

Digging into Communal Services

What municipalities can do

Ontario East Municipal Conference 2018
September 13, 2018

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Presentation Overview

- Municipal Authority
- Benefits of Communal Servicing
- Documents to enable communal servicing
- Implementation tools

How to get a communal system in a small community?

- Responsible under the **Planning Act** for ensuring conformity of local planning policy and development approvals with the **Provincial Policy Statement, 2014** (PPS).
- Power under the **Planning Act** to plan for water and wastewater services.
- Power under the **Planning Act** to ensure development only occurs where adequate water and wastewater servicing is possible.
- Responsible for reviewing development applications to ensure that servicing plans will be safe, healthy and environmentally responsible.
- Through **Municipal Responsibility Agreements (MRAs)**, must take responsibility for failed communal systems.

How to get a communal system in a small community?

- Mindset change
- Consider the benefits of communal systems for: municipalities, developers, and residents
- Establish enabling Official Plan policies, Zoning By-law provisions, and implementation tools
- Contact other municipalities and experts in the field. No need to do it alone.

How to get a communal system in a small community?

- Mindset change
- Is it an appropriate form of development?
 - If yes, where geographically
- Is there a broad understanding of communal services at the political, community (i.e. residents, businesses, developers) levels?
- Consider an educational awareness (e.g. through an Official Plan review process)

Benefits of Communal Services

Municipal benefits:

- Increased development potential – increase in tax base
- Water-sensitive sustainable design
- Enable complete communities – rural affordability

Developer benefits:

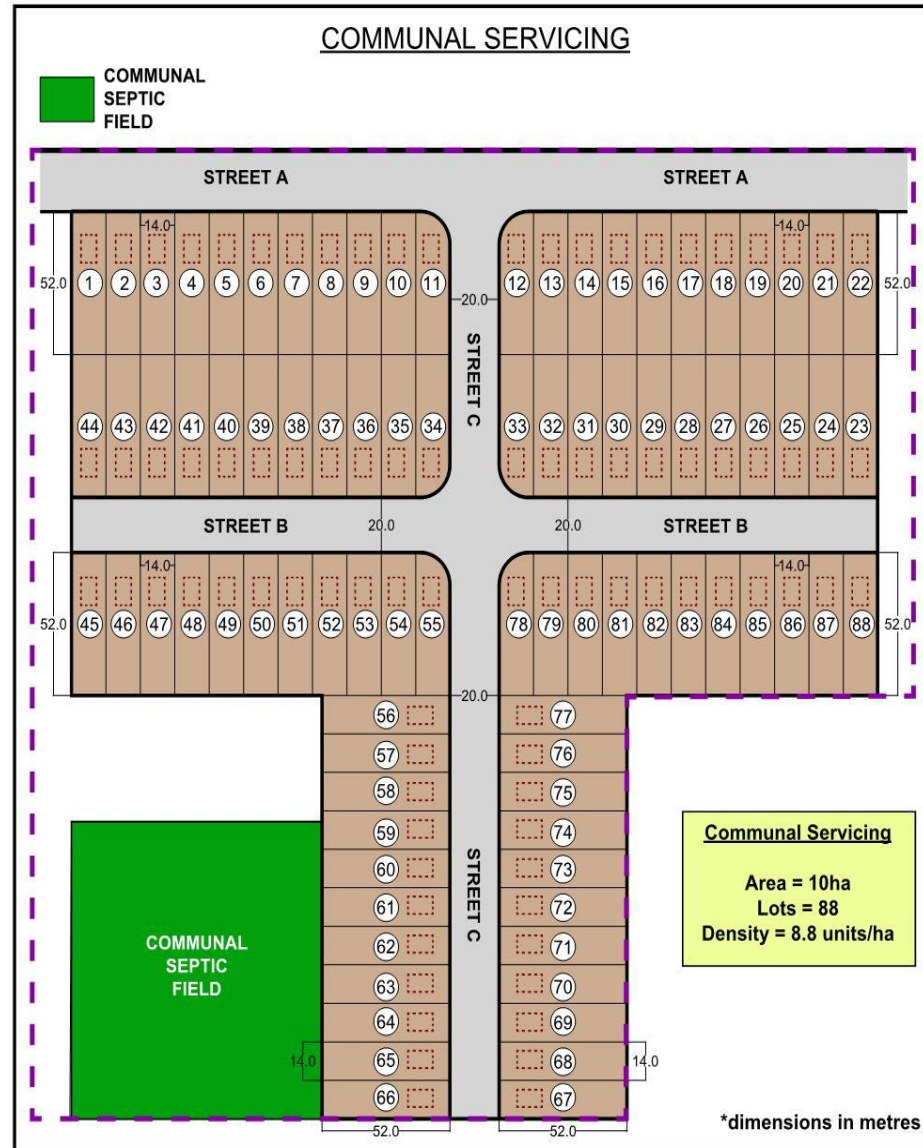
- Flexibility to address different market segments
- Feasible servicing approaches for hard-to-service areas

Benefits of Communal Services

Community benefits:

- Increased confidence in water and wastewater treatment
- Wider choice of housing options – enable aging in place
- Contribute to stewardship of water resources

Hypothetical Development Example – Communal Services



Official Plans – Policy Formulation

Settlement Areas

- Focus of growth and development
- Mainstreets
- Home-based businesses



Rural Areas

- Promote rural affordability – still provide the rural way of life but on a different form of servicing model
- Rural development – view as areas for economic development
- Rural waterfront development – seasonal, tourist recreational areas

Servicing Hierarchy

- Full municipal services, where possible
- Communal services
- Private services



Zoning By-laws – Provisions

- Zones and permitted uses to conform with the Official Plan
- Consider a range of lot sizes
 - Full municipal
 - Communal systems
 - Private systems



Development Applications

- Plans of Subdivision
- Plans of Condominium
- Municipal Responsibility Agreements

Go back and check your Official Plan policies

Thank you!

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