

JUNE 2021

**SEGUIN TOWNSHIP
OFFICIAL PLAN REVIEW:**

INFRASTRUCTURE & PUBLIC SERVICE FACILITIES

Report by:
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WHAT IS INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

Infrastructure and public service facilities refer to the basic amenities a community needs to run. From the visible amenities (schools, roads and phone lines) to the unseen (sewage treatment and power generation), such infrastructure and facilities are interrelated, and all play a role in efficient and economical growth and development.



IN THIS REPORT

In this report, the relevant Provincial policies and municipal documents, including the Township's Strategic Plan and the existing Township OP are reviewed and summarized to form a basis for this discussion. Additionally, in this report includes public input regarding infrastructure and public service facilities.

PROVINCIAL POLICY STATEMENT

It is a goal of the province to direct growth to areas with suitable infrastructure and public service facilities and to provide for a coordinated approach to land use and infrastructure planning.

The Provincial Policy Statement (PPS) and the Growth Plan for Northern Ontario provide direction on specific issues. The Township Official Plan must conform to the PPS which sets out the following policies:

Community Hubs

Provincial policy provides that public service facilities should be located in community hubs that are broadly accessible (S.1.6.5). Community hubs serve as central access points to co-located health, cultural, social, recreational, or other resources. The province has identified many examples of this concept through its Community Mapper tool and Community Hubs Resource Network, available online. Community facilities should be located in settlement areas. Existing facilities that are accessible by active

transportation or transit should be the preferred location for community hubs (S.1.1.3). In Seguin, a community hub might include, for example, daycare facilities alongside an elementary school, which also serves recreational needs.

New Infrastructure

Before consideration is given for new infrastructure and public service facilities, the use of existing infrastructure should be optimized and opportunities for adaptive re-use should be considered (S.1.6.3).

Green Infrastructure & Energy

Infrastructure, electricity generation/transmission/distribution facilities and public service facilities should be provided in a coordinated manner, while considering the impacts of climate change on infrastructure resilience (S.1.6.1, S.1.6.11.1). Green infrastructure should be promoted to complement existing infrastructure (S.1.6.2).

Water, Wastewater, and Stormwater

Municipal water and wastewater systems and private communal water and wastewater systems will be planned and constructed to

PROVINCIAL POLICY STATEMENT

optimize existing infrastructure. Municipalities will develop stormwater master plans for serviced settlement areas that are informed by watershed planning, and proposals for large-scale development will be supported by a stormwater management plan (S1.6.6).

Waste Management

Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements. They must also facilitate, encourage and promote reduction, reuse and recycling objectives (S.1.6.10.1).

Transportation

The province, county, and township cooperate to provide for the development of an integrated multimodal transportation network which efficiently moves people and goods, and also supports active transportation.



STRATEGIC PLAN

The Township of Seguin envisions establishing new opportunities and enabling community prosperity by enhancing on existing township assets in order to continue to build the Seguin brand.

The Township's Strategic Plan (2019-2022), which is designed to align with Community Development Plans, supports the advancement of Seguin Township.

The second goal of the Plan is centred on "community prosperity", which states the objective to invest in Township infrastructure and assets. In terms of infrastructure, the Township will focus on road maintenance but also sets out to "go beyond bridges and roads to include connectivity, community facilities (like a wellness centre), library services, daycare availability, programming for all age groups and resources for others to build on our community strengths."

The Townships efforts will emphasize the importance of affordable and reliable broadband service across Seguin as this is the technological backbone for the success of Seguin in strengthening the community and the connections to one another (2.8).

The third state goal of the Township's Strategic Plan is stated as "A commitment to the delivery of exceptional services and an exceptional community experience." A priority of the Township is to do an assessment of by-law and economic development staffing levels in order to ensure that there is sufficient capacity to deliver exceptional public service for the current community of Seguin as well as for the future expected growth of the Township (3.21).



CURRENT OFFICIAL PLAN GOALS AND OBJECTIVES

Community improvement plans are potential tools which can be used in areas where there are deficiencies in the road network and associated infrastructure, as set out in Section F.1.6 of the Official Plan.

Community facilities, services and infrastructure include schools, clinics, libraries, community centres, parkland, access points and Township services that are designed to meet the social and cultural needs of Township residents. Section B.16 of the Official Plan provides policies for Community Facilities, Services, and Infrastructure. In essence, the policies provide for: the maintenance of schools to serve the surrounding catchments, that the Township continues to be well-served by schools and community centres, that library services are provided, that emergency access is provided, and that public access to points of water access are maintained. Servicing strategies are required for service areas to ensure community services are provided in a manner that meets

the needs of Township residents.

Regarding services and transportation, the Official Plan provides in Section A.2.8 that is a goal of the Township “to protect the continued viability and capacity of the rail corridors and yards located in the Township including supporting strategic infrastructure improvements in support of the critical economic development role that railways play.” In Section E.2 regarding railways, the Official Plan provides that “Industrial uses that are adjacent to existing rail lines will be encouraged to use rail transport for the distribution of goods in order to reduce the burden on the existing highway system and to better utilize existing infrastructure. In addition, aggregate extraction operators will be encouraged to utilize rail wherever possible to transport aggregate to market and thereby minimize the impact to truck travel on residents, businesses and the natural environment.”

The development of new roads or water and sewage systems need to be carefully planned. When developing subdivisions or condominiums, it is anticipated that securities will be required for all road, service infrastructure, drainage site works to be completed as part of a subdivision, including landscaping and vegetation

OFFICIAL PLAN CONTINUED...

preservation (B.12.3). Road allowance widths for every type of road are set out in Table E.1.2. According to Section E.1.2.4, financing of construction of the road network will “be in accordance with the ability of the authority having jurisdiction to finance such infrastructure.” Regarding water and sewer infrastructure, the Official Plan provides that “Innovative fiscal arrangements and partnerships with other levels of government and the private sector may provide opportunities for the cost-effective provision of infrastructure services in the future and should be explored.” (E.5 e)).

Telecommunications facilities are an important infrastructure consideration for the Township. Falling under federal jurisdiction, these facilities are regulated by Industry Canada. However, the Official Plan provides policies that are “intended to mitigate the potential land-use conflicts between new large-scale telecommunication towers, encourage co-location, encourage the use of existing structures (buildings or towers)

and stealth and unobtrusive design.” (E.7). The Official Plan further reiterates that “The Township of Seguin realizes the need for wireless communication infrastructure in the Municipality and will work in co-operation with the wireless service providers to develop site locations within the Municipality. The Township may develop a Siting Protocol to assist in public consultation and to ensure that efforts are made to appropriately site telecommunications facilities in the Township.” (E.7)



The Official Plan also contains policies for Trails, Corridors, and Portages in Section E.3, which comprise an important element of the Township's economic/tourism infrastructure. The Official Plan also provides policies for the Airport Employment Area, which is considered a significant part of the Township's economic infrastructure (C.2.3).

OFFICIAL PLAN CONTINUED...



OVERVIEW OF POLICY ISSUES REPORT

The intent of the scoping exercise was to identify the key policy areas that will require in-depth attention as part of the review.

B.16 Community Facilities, Services and Infrastructure

- Review for purposes of PPS conformity.

E.1 Transportation

- Review MTO input and resources for policy update.
- Review public and private road policies.
- Integrate road needs study

E.2 Railways

- General review of railways.

E.3 Trailways, Corridors and Portages

- Review MTO information regarding cycling routes and MMAH direction on active transportation and community connectivity (safe and equitable access).

E.4 Airport

- General review of airport infrastructure.

E.5 Water and Sewage Services

- Review for purposes of PPS conformity.

- Review MECP guidance with respect to hierarchy of servicing preferences and confirmation of capacity.
- Review D-5 Planning for Sewage and Water Services Guidance.
- Provide definitive direction on servicing potential and priorities.
- Review MLA suggestion to prohibit components of sewage system in flood plain.
- Review policy to provide incentives for energy and servicing alternatives and efficiency (e.g., development charges credits).

E.6 Stormwater Management

- Review MTO input and resources for policy update.
- Review guidance provided by MECP on stormwater management design.
- Review policy direction for low impact development/best management practices.

OVERVIEW OF POLICY ISSUES REPORT CONTINUED

E.7 Telecommunications Facilities

- Provide clarification of municipal role and approach to telecom towers and establish a policy preference for service provider sharing of towers.
- Consider broadband strategy.

E.8 Energy Efficiency and Alternative and Renewable Energy

- Review for purposes of PPS conformity.
- Review MECP guidance on renewable energy.
- Review policies and guidance relative to municipal jurisdiction and applicability.
- Review policy to enable appropriate off-grid and carbon-neutral development.
- Review policy to provide incentives for energy and servicing alternatives and efficiency (e.g., development charges credits).



PUBLIC COMMENTS

Adam Kozlowski, Email, May 26, 2020

"B.12.2 NEW LOTS BY CONSENT
B.12.2.1 General Criteria
c) is considered infilling between existing lots on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling, and the private road is of a standard that can provide access to emergency vehicles;
h) can be serviced with an appropriate water supply and means of sewage disposal and is generally a minimum lot size of 1 hectare or as approved in accordance with Section E5 of this Plan"

Ann MacDiarmid, Email, May 26, 2020

"Should we or can we include anything to address the coming proliferation of telecom/communication towers?"

Excerpt from Lake Joseph North Association, July 13, 2020

"Issue 4-Shared telecom towers
-The Official Plan has policies dealing with telecom towers despite a municipality's limited authority over their siting. In part the policies state:

Telecommunications and telecommunication infrastructure in Canada fall under the jurisdiction of the Federal government and as such, is regulated by Industry Canada. Through CPC-2-0-03, (Environmental Process, Radio frequency Fields and Land-Use Consultation), Industry Canada has recognized that local land-use authorities should have an opportunity to influence the location of telecommunication towers and facilities. Although Industry Canada requires consultation with land-use planning authorities, it is not obligated to act upon the recommendations of these authorities. It is therefore a policy of this Plan to establish a co-operative approach in its attempt to direct the siting of telecommunication structures and facilities to desired locations within the Township.

The Township of Seguin realizes the need for wireless communication infrastructure in the Municipality and will work in co-operation with the

PUBLIC COMMENTS

wireless service providers to develop site locations within the Municipality. The Township may develop a Siting Protocol to assist in the provision of comments on facility locations.

The LJNA would request that the Siting Protocol consider the potential for telecom towers to be shared by service providers and that appropriate Official Plan policies implement this direction.”

Ann MacDiarmid, Website, January 25, 2021

“Overall, I believe that our asset management of our many types of infrastructure needs a total rework to take advantage of our many types of infrastructure our township has and needs - not just roads and bridges but boat launches, wastewater/sewage options, a robust trail system and transportation that includes some transportation youth, seniors and the disadvantaged.

Our infrastructure also includes our community centres, libraries our works yards and offices as well as our arena. These need to be managed with an environmental view of maintenance and a long-term view of how these can be set up for future growth and activities.

I would like to see the opportunity opened up for innovative water and wastewater treatment systems that will help support more residential and industrial investment and development. We need to eliminate the roadblock that the lack of municipal sewage systems has posed in the past.”

SVK, Website, March 18, 2021

“As a full time resident, I do not feel I require any additional water and/or waste water services. I would be against forcing residence to move towards a municipal sewage system or a municipal water system. One of the reasons I live in Seguin is the rural nature of the township. I am completely satisfied with my well and septic and do not feel moving to a municipal sewage system or a municipal water system would benefit the residence at all (in fact, it would be a huge cost for homeowners, that most likely can't afford), it would mostly benefit development.”

SUGGESTED DIRECTIONS AND OPPORTUNITIES

The Official Plan will be based on your vision and ideas from the community. You know what you want the future of the community to be. You also know where the current challenges and constraints are. We need your input to ensure that the policies we develop achieve your objectives and respond to your vision and needs.

The following are examples of new directions and suggestions intended to facilitate and stimulate discussion.

Direction #1

The Township should provide various water and sewage servicing opportunities.

Policy Opportunities

- Encourage innovative and creative technologies for water and sewage services.



SUGGESTED DIRECTIONS AND OPPORTUNITIES

Direction #2

The Township should develop a broadband strategy to provide efficient and reliable internet to all of Seguin

Policy Opportunities

- Encouragement and support in providing high-speed broadband to the entirety of the Township. This could be implementing Digital Subscriber Line (DSL), satellite, wireless, or fiber optics network technology.
- Identify targeted areas of the Township that should be prioritized for connectivity and to provide this to Industry Canada.
- Encourage the “Dig Once” Policy to reduce cost of broadband deployment so fibre-optic cables can be positioned during road construction to reduce cost of excavation.

Direction #3

The Township should provide policy for energy/servicing efficiency in buildings.

Policy Opportunities

- Establish energy/servicing efficiency standards for all new developments.
- Consider encouraging the LEED certification.
- Create financial incentives for current developments (e.g. DC credits) to minimize their energy and meet efficiency standards.

Direction #4:

The Township should be creative with fulfilling public service facility needs.

Policy Opportunities

- Utilize existing buildings to become multi-purpose to create new public service facilities without increasing the need for infrastructure. An example of this would be using schools as community-based spaces that would include after-school activities and seniors programming.

THOUGHT PROVOKING DISCUSSION QUESTIONS

- 1. Do you think that the current policies are ensuring efficient development of new infrastructure and optimal use of existing infrastructure?**
- 2. How can the Township provide clarity for owners of lands which are privately serviced but are intended for future water and wastewater services and/or stormwater management facilities?**
- 3. How can the Township provide clarity for its residents and for the development industry in regard to the forms of servicing that are expected?**
- 4. Are you satisfied with the location and overall provision of public service facilities in the Township? Are public service facilities accessible by active transportation?**
- 5. Please provide any other comments you may have for consideration in the development of new policies.**