

# Planning Tools For Implementing Decentralized Solutions

Ontario Onsite Wastewater Association

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**FOTENN** PLANNING &  
URBAN DESIGN

➤ **POLICY FRAMEWORK**

➤ **PLANNING TOOLS**

➤ **DECENTRALIZED SOLUTIONS**

# ***THE PROVINCIAL DIRECTION: 2014 PROVINCIAL POLICY STATEMENT***

- Managing and Directing Land Use to Achieve Efficient Development Patterns
- Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.



# ***PROVINCIAL POLICY STATEMENT: OVERARCHING THEME OF COMPACT FORM***

- Promoted/ facilitate intensification, redevelopment and compact form
- Maintain appropriate levels of public health and safety.

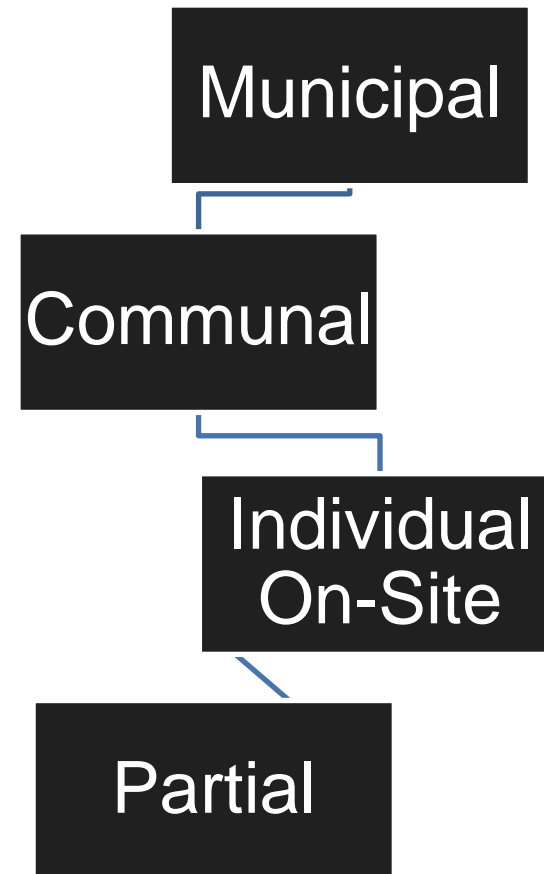


# ***PROVINCIAL POLICY STATEMENT: RURAL AREAS ARE ALSO EXPECTED TO OFFER COMPACT FORM***

- Rural areas should be supported by...
- Mix of housing, economic development opportunities, efficient use of infrastructure
- In rural areas, rural settlement areas **shall be** the focus of growth and their **vitality and regeneration** shall be promoted.

# PROVINCIAL POLICY STATEMENT

- Hierarchy of sewage services
- *PPS* prefers communal servicing over individual
- “Efficient and Resilient Development and Land Use Patterns.”
- Importance of sustainable development



# OFFICIAL PLANS – THE OVERARCHING MUNICIPAL DOCUMENT THAT DESCRIBES HOW LANDS SHOULD BE USED

- OPs must be consistent with the PPS (Policy 1.1.1.1)
- Many municipalities do not allow communal systems
- Twp South Frontenac “4.8.a(vi) to prohibit private communal systems in the Township.”
- City of Welland “6.5.2.4(L) Private communal sewage services and private communal water services are prohibited.”



# OFFICIAL PLANS – WITH ENABLING POLICIES

- Consistent with PPS
- Township of Rideau Lakes – communal systems permitted
- Augusta Township – “Higher densities may be permitted where development is proposed on communal services.”
- Leeds, Thousand Islands – Only micro-communal systems (<5 lots) permitted, except in villages where research can demonstrate the value of communal systems





# OFFICIAL PLANS

- What can we do?
- Start with baby steps...
- Micro-communal systems/non municipal committed systems
- Gain support
- Amend Official Plans



Source: EnviroAccess

# ***PLANNING ACT TOOLS***

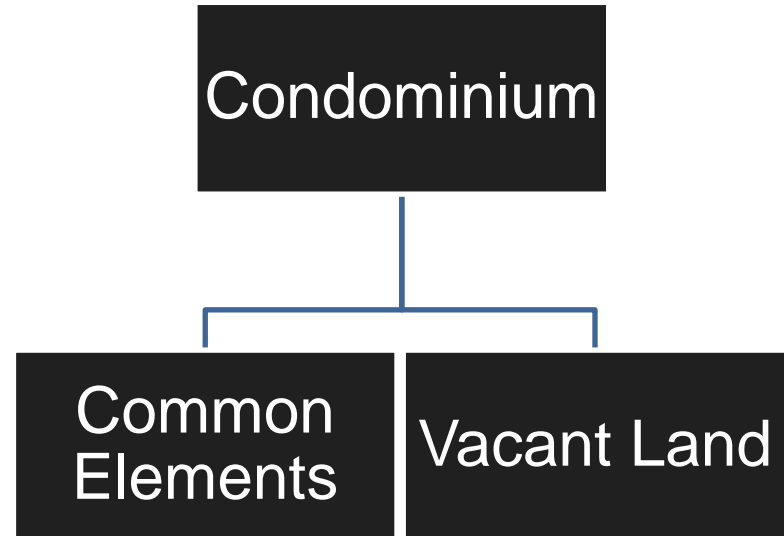
Plan of Subdivision?



Plan of Condominium?

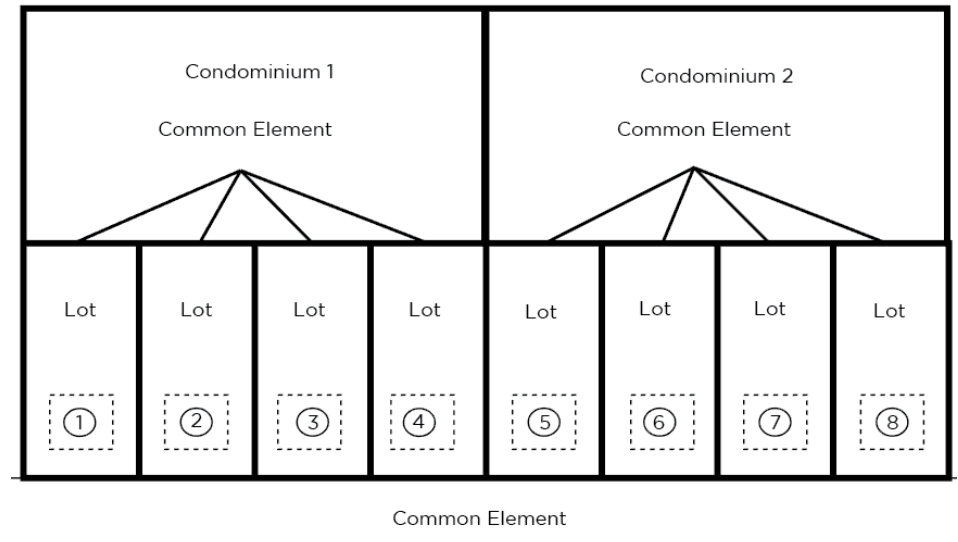
# PLAN OF CONDOMINIUM IN THE SMALL TOWN ENVIRONMENT

- Two key types of condominium
- Both allow shared or common element
- Both well-suited to decentralized wastewater solutions



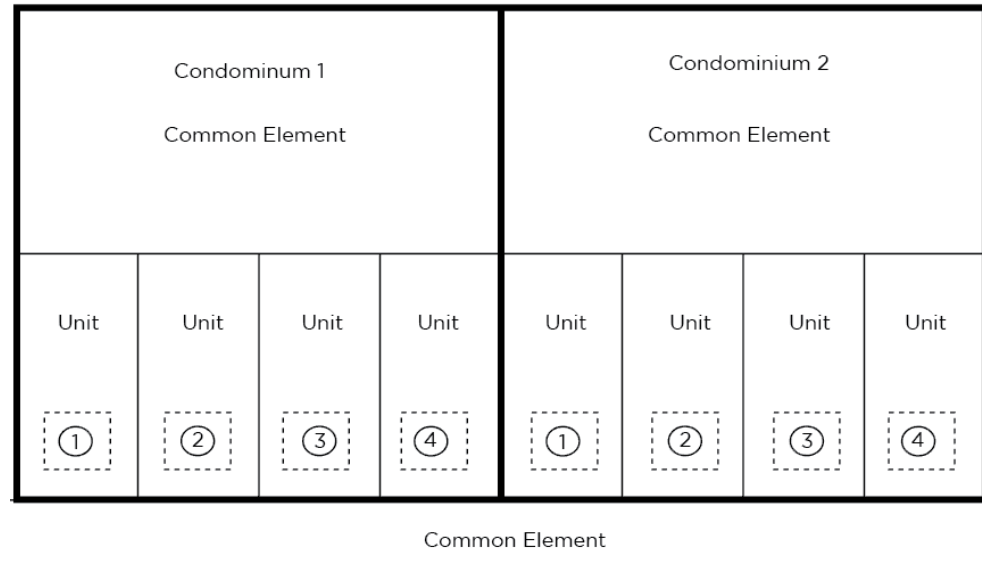
# COMMON ELEMENT CONDOS

- Own individual lots/parcels of land
- Shared ownership of the Common Elements
- Common elements can be tied to other lots, including existing lots (parcels of tied land)



# VACANT LAND CONDOS

- Own 'units' *not* lots
- Shared ownership of the Common Elements
- Common elements restricted to associated units



# SIMILARITIES

- One can mortgage a lot or a unit
- Both have shared elements
- Both can fix a problematic existing situation
- Both require development agreements/subdivisions agreements which provide the municipality with an additional layer of protection

# SMALL TOWNS → THE SALES PITCH

- Need hamlets to be more viable
- Create places to live & work
- Compact development
- Supporting more people with less land = more opportunities for job creation



# COMMUNAL WASTEWATER SYSTEMS

- Allows more compact development
- Smaller-scaled developments
- Responsibility agreements not required if shared by 5 or fewer homes

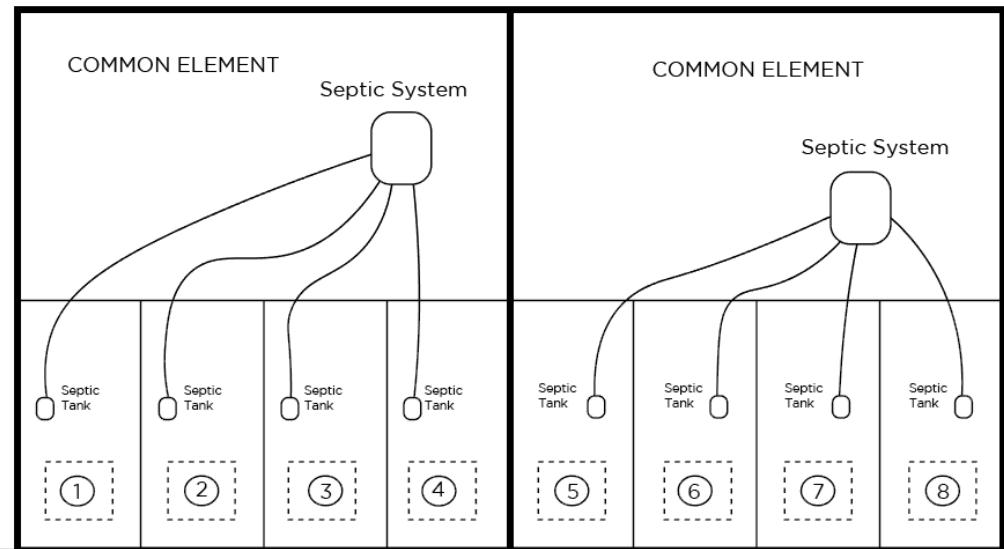


Source: EnviroAccess



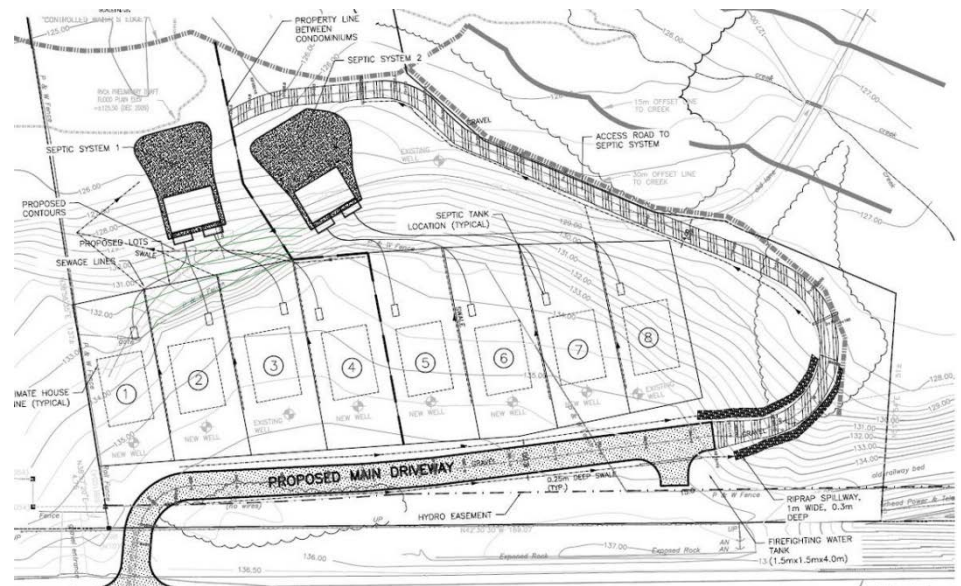
# SMALLER SCALED DEVELOPMENTS

- Micro-communal systems
- Create clusters of development
- Less municipal opposition
- Allows lots that would be too small for individual septic



# REAL WORLD EXAMPLE: TOWNSHIP OF RIDEAU LAKES, ON

- 2 Vacant land condominiums
- Easements to allow access between the condos
- Micro-communal septic systems



# REAL WORLD EXAMPLE

## AUGUSTA, ON

- Responsibility Agreement required
- Mix of Commercial and Residential Use
- Responsibility Agreement only required for the Residential Component



A - Parking Area   B - Chapel   C - Gymnasium   D - Dormitories   E - Main Hall   F - Residential Units   G - Recreation Fields

# MUNICIPALITY'S TAKING ACTION

- TOWNSHIP OF  
RIDEAU LAKES
- COUNTY OF  
FRONTENACT

# CONCLUSION & OBSERVATIONS

- There is no silver bullet solution
- Scale the solution appropriately
- Don't be afraid to use conventional solutions
- Condominiums work for micro and larger scale systems
- Seek out municipal champions
- Educate whenever you can!

**QUESTIONS?**

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