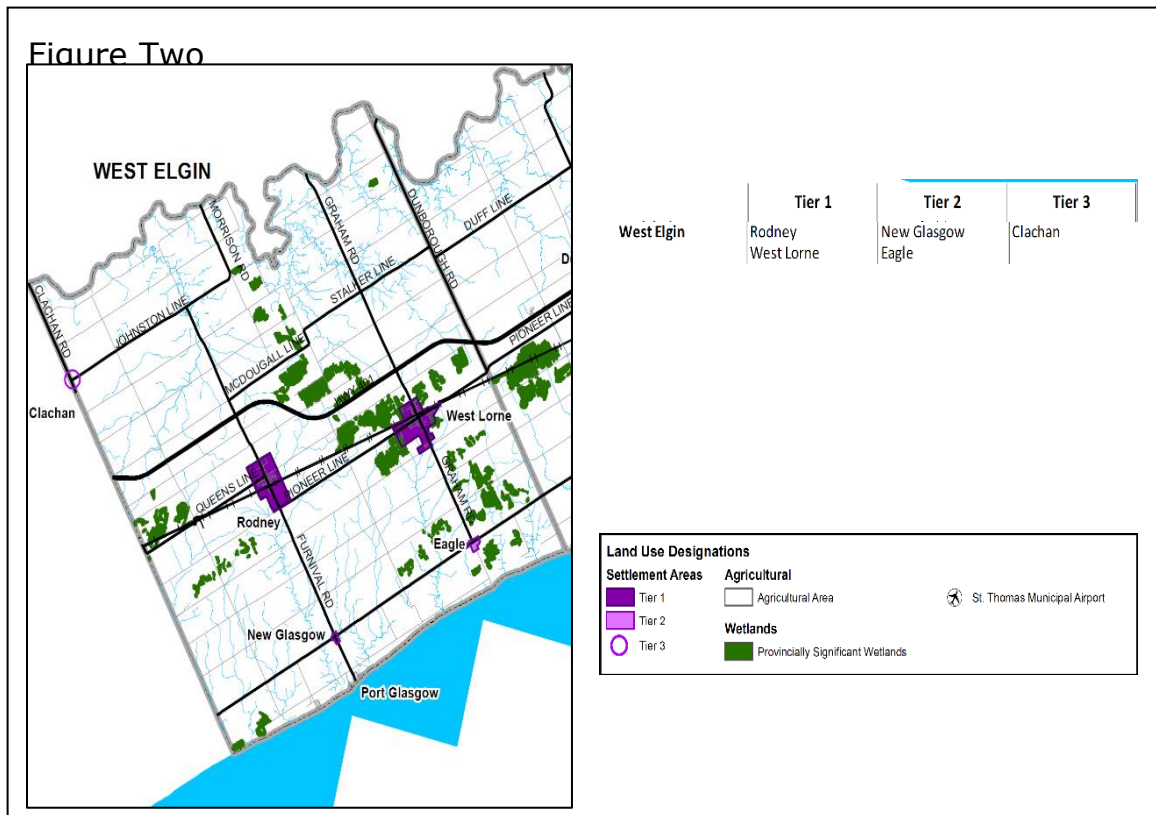
1. Full municipal services (ie. Municipal Water and Municipal Sewage) for development.
2. Partial municipal service and partial private communal service for development.
 - a. Municipal Water and Private Communal Sewage Service; or
 - b. Private Communal Water Service and Municipal Sewage Service.
3. Private communal services (ie. Private communal water and private communal sewage) for development.
4. Individual on-site sewage services and individual on-site water services, for infilling and minor rounding out of existing development (and also rural areas outside the settlement areas).

Appended to this report, is Section 1.6.6 of the PPS regarding sewage, water and stormwater, for reference purposes.

In West Elgin's context, it includes the following 6 settlement areas, as laid out on the ECOP:

- Clachan
- Rodney
- New Glasgow
- Port Glasgow
- West Lorne
- Eagle

Within the ECOP it defines different tiers on settlement areas, Tier 1 being primary settlement areas, Tier 2 being secondary settlement areas and Tier 3 being tertiary settlement areas, as rationalized through scale, function, and the level of services that exist. Tier 1's have full municipal services, where Tier 2's have partial municipal services, see Figure Two below for West Elgin's defined settlement areas:



As such, currently West Elgin has the settlement areas of Rodney, West Lorne provided with full municipal services. An Environmental Assessment (EA) was completed in 2020 for a Communal Servicing Plan for Seaside Waterfronts Inc. which is a draft plan of block subdivision in Port Glasgow for the construction of the wastewater communal system.

Through the meeting held with staff of MMAH and MECP, it confirmed the following:

- Full municipal services are the preferred option.
- If full municipal services are not available, the next preferred option is communal services – so municipal water or municipal sewers with a communal water or communal septic.
- Communal systems would require an EA – this can be proponent lead or municipal lead
- Partial services (which involves municipal water or sewer with private individual septic or private well) shall only be permitted in the following circumstances:
 - a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
 - b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- Infilling or rounding out is limited to lot creation consents (severances).
- Although there is no number on the limit that can be done through severances in the PPS, the ECOP policies limit severances to 5 lots (or as per the other criteria required).

- Subdivisions on partial services are not permitted nor supported through the policies of the PPS.

The County Manager of Planning notes that this approach will be included in the ECOP review process to clearly set out the hierarchy of servicing. The County has recently commenced the ECOP review process and the County Manager of Planning has this in the County's ECOP Review Presentation before Council on March 11, 2021.

Therefore, if any development other than minor rounding out and infilling were to be proposed in the partial municipal services settlement areas, the Municipality would have two options – full municipal services or alternatively consider communal services, subject to a wide range of studies and reports through an EA and planning process.

Further, if and when land needs analysis determines additional lands for settlement areas, promotion of settlement areas on full municipal services would fill the long-term development needs, with consideration of municipal services expansion, as deemed necessary in understanding the capacity limits of the water and wastewater systems. It is noted that the County is completing lands needs analysis as part of the ECOP Review process.

Subject to Council's direction, staff recommends sharing this report with developer/consultant contacts for further understanding of the servicing hierarchy.

Financial Implications:

None at this time.

Policies/Legislation:

Provincial Policy Statement 2020, Section 1.6.6.

[Provincial Policy Statement, 2020 | Ontario.ca](#)

Report Approval Details

Document Title:	Servicing Options for Development - 2021-12-Planning.docx
Attachments:	
Final Approval Date:	Mar 9, 2021

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott