

## **1.0 INTRODUCTION**

The Small Settlement Servicing Study is intended to determine alternatives for providing services to settlements designated within the Adopted Official Plan. Based on the results of the study the Township will be able to determine where it is feasible and efficient for services to be provided in the Settlement Areas of Talbotville, Ferndale/Lynhurst, the Hamlet of Port Stanley and the Settlement Areas of Shedden and Fingal. The Township will be positioned to make decisions on the timing of Environmental Assessments and future investments in capital projects. The Small Settlement Servicing Study is required by the Ministry of Municipal Affairs and Housing (the MMAH) and the Ministry of Environment (the MOE) to demonstrate consistency with the servicing policies of the Provincial Policy Statement 2005 (the PPS)

The Official Plan was adopted by Southwold Township on February 14, 2011. The MMAH issued a draft decision dated December 7, 2011 found in Appendix A, MMAH Draft Decision, December 7, 2011. The Draft Decision modifies the Adopted Plan Schedule A Land Use by deleting land designated Settlement Area on the north side of Ferndale/Lynhurst community and deleting land designated Hamlet north of Port Stanley.

The Adopted Official Plan contains population and housing forecasts, for a 20 year planning period. The forecasted growth in population is 3,076 persons and the forecasted increase in equivalent residential units (ERUs) is 1200 to 1500. The forecasted growth of 1200 ERUs contemplates the provision of full municipal or communal waste water treatment facilities.

Settlement Areas are the primary growth centres where full municipal or communal services are required to achieve the forecasted growth of 1200 ERUs. Hamlets are small, existing centres with growth potential limited to infilling and rounding out. Development is constrained in both Settlements and Hamlets by the absence of waste water treatment facilities.

The Adopted Official Plan contemplates development on municipal or communal wastewater treatment facilities in the Settlement Areas and the Hamlet north of Port Stanley. Wastewater treatment facilities are not contemplated in the Hamlets, where development is limited to infill. Settlement Areas and Hamlets are designated on Schedule A Land Use in the Adopted Official Plan (Figure 1).

### **1.1 Settlement Areas and the Hamlet North of Port Stanley**

Figure 1 identifies the Settlement Areas of Ferndale/Lynhurst, Talbotville, Shedden, Fingal and the Hamlet north of the Village of Port Stanley,. The Settlement Area of Ferndale/Lynhurst and the Hamlet area north of the Village of Port Stanley are proposed to be expanded in the Adopted Official Plan.

Table 1 and Table 2, show two concepts for the Allocation of Equivalent Residential Units (ERUs).

**Table 1 Allocation of Equivalent Residential Units (ERUs)**

Settlements	Vacant Land Supply (ha)	ERUs Infilling <sup>1</sup>	ERUs Rounding Out / Minor Extension <sup>2</sup>	ERUs Vacant Land Supply	Total Equivalent Residential Units
Ferndale/Lynhurst*	25.7*	3	15	250	270
Commercial Block	2.3	-	-	-	-
Talbotville <sup>3</sup>	87.0 <sup>3</sup>		4	600	605 <sup>5</sup>
Hamlet Port*	16.0*		10	110	120
Stanley					
Other					
Shedden <sup>3</sup>	41.0 <sup>3</sup>	6	37		43
Fingal <sup>3</sup>	60.0 <sup>3</sup>		50		50
Hamlets <sup>4</sup>		12 <sup>4</sup>			12
Total	230	21	116	950	1100

**Table 2 Allocation of Equivalent Residential Units (ERUs)  
Shedden and Fingal Served**

Settlements	Vacant Land Supply (ha) Adopted Official Plan	ERUs Infilling <sup>1</sup>	ERUs Rounding Out / Minor Extension <sup>2</sup>	ERUs Vacant Land Supply	Total Equivalent Residential Units
Ferndale/Lynhurst*	25.7	3	15	250	270
Commercial Block	2.3	-	-	-	-
Talbotville <sup>3</sup>	87.0 <sup>3</sup>		4	600	605
Hamlet Port	16.0*		10	110	120
Stanley					
Other					
Shedden <sup>3</sup>	41.0 <sup>3</sup>	6		240	245
Fingal <sup>3</sup>	60.0 <sup>3</sup>			260	260
Hamlets <sup>4</sup>		12 <sup>4</sup>			12
Total	230	21	29	1460	1510

Note: Total ERUs are rounded to the nearest multiple of five (5)

\* Shaded Settlement Areas proposed to be added in the Adopted Official Plan.

1. Infill means the creation of a residential lot between two existing residences which are on separated lots and which are situated on the same side of the road within Hamlet or Settlement Area designations.
2. Minor extensions and rounding out means the creation of lots adjacent to existing development within a Hamlet or Settlement Area and which is intended to use the existing infrastructure and results in a minor increase of the built-up area.
3. Designated 'Hamlet' in the existing Official Plan and 'Settlement Area' in the Adopted Official Plan.
4. Designated 'Rural Development Area' in the existing Official Plan and 'Hamlet' in the Adopted Official Plan.

Table 1 shows ERUs allocated to the Ferndale/Lynhurst community, the Talbotville community the Hamlet community north of Port Stanley. The Adopted Official Plan acknowledges that the lands added to the Ferndale/Lynhurst community and the lands added to the Hamlet of Port Stanley have the greatest potential for servicing based on the possible connections to the existing wastewater treatment facilities in St. Thomas and Central Elgin. Full municipal or communal services are not contemplated in Shedden, Fingal and the Hamlets. The total ERUs reflect the forecasts in the Adopted Official Plan.

Table 2 shows ERUs allocated to the Ferndale/Lynhurst community, the Talbotville community, the Hamlet community north of Port Stanley and the Shedden and Fingal communities. The total ERUs reflect the forecast stated in the Demographic Profile, Population Projections and Housing Needs Report, January 2009 (the DPH) for a 2031 planning horizon.

The ERU allocations are based on:

1. The land supply as shown on Schedule A Land Use in the Adopted Official Plan;
2. The proposed additions to the land supply at Ferndale/Lynhurst and the Hamlet north of Port Stanley are either planned to be provided waste water treatment facilities or waste water treatment facilities are available to these communities;
3. The Adopted Official Plan forecast of 1200 dwelling units for the planning period ending in 2026 and the forecast of 1500 dwelling units for the period ending 2031, stated in the Demographic Profile, Populations and Housing Needs background report;
4. The existing land use and land ownership patterns in the communities;
5. The development interests which have been expressed in the Talbotville, Ferndale/Lynhurst and the Port Stanley Hamlet communities;
6. The consideration of infilling, rounding out and minor extension opportunities; and
7. The existing residential densities and lot sizes in the communities.

## **PROVINCIAL MINISTRY COMMENTS**

The MMAH stated Provincial concerns with the Adopted Official Plan by letter dated March 13, 2012 found in Appendix B. The MMAH and the MOE stated the need to prepare a servicing study (Small Settlement Servicing Study) to demonstrate consistency with the PPS requirements for the provision of municipal services to lands proposed to be added to the vacant land supply.

## **PROVINCIAL POLICY**

Relevant excerpts from the PPS are found in Appendix C. The MMAH and the MOE concerns centre on consistency with policies found in Section 1.1.3.9 and Section 1.6.

Policy 1.1.3.9 states the Province's policy for the establishment and expansion of settlement areas. Policy 1.1.3.9 b) requires infrastructure and public services facilities be available or planned, are suitable for proposed development over the long term and protect public health and safety. Wastewater treatment facilities/systems must be available or planned for the lands added to the Ferndale/Lynhurst community and the lands added to the Hamlet north of Port Stanley.

Policy 1.6.1 directs that servicing be coordinated, efficient and cost effective and integrated with planning for growth to accommodate projected needs. The use of existing services should be optimized.

Policy 1.6.4 states direction for planning sewage and water services. Growth must be planned to efficiently use existing municipal services as the first priority and to efficiently use existing private communal services as the second priority where municipal services are unavailable. Servicing systems are to be provided in a sustainable manner, such that these are within the carrying capacity of the water resources upon which they rely, are financially viable, are compliant with regulatory requirements and are protective of human health and the natural environment.

The PPS requires that sufficient reserve capacity be confirmed within municipal or private communal sewage treatment systems and water systems prior to any new lot creation and the determination of reserve capacity must factor in hauled sewage from private systems.

Policies 1.6.4.2 to 1.6.4.5 establish the hierarchy of servicing systems that may be considered. Municipal sewage and water services are the preferred method of servicing. Private communal sewage and water services may only be considered where municipal services are not provided. Individual on-site sewage and water services shall be used for development of five housing units or less where municipal or private communal services are unavailable and site conditions are suitable. Partial services are only permitted to address failed individual on-site services or to allow infilling and rounding out of development in settlement areas where sufficient reserve capacity is confirmed and site conditions are suitable.