



## Discussion Paper

# INFRASTRUCTURE & PUBLIC SERVICE FACILITIES

The provision of infrastructure and public service facilities in an efficient and economical way is a key consideration for growth and development. It is a goal of the Provincial Policy is 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.

## Provincial Policy

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 co-located in community hubs that are broadly accessible. Community hubs serve as central access points to co-located health, cultural, social, recreational, or other resources, and the province has identified many examples 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. 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.

### Green Infrastructure & Energy

Infrastructure, electricity generation/transmission/distribution facilities and public service facilities should be provided in a co-ordinated manner, while considering the impacts of climate change on infrastructure resilience. Green infrastructure should be promoted to compliment existing infrastructure.

### Water, Wastewater, and Stormwater

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

### 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.

### 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.

# Current Township Policies

The Township's Strategic Plan is designed to align with Community Development Plans and the advancement of Seguin Township. The second, out of three strategic directions is *Efficient and Effective Service Delivery* which as stated in the plan says:

*"Administer the asset base of the Township which ranges from land, buildings, infrastructure and vehicles, in order to provide optimum cost efficiency and maintain the asset base in excellent condition."*

On this basis the Plan encourages, through a flexible policy regime, opportunities for additional development in the Settlement Areas and identified Employment Areas utilizing the economic infrastructure of the Township.

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 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 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).



## What changes would you like to see?

Your opinion matters! Visit the [Official Plan Website](#) to give your input on what changes you would like to see by answering the questions below on the [forum](#) or [private comment](#).

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.