



Infrastructure and Servicing Background Paper

Town of The Blue Mountains

September 2023

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1 INTRODUCTION

The Town of the Blue Mountains is updating its Official Plan. The Blue Mountains Official Plan is the primary planning document that will direct the actions of the Town and shape growth and development. It establishes a unified vision for the future, land use structure for the Town and policies guiding growth and development.

Over the past years, the Town has been experiencing unprecedented growth which is expected to continue due to demographic changes, technological advances, and the physical attraction of the Town. The Official Plan sets the foundation for where and how growth is to occur while ensuring it is balanced to protect the unique rural, environmental, and community characteristics of the Town.

The purpose of this Infrastructure and Servicing Background Paper includes the following:

- a. Assess/Review required PPPS 2020 servicing policy updates.
- b. Assess/Review required Move Grey (County of Grey Official Plan) policy for municipal servicing and allocation.
- c. Water and sanitary sewer servicing objectives to be reviewed including timing of development approvals with existing or planned infrastructure.
- d. Assess/Review required updates to the current Official Plan servicing policies.



2 REVIEW OF THE WATER AND SANITARY SERVICING STRATEGY

The water and sanitary servicing objectives from the Town of The Blue Mountains Official Plan 2016 (*Ref: Town of The Blue Mountains Official Plan, June 2016, Section D1.1*) are to:

- Objective 1: Ensure that public health and safety is protected;
- Objective 2: Ensure that all development has a safe and adequate water supply, sewage services and stormwater management practices;
- Objective 3: Encourage the progressive extension and economic utilization of municipal sewer and water services; and,
- Objective 4: Identify the preferred means of servicing in the Town.

2.1 Preferred Means of Servicing in Settlement Areas

Extract from the Town of The Blue Mountains existing policy (*Ref: Town of The Blue Mountains Official Plan, June 2016, Section D1.2*) are as follows:

- 2.1.1 The preferred means of servicing in settlement areas is by full municipal water and sewage services. It is recognized that limited development shall be permitted within the partially serviced areas of Clarksburg, until such time as municipal sanitary services are provided to permit more concentrated growth.
- 2.1.2 The Town will endeavour to obtain all necessary approvals for the required future expansion of existing municipal water and sewage service facilities to keep pace with development demands within the financial capabilities of the Town.
- 2.1.3 A commitment of servicing capacity shall be required for all existing and future development based on the staging priorities and categories. When expansion of the existing municipal water and/or sewage facilities become necessary, such expansion shall be subject to the approval process under the Environmental Assessment Act. The Environmental Assessment approvals may include the phased expansion of municipal facilities, with additional design servicing capacity for future expansion phases, as well as other associated municipal infrastructure works.
- 2.1.4 Prior to the creation of any new lot, approval of any new development or redevelopment or



zoning by-law amendment in any settlement area, Council shall be satisfied that appropriate municipal services are available to the lands and that there is sufficient capacity to accommodate the use. Any proposal that would require the extension of water or sewage services shall provide a comprehensive servicing analysis prior to consideration of the proposal.

Assessment: The above policies are consistent with the Provincial Policy Statement (see Section 3.5 of this White Paper) and Move Grey policy statements (see Section 0). However, while the PPS and County policies allow for some additional units to be constructed within settlement areas where only partial servicing is currently available, the Town does not have a similar policy. It is therefore recommended to add a policy in the Town's Official Plan which is in alignment with PPS 1.6.6.5 and Move Grey Policy 8.9.1.10.

2.2 Servicing of Developments Outside of Settlement Areas

Extract from the Town of The Blue Mountains existing policy (*Ref: Town of The Blue Mountains Official Plan, June 2016, Section D1.3*) are as follows:

All new development on lands outside of Settlement Areas shall be serviced by private wells and septic systems.

Assessment: The above policy is consistent with the Provincial Policy Statement and Move Grey policy statements.

2.3 Staging Categories

Extract from the Town of The Blue Mountains existing staging plan (*Ref: Town of The Blue Mountains Official Plan, June 2016, Section D1.4*) is as follows:

Development approvals under this staging plan shall be dependent upon the monitoring of available design capacity, and the expansion of required municipal service infrastructure to keep pace with development needs. The commitment of available plant capacity for development approvals shall be based on the following five staging categories:

- Stage 1: Designated lands with development approvals and zoned to permit development. The allocation of existing servicing capacity is committed under a development agreement.
- Stage 2: Designated lands with development approvals and zoned under the holding zone category. The reservation of design capacity is committed. Advancement to Stage 1 is subject to the allocation of existing plant capacity under a development agreement



and rezoning for removal of the holding symbol.

- Stage 3: Designated lands with partial development approvals to permit future development, such as a lot or block within a plan of subdivision which is subject to condominium or site plan approval. These lands should be zoned under a holding, deferred development, or other appropriate zoning category, depending upon the nature of the partial approval details. Design capacity is not committed; however, future capacity requirements are recognized based on potential development approvals. Advancement to Stage 2 is subject to further development approvals and reservation of servicing capacity.
- Stage 4: Designated lands with no development approvals. These lands should be zoned under a deferred development or other similar zoning category. The required design capacity is recognized based on potential development approvals. Advancement to Stage 3 is subject to development approvals and the availability of plant capacity.
- Stage 5: Lands designated Future Secondary Plan Area with no *development* approvals. These lands should be zoned under a deferred *development* or other similar zoning category. The required design capacity is not reserved. Advancement to Stage 4 is subject to re-designation and the availability of servicing capacity.

In addition to the significant residential development potential, plant capacity must also be provided for commercial, industrial, recreational and other potential development. It may also be appropriate to retain a buffer amount of plant capacity for potential minor infilling development, including potential redevelopment, and lot creation.

The staging of development approvals and the reservation of design capacity based on the staging priorities for all existing and future development lands, and any other relevant matters, will be determined at the sole discretion of Council.

Assessment: The condition for advancing from "Stage 2" to "Stage 1" should also be subject to confirmation of "existing distribution/collection system and plant capacity". The condition for advancing from "Stage 4" to "Stage 3" should also be subject to confirmation of "existing distribution/collection system and plant capacity".

2.4 Staging Priority

The Town of The Blue Mountains staging priority (*Ref: Town of The Blue Mountains Official Plan, June 2016, Section D1.4.1*) is as follows:

- 2.4.1 Staging priority shall be given to existing development areas and Stage 1 to 3 lands, which are currently designated to permit development.



- 2.4.2 However, the re-designation of Stage 5 lands may be considered where advanced staging priority is demonstrated to be necessary and appropriate in the public interest. Any such amendment to re-designate additional lands shall demonstrate to the satisfaction of Council an enhancement to recreational/tourism facilities, and the provision of added public benefit.
- 2.4.3 Any re-designation shall only be considered where the public benefit is clearly identified under the amendment, and where there is no long-term detrimental impact on the staging priorities for existing development areas and other designated lands, including the availability of design capacity and staging category status.
- 2.4.4 The required ESR approvals, front-end financing of service infrastructure, recreational facilities, land dedications and other relevant matters which comprise the public benefit shall be provided prior to or in conjunction with any development.
- 2.4.5 Re-designation may also be subject to a staging program to regulate the timing and sequence of development, and the commitment of servicing capacity. Development approvals and commitment of design capacity for some re-designated lands may be deferred until other designated lands have been developed.

2.5 Monitoring of Servicing Capacity

The monitoring of servicing capacity is intended to identify the availability of required municipal water and sewage services for existing and future development. Development approvals shall be restricted on the basis of design capacity limitations. The Town of The Blue Mountains monitors servicing capacity (*Ref: Town of The Blue Mountains Official Plan, June 2016, Section D1.5*) as follows:

- 2.5.1 The design capacity of the applicable water and sewage treatment plant facilities shall be reserved for all units within any site plan, plan of subdivision and plan of condominium development approvals, including all residential and non-residential development. Where such reservation of design servicing capacity is not available, any application for development shall be considered to be premature, and development approvals shall not be given.
- 2.5.2 The existing plant capacity of the applicable water and sewage treatment plant facilities shall only be allocated for units within any approved development, or phase of development, which is recognized as Stage 1 for municipal servicing priority purposes. Phasing of development and allocation of existing plant capacity shall be provided under a development agreement. Where such allocation of existing plant capacity is not available, the development, or phase of development, shall not be permitted to advance to Stage 1, and development



shall not proceed.

- 2.5.3 The Town shall have regard to competing demands for servicing capacity and proposed schedules of build out when considering the commitment of plant capacity, with particular regard for appropriate servicing limitations related to phases of large developments. The allocation of existing plant capacity for Stage 1 lands shall generally be restricted to development phases of approximately 100 units, where practical. The remaining development potential for the lands may be placed in a deferred development or holding category in the Zoning By-law, and reservation from the design capacity may also be deferred for some future development phases where further detailed development approvals are required. Once the current phase of development has been substantially completed, a subsequent phase may advance to Stage 1, subject to the availability of existing plant capacity at that time, the payment of applicable development charges, rezoning for the removal of any holding symbol, and any other applicable requirements. In addition to development phasing, the commitment of plant capacity shall normally be subject to appropriate securities and time limitations.
- 2.5.4 It is recognized that larger phases of development may be necessary in some circumstances to facilitate proposed development, such as a single multiple residential building containing more than 100 units. Larger phases of development may also be considered necessary to help finance a municipal servicing project. Such larger phases shall only be permitted where smaller phases are not practical, and where the Town is satisfied that there will be no negative impact on the staging priorities for other existing and future development.
- 2.5.5 In some cases, development approvals and the commitment of plant capacity may be more appropriately deferred for future development phases. The Town may refuse to approve large-scale development proposals in excess of 500 units. Larger development proposals may be included under a Concept Plan with future development phases. Lots or blocks may also be established under plan of subdivision approvals, with future detailed plan of subdivision or other applicable development approvals to be required. The commitment of plant capacity may also be deferred for such lands, including appropriate zoning.
- 2.5.6 The design capacity reservation and plant capacity allocation limitations shall be recognized in the applicable development agreement, including any appropriate conditions for development phasing, advancement to Stage 1, zoning and any other relevant matters. Where plant capacity has been transferred, any related securities held by the Town shall also be released. Where payment of development charges has already been made, associated plant capacity for the affected lands shall be allocated.



2.6 Holding and Deferred Development Zones

As per the Town of The Blue Mountains policy (*Ref: Town of The Blue Mountains Official Plan, June 2016, Section D1.6*):

- 2.6.1 Holding and deferred development zones shall be established under the implementing Zoning By-law to recognize the commitment of design capacity, with particular regard for the development phasing and servicing limitations identified under this Plan.
- 2.6.2 Appropriate zones shall also recognize the municipal staging priorities and categories, as further provided under this Plan. Advancement to Stage 1 and the allocation of existing plant capacity under development agreement shall be a condition of any rezoning.
- 2.6.3 All lots or blocks within a plan of subdivision or condominium shall generally be placed in a Holding (H) zone under the implementing Zoning By-law until such time as all necessary approvals for development have been obtained, existing plant capacity allocation is available, and all other matters required by the Town have been satisfied.
- 2.6.4 Where lots or blocks for future development are proposed under a Concept Plan or included under a plan of subdivision, and approved on the basis that design capacity is not yet available or that further detailed development approvals are required, such lands shall be placed in a Deferred Development or other appropriate zone under the implementing Zoning By-law.



3 GUIDANCE FROM THE PROVINCIAL POLICY STATEMENT

The Ministry of Municipal Affairs and Housing’s *Provincial Policy Statement, 2020* (PPS) provides some guidance with respect to municipal servicing. The relevant sections from the PPS are identified below, with comments regarding how these items are presently addressed in the Town of The Blue Mountains.

The Policies addressing **Sewage, Water and Stormwater** are included in Section 1.6.6 of the PPS. These are considered subsection-by-subsection below.

3.1 PPS Section 1.6.6.1

In this section of PPS, policies regarding Sewage, Water and Stormwater are addressed.

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| PPS 1.6.6.1 | Planning for sewage and water services shall: <ul style="list-style-type: none"> a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: <ul style="list-style-type: none"> 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible; |
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Assessment: The Town’s Policies are in alignment with this provincial guidance, as demonstrated in Section 2.1 and Section 2.2 above. Developments within Settlement Areas are to be serviced with full municipal water and sewage services. Developments outside of Settlement Areas are to be serviced by private wells and septic systems.

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| PPS 1.6.6.1 | Planning for sewage and water services shall: <ul style="list-style-type: none"> b) ensure that these systems are provided in a manner that: <ul style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. prepares for the impacts of a changing climate; 3. is feasible and financially viable over their lifecycle; and 4. protects human health and safety, and the natural environment; |
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Assessment: These items are typically addressed by municipalities through proper infrastructure planning, typically in accordance with the Class Environmental Assessment Act to ensure that natural environment, financial feasibility and climate change aspects are considered in all



municipal works projects. The following presents a list of the Town’s infrastructure planning projects, and Status:

- ▶ Thornbury Wastewater Treatment Plant Expansion [Pre-Construction]
- ▶ Town-Wide Master Drainage Plan Environmental Assessment [Study in Progress]
- ▶ East Side Water Storage Environmental Assessment [Study in Progress]
- ▶ Craigleith Wastewater Treatment Plant Sewage Pumping Station Environmental Assessment [Study in Progress]
- ▶ Town-Wide Wastewater Master Plan Environmental Assessment [Study in Progress]
- ▶ Clarksburg Master Plan Environmental Assessment [Completed in 2019]
- ▶ Headworks Construction Thornbury Wastewater Treatment Plant [Completed in 2021]
- ▶ Town-Wide Water Distribution Plan Environmental Assessment [Completed in 2019]
- ▶ West Side Water Storage Environmental Assessment [Completed in 2021]

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| PPS | Planning for sewage and water services shall: |
| 1.6.6.1 | c) promote water conservation and water use efficiency; |

Assessment: Water conservation and water use efficiency is typically a consideration of Class EA Studies.

Furthermore, the Town attempts to promote wise water use through their Water Use By-Law (No 2008-02), which contains language regarding the following **Use of Water Restrictions:**

- ▶ 8.01 Regulations – use of water
- ▶ 8.02 Landscaping use of water – special use permit
- ▶ 8.03 Charges – Use of water during restricted/prohibited time
- ▶ 8.04 Outdoor use of water

In general, there is a three-stage process whereby the Town can restrict outdoor water use. In Stage 1 water usage is restricted by implementing even/odd numbering method where properties with odd/even numbered addresses can water on odd/even numbered calendar days, respectively. In Stage 2, outdoor use of water is restricted to once a week whereas In Stage 3, no outdoor use of water is permitted.



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| PPS 1.6.6.1 | Planning for sewage and water services shall: d) integrate servicing and land use considerations at all stages of the planning process; |
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Assessment: As with Section 1.6.6.1.b), above, sewer and water servicing is presently being addressed proactively at the Town through their infrastructure planning studies.

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| PPS 1.6.6.1 | Planning for sewage and water services shall: e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met. |
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Assessment: As discussed previously, the Town is being proactive in their sewer and water infrastructure planning.

3.2 PPS Section 1.6.6.2

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| PPS 1.6.6.2 | Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services. |
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Assessment: The Town’s Policies are in alignment with this provincial guidance, as demonstrated in Section 2.1 above. Developments within Settlement Areas are to be serviced with full municipal water and sewage services.

3.3 PPS Section 1.6.6.3

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| PPS 1.6.6.3 | Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety. |
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Assessment: The Town’s Policies are in alignment with this provincial guidance, as demonstrated in Section 2.2 above. Developments outside of Settlement Areas are to be serviced by private wells



and septic systems.

3.4 PPS Section 1.6.6.4

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| PPS 1.6.6.4 | <p>Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.</p> <p>At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.</p> |
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Assessment: As demonstrated in Section 2.2 above, developments outside of Settlement Areas are to be serviced by private wells and septic systems.



3.5 PPS Section 1.6.6.5

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| PPS 1.6.6.5 | <p>Partial services shall only be permitted in the following circumstances:</p> <ul style="list-style-type: none"> 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. <p>Where partial services have been provided to address failed services in accordance with subsection (a), infilling on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (a), the extension of partial services into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing development.</p> |
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Assessment: The Town’s Policies are in alignment with this provincial guidance, as demonstrated in Section 2.1 above. Limited development permitted within the partially serviced areas like Clarksburg, until such time as municipal sanitary services are provided to permit more concentrated growth.

3.6 PPS Section 1.6.6.6

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| PPS 1.6.6.6 | <p>Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.</p> |
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This provincial guidance is in alignment with the Town’s Policies presented in Section 2.1. Prior to any new lot creation, council shall be satisfied that appropriate municipal services are available to the lands and that there is sufficient capacity to accommodate the use.



3.7 PPS Section 1.6.6.7

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| PPS 1.6.6.7 | Planning for stormwater management shall: <ul style="list-style-type: none">a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;b) minimize, or, where possible, prevent increases in contaminant loads;c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;d) mitigate risks to human health, safety, property and the environment;e) maximize the extent and function of vegetative and pervious surfaces; andf) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development. |
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[Stormwater management policies are being reviewed by Town Staff, and are not included in this White Paper.]



4 GUIDANCE FROM GREY COUNTY

The *County of Grey Official Plan, 2019* (Recolour Grey) provides policies regarding municipal servicing. The relevant sections from the Recolour Grey are identified below, with comments regarding how these items are presently addressed in the Town of The Blue Mountains.

The Policies regarding servicing are included in Section 8.9.1 of the Recolour Grey and are considered below.

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| Recolour Grey 8.9.1 | 1) Full municipal water and sewage services is the preferred method of servicing and will be provided on the basis that: <ol style="list-style-type: none"> a. The systems can be sustained by the water resources that the services rely on, b. Is feasible, financially viable (both current and long-term) and complies with all regulatory requirements, c. Is within the financial capabilities of the municipality, and d. Meets all regulatory requirements of the appropriate approval authority. |
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Assessment: The Town’s Policies are in alignment with this Official Plan, as demonstrated in Section 2.1 above. Developments within Settlement Areas are to be serviced with full municipal water and sewage services.

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| Recolour Grey 8.9.1 | 2) Wastewater treatments and water supply servicing options must be based on a hierarchy which considers environmental, technical, and long and short term financial factors to determine the appropriateness of the various servicing options for development. |
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Assessment: The Town’s Policies are in alignment with this County’s guidance. The Town requires a Functional Servicing Report (FSR) that must identify how new developments will be serviced. Moreover, the Municipal Class EA act covers the above stated policy in terms of evaluation of different servicing alternatives based on environmental, technical and financial factors.

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| Recolour Grey 8.9.1 | 3) Local municipalities must plan for sewage and water services which direct and accommodate expected growth in a manner that promotes the efficient use of existing: municipal sewage services and municipal water services; and, private communal sewage services and private communal water services where municipal sewage and municipal water services are not available. |
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Assessment: The Town’s Policies are in alignment with this County guidance. The above policy is



covered under the Planning Act. The Town already has a Plan with established service area boundaries where full municipal services are to be provided and areas where private services are to be provided.

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| <p>Recolour Grey 8.9.1</p> | <p>4) The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:</p> <ul style="list-style-type: none"> a. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. b. Private communal sewage services and private communal water services, where municipal sewage and municipal water services are not provided. Municipalities will require the entering into of a responsibility agreement and provision of sufficient financial assurance between the owner/operator and the municipality. The responsibility agreement is to ensure on-going maintenance of these systems is provided in order to avoid impacts to human health and the environment. c. Partial services in accordance with Section 8.9.1(10) or, d. Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1. |
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Assessment: The Town’s Policies are in alignment with this County guidance, as demonstrated in Section 2.1 and Section 2.2 above. Developments within Settlement Areas are to be serviced with full municipal water and sewage services. Developments outside of Settlement Areas are to be serviced by private wells and septic systems.



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| Recolour Grey 8.9.1 | 5) For the purposes of interpreting this Plan, "feasible" is to be defined on a case by case basis by the County, in consultation with the affected local municipality, and will be based on an evaluation of: <ul style="list-style-type: none"> a. The scale and nature of both the specific development proposal and the anticipated development, b. Physical or environmental constraints to provide services for the proposed development, c. Potential increasing (i.e. cumulative) impacts to ground and surface water resources, d. A comparison of costs and benefits of each servicing option including the costs associated with planning, construction, start-up, operation, maintenance, financing and replacement of the system or its component. |
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Assessment: The above (Item 5) seems to simply define the word "Feasible" (as used in Item 4). No particular assessment of this policy item is required.

The Town has a staging plan in place as demonstrated in Section 2.4. Development approvals under this staging plan shall be dependent upon the monitoring of available design capacity, and the expansion of required municipal service infrastructure to keep pace with development needs.

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| Recolour Grey 8.9.1 | 6) Wherever possible, the costs associated with the construction and operation of these facilities and systems will be borne by those utilizing the facilities through development charges and user fees. |
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Assessment: The Town's Policies regarding charges and fees is in alignment with the County's Official Plan guideline, as discussed in Section 2.5.3 and 2.5.6. Where payment of development charges has been made, associated plant capacity for the affected lands shall be allocated.

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| Recolour Grey 8.9.1 | 7) Within the settlement areas, other interim servicing measures approved by the Ministry of Environment, Conservation and Parks (MECP) and/or its delegated agent may be utilized for commercial or industrial development only in such cases where development is designed to, in a very short time, be connected to the pending installation of a permanent municipal servicing system. A Servicing Options Study will need to be completed in accordance with the MECP's D-5-3 Guideline or any future updates to this Guideline. The timing of when the development is required to hook-up to full municipal services will need to address local municipal requirements and will need to be identified through the development approvals, and/or through an agreement between the owner and the local municipality. |
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Assessment: The Town's Servicing Policies are in partial alignment with Grey County guidance.



Within settlement areas, Town Policy requires new development connection to full municipal services. Under special circumstances, and at the discretion of the Chief Building Officer, connections to private services or holding tanks are permitted where full municipal services are to be provided.

It is recommended that Section D1 of the Town’s Official Plan includes a policy that is in alignment with Recolour Grey OP, in regard to short-term, interim servicing measures in accordance with MECP D-5-3 guideline, which states the following:

- *Consistent with the Implementation Guideline, Planning for Sewage and Water Services, in the absence of municipal planning for services in an approved official plan (as outlined in Section 2.0, Planning for Sewage and Water Services), the planning authority should not recommend approval for site-specific official plan amendments/individual planning applications proposing multi-lot/unit development for other than development connecting to existing full municipal services in a settlement area, unless a servicing options statement has been completed. The servicing options statement must demonstrate that the potential for servicing the development on full municipal services and communal sewage and water services has been investigated. A servicing options statement should be prepared and/or endorsed by the municipality and submitted with the planning application by the developer in consultation with the municipality.*

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| Recolour Grey 8.9.1 | 8) Developers proposing to establish public water and sewage systems to serve major parts of areas designated for urban development will be encouraged. Local municipalities will develop a policy which will address servicing of existing development within a serviced area. All new development will connect to municipal services where they exist within municipal boundaries or through a shared servicing agreement. |
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Assessment: The Town’s existing policy regarding developments in Settlement Areas is aligned with this guideline, as described in Section 2.1.1.

It is however further recommended that when new services must be extended to service a development, that these services be extended along the entire frontage of the development within the existing right-of-way or utility corridor. This will facilitate future additional extensions to other developments.



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| Recolour Grey 8.9.1 | 9) In any part of the County to be serviced by individual on-site private systems, new development by way of subdivision or condominium will be subject to a Servicing Options Study in accordance with the MECP’s D-5-3 Guideline or any future updates to this Guideline. Local municipalities will need to be satisfied that any new development by way of consent can be adequately serviced by individual on-site private systems if that is the proposed form of servicing. |
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Assessment: The Town’s existing policy regarding developments outside of Settlement Areas is aligned with this guideline, as described in Section 2.1.1. All new development on lands outside of Settlement Areas shall be serviced by private wells and septic systems.

The recommendation may extend to developments within Settlement Areas where developments may provide interim servicing measures approved by the MECP (in accordance with MECP’s D-5-3 Guideline) and/or its delegated agent and intended for commercial or industrial development only in such cases where development is designed to, in a very short time, be connected to the pending installation of a permanent municipal servicing system (refer to County’s policy 8.9.1. 7).

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| Recolour Grey 8.9.1 | 10) Partial services must only be permitted subject to the completion of a servicing options study in accordance with 8.9.1(4) and in the following circumstances: <ol style="list-style-type: none"> 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 development where partial services exist provided that: <ul style="list-style-type: none"> • The development is within the reserve sewage system capacity or reserve water system capacity; and • Site conditions are suitable for the long-term provision of such services as determined through the servicing options study. c. Development on partial municipal services can include development of vacant and/or underutilized lots, as well as the creation of lots for infilling and minor rounding out, in accordance with the settlement area policies and the requirements noted above. Infilling and minor rounding out can include the creation of new lots from existing lots that are located within the current designated settlement area land use type subject to the findings of the Servicing Options Study. |
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Assessment: The Town’s Policies are not in full alignment with Grey County guidance. Within settlement areas (except Clarksburg), current Town policy states that the preferred means of servicing in settlement areas is by full municipal water and sewage services.

The recommendation provided under Section 2.1 (above) allows the Town to approve partial servicing of new development in settlement areas with existing partial servicing, to allow for



infilling and minor rounding out of existing development.

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| Recolour Grey 8.9.1 | 11) For partially serviced settlement areas, municipalities are encouraged to develop a servicing strategy to provide the other 'missing' municipal service (water or sewer) in order to provide full municipal services to residents and businesses within the settlement area. |
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Assessment: The Town's Policies are in alignment with this guidance, as demonstrated in Section 2.1 above: The preferred means of servicing in settlement areas is by full municipal water and sewage services. Moreover, The Clarksburg W/WW servicing plan has been completed in 2019 and in which full municipal water and sewage services are recommended.

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| Recolour Grey 8.9.1 | 12) Where municipal services pass by a property, new development will not be permitted unless a connection can be obtained. |
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Assessment: The Town's Policies are in alignment with this guidance as this is enforced by the building permit process.

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| Recolour Grey 8.9.1 | 13) Expansion or enlargement of businesses will be considered when serviced by a holding tank as long as it can address the other policies in this Plan. New development to be serviced by a holding tank or a cistern will be discouraged. |
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Assessment: The Town's Policies are in partial alignment with this County guidance. Within settlement areas, Town Policy requires new development connection to full municipal services. Only under special circumstances, connections to private services or holding tanks are permitted where full municipal services are to be provided.

By including a policy similar to Recolour Grey policy number 8.9.1.7 in regards to interim servicing measures approved by the MECP, The Town OP would be in full alignment with Grey County's OP policies.

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| Recolour Grey 8.9.1 | 14) Local municipalities are encouraged to work together to provide sanitary sewer and municipal water services to development by extending existing services where appropriate. If service partnerships are not possible or are not working for municipalities, then municipalities may elect to explore other options including the pursuit of municipal boundary restructuring in accordance with Section 3.4 of this Plan or the provision of services by that municipality. |
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TYLin Assessment: The above guidance is not specifically-stated within the Town’s Policies but is implemented in practice through agreements between municipalities.

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| Recolour Grey 8.9.1 | 15) New innovative systems and new servicing technology will be considered for servicing development where it can be demonstrated that it will not cause an impact to human health or the environment and it can meet the Ontario Building Code. This includes technology such as grey water systems, biodigesters, and composting toilets. |
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Assessment: The Town’s Policies are in alignment with the County’s guidance of encouraging the use of grey water systems (OP Section 8.6 – Water Conservation) in addition to several other water conservation measures. The Town’s policies do not specifically reference biodigesters nor composting toilets, but these technologies are approvable under the Ontario Building Code. As such, no change to the existing policies is required.

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| Recolour Grey 8.9.1 | 16) Local municipalities must comply with recommended buffer separation guidelines as presented in the Ministry of the Environment, Conservation and Parks D-2 Guideline or its successor document, for compatibility between wastewater treatment facilities/sewage treatment works as shown on Appendix A and those outside of but within 400 metres of the Grey County boundaries, and sensitive land uses. Municipalities are encouraged to identify in their official plans and/or zoning by-laws the locations of municipal and communal sewage treatment works as shown as wastewater treatment facilities on Appendix A and those outside of but within 400 metres of the Grey County boundaries. |
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Assessment: This policy is rather a Land use consideration as opposed to servicing. Nevertheless, Treatment plants and their buffer areas are shown in Appendix B of the Town’s OP and are in alignment with the above County policy.

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| Recolour Grey 8.9.1 | 17) When considering new draft approvals for plans of subdivision or plans of condominium, water and wastewater servicing capacity shall be allocated at the draft plan approval stage. Should a municipality wish to defer allocating servicing capacity to a later stage through separate by-law, or at the final approval stage, the County can consider such approaches, where: <ul style="list-style-type: none"> • Such approaches are supported by the local municipality, and • The draft plan conditions clearly indicate that servicing capacity has not been allocated. |
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Assessment: The Town’s staging plan is detailed in Section 0 and 2.4. This plan demonstrates the



staging of development approvals and the reservation of design capacity based on the staging priorities for all existing and future development lands. County is the approving authority for the subdivision and condominium.



5 RECOMMENDATIONS

The following modifications to the Town's policies should be considered:

1. An additional policy be added to *Town of The Blue Mountains Official Plan, Section D1.2* to address the potential for development within Settlement Areas where only partial servicing is currently available.
 - The objective would be to bring the Town's policies into alignment with Provincial Policy Statement 1.6.6.5 and Move Grey Policy 8.9.1.10
2. Additional conditions should be added to *Town of The Blue Mountains Official Plan, Section D1.4* to provide additional guidance on moving from "Stage 2" to "Stage 1" and also from "Stage 4" to "Stage 3".
 - Both of the existing policies require confirmation of "plant capacity", but it is advised to also require confirmation of "system capacity".
3. Section D1 of the Town's Official Plan should include an additional policy that is in alignment with Recolour Grey Policy 8.9.1(7).
 - This would clarify that temporary interim servicing measures (such as a cistern or holding tank) could be considered, pending installation of a permanent municipal servicing system.
 - This is presently permitted by the Town, under the approval of the Chief Building Officer.
4. An additional policy should be added to require that when new services must be extended to service a development, that these services be extended along *the entire frontage* of the development within the existing right-of-way or utility corridor.
 - This will facilitate future additional extensions to other developments.