
8.0 INFRASTRUCTURE

This section of the Official Plan deals with the main components of the physical or servicing infrastructure in West Elgin; namely its roads, water supply system and sanitary sewage systems. All proposals and initiatives should be vetted against this policy in terms of implications to access and impact on public roads, method of water supply and method of sanitary waste disposal. Stormwater management is also addressed in this section and potentially applies to both new development and redevelopment.

8.1 WHERE PERMITTED

The use of land for the provision and maintenance of public utilities and infrastructure (e.g. water supply, sanitary sewage disposal, roads, electricity, natural gas, telecommunications) and any buildings, structures or appurtenances thereto shall be permitted in all land use designations in accordance with any and all environmental requirements and approvals and without an amendment to this Plan.

8.2 ROADS

West Elgin is served by a network of county roads under the jurisdiction of the County of Elgin and local roads under the jurisdiction of the Municipality. Provincial Highway No. 401 meanders through West Elgin from west to east virtually bisecting the municipality. Access to the highway is limited to two interchanges, one serving primarily Rodney and the other serving primarily West Lorne. The road network is shown on Schedule 'D'.

8.2.1 Provincial Highways

Development adjacent to Highway No. 401 and its interchanges in the area defined by the Ministry of Transportation as an area of permit control will require the approval of the Ministry with respect to the use of lands and erection of buildings and structures, access to County Roads and 'Local Roads', drainage and signage.

8.2.2 County Roads

Development of lands adjacent to county roads shall satisfy the requirements and obtain all the necessary approvals of the County of Elgin. The Municipality shall solicit input from the County prior to approval of development that may directly or indirectly affect county roads with respect to such matters as entrances, setbacks, load restrictions and drainage. The County is in the process of classifying roads under its jurisdiction by type and function. The study will also include the determination of ultimate design widths for county roads which will be used as a basis for requesting land dedications as a condition of consent, plan of subdivision/condominium or site plan approval. When this study is complete and is officially adopted by the County, this Plan shall be amended as need be.

8.2.3 Local Roads

The primary function of 'Local Roads' is to provide direct access to abutting properties, typically carrying less than 1500 vehicles per day. Streets with only one access (i.e. cul-de-sacs) shall typically have a maximum volume of 200 vehicles per day. Lower speed limits and traffic control devices may be applied to ensure public safety and the enjoyment of adjacent residential properties.

8.2.4 Road Allowances

The minimum road allowance width for local roads shall be 20 m. Existing road allowances with less than the standard width may be maintained where the design width would adversely affect abutting properties or is otherwise not feasible, desirable or necessary to acquire. New road allowances less than the standard width may be considered depending on the length of the street and the nature of development being proposed. Land dedications may be required as a condition of approval of a consent, plan of subdivision/condominium or site plan approval to bring existing road allowances up to their design width. Where a land dedication for road widening is being considered as a condition of development or the subdividing or severing of land, the amount of land to be taken shall be taken in equal amounts from both sides of the subject road measured from the centreline of the road except where physiographic conditions, utility lines or other features dictate otherwise.

8.2.5 Design and Construction

New roads created for dedication to the Municipality shall be designed and constructed to the standards of the Municipality prior to assumption. Where new roads are proposed to intersect with a county road, the location, design and construction of these roads at their point of intersection shall be subject to the approval of the County of Elgin.

8.2.6 Minimum Setbacks

Minimum setbacks for buildings and structures from county roads and local roads shall be specified in the Zoning By-law.

8.2.7 Entrances

Where access is available from both a county road and a local road, access shall generally be restricted to the local road. The number, location, design and construction of entrances shall be subject to the authority having jurisdiction.

8.2.8 Private Streets

Private streets shall only be considered in developments registered under the Condominium Act or as otherwise may be permitted by this Plan.

8.2.9 Unopened or Abandoned Road Allowances

Unopened or abandoned road allowances may be closed and the lands conveyed to abutting property owners where access would not be compromised in accordance with the provisions of the Municipal Act.

8.3 WATER SUPPLY

The 'Village Areas' of both Rodney and West Lorne are serviced by the West Elgin Primary Water Supply System -- a regional system serving parts of the County of Elgin, the County of Middlesex and the Municipality of Chatham-Kent. A significant portion of the 'Rural Area' is also serviced by the system including Eagle and New Glasgow but not Clachan. The system currently supplies an average of 4,000 m³ (141,250 ft³) per day, equivalent to 60% of the design capacity. A major up-grade of the system has been approved which will include a new treatment plant with state-of-the-art membrane technology. The plant will be located south of Eagle near Lake Erie. The existing treatment plant built in the 1930's will be abandoned. The system has sufficient reserve capacity to accommodate the anticipated population growth and future development of Rodney and West Lorne.

8.3.1 Mandatory Connection

All new development in the 'Village Areas' shall be connected to and serviced by the municipal water supply system.

8.3.2 Extensions

The Municipality may consider additional extensions of the water supply system to service areas outside the settlement areas subject to the requirements of the Environmental Assessment Act and the approval of the Ministry of Environment.

8.3.3 Monitoring

The municipal water supply system shall be monitored to ensure an adequate, secure and potable water supply to those being served by it. Improvements shall be undertaken and measures adopted as necessary to ensure the supply remains adequate and secure and water quality standards are met.

8.4 SEWAGE DISPOSAL

The only areas serviced by sewage treatment plants in West Elgin are the 'Village Areas' of both Rodney and West Lorne. During the 1990's, major upgrades were undertaken to both facilities resulting in the replacement of the lagoon systems with mechanical sewage treatment plants. The lagoons now function as a standby system in the event of a failure that would require either of the plants to be shutdown pending repairs. The current average daily flows amounts to 350 m³ (12,360 ft³) representing 59% of the design capacity in the case of Rodney and 590 m³ (20,800 ft³) representing 66% of the design capacity in the case of West Lorne. As a result, the systems have sufficient reserve capacity to accommodate projected population growth and future development. The municipal sanitary sewage systems have been designed, to the greatest extent possible, to service by gravity flow the area comprising the respective villages prior to their amalgamation with the Township of Aldborough.

8.4.1 Mandatory Connection

All new development in the 'Village Areas' shall be connected to and serviced by the respective municipal sanitary sewage system. All existing dwellings and establishments not currently connected to the system shall be connected to the system as the opportunities arise. 'Service Area A' as shown on Schedule 'C' and Schedule 'D' comprises the area of Rodney and West Lorne designed to be serviced by the sewage treatment plants. The areas are co-terminus with the boundaries of the two villages prior to amalgamation with the Township of Aldborough. 'Service Area B' as shown on Schedule 'C' and Schedule 'D' comprises lands lying beyond 'Service Area A' yet within the settlement area boundaries of Rodney and West Lorne established by this Plan. A class environmental assessment may be required prior to any extension of the system into 'Service Area B'. Servicing studies may also be required for these areas prior to development to determine the optimal location of any required pumping station and the routing of any required forcemain to a suitable outlet either at the main pumping station or to a trunk main with adequate design capacity.

8.4.2 Improvements

Improvements shall be made to the municipal sanitary sewage systems as the need arises to maintain the capacity of the collection and treatment systems to accommodate existing and future development.

8.4.3 Expansion

When 90% of the design capacity of a municipal sanitary sewage system is reached, the process of expanding the plant to meet future needs shall be initiated. Until such time as a commitment is made to expand the plant and the necessary regulatory approvals have been obtained, no further approvals shall be given to developments which require connection to or which otherwise increase the load on the system.

8.4.4 Private Sanitary Sewage Systems

Development shall be permitted on private, sanitary waste disposal systems in accordance with the requirements of the Ontario Building Code as administered by the Municipality or, in the case of systems generating more than 10,000 L/day, in accordance with the requirements of the Ministry of Environment except where connection to a municipal sanitary sewage system is available or otherwise mandatory.

8.4.5 Impact on Groundwater Resources

Where conditions warrant given the nature, scale or location of development being proposed that would not be connected to a sewage treatment plant, the Municipality, upon consultation with the Ministry of Environment, may require the submission of an engineer's report to ensure that such development will not adversely impact the groundwater resource and any impact is within the guidelines of the Ministry of Environment. The report shall identify the type and design parameters of the appropriate sanitary sewage system or systems to be utilized. Where situations warrant, low nitrate generating systems may be required as a condition of the development being proposed.

8.4.6 Septage Treatment Capacity

The Municipality shall ensure that adequate septage treatment capacity is available prior to the creation of a lot whether by consent, plan of subdivision or plan of condominium where development is intended to be serviced by communal or on-site sewage works. Adequate septage treatment capacity shall be determined by developing and maintaining an up-to-date municipal septage plan which addresses the reserve capacity for septage at the Rodney or West Lorne sewage treatment plants or by a duly executed agreement with another municipality or with an approved privately owned and operated facility. Alternatively, the Municipality may require a proponent to demonstrate adequate septage treatment capacity exists at an approved facility as a condition of development.

8.4.7 Reserve System Capacity

The Municipality shall establish and maintain a tracking system of new development capable of determining its water and sewage reserve servicing capacity at any given time. The tracking system shall include development on communal or individual sewage systems if such systems are dependent on the Municipality's sewage treatment plants for septage disposal.