

November 2, 2009



City Council Committee Report

To: Mayor & Council

Fr: Richard Perchuk, Manager of Operations

Re: Municipal Sewer and Water Connections

Recommendation:

That Council give three readings to a by-law to amend By-law #168-2004, being a by-law to enact Rules and Regulations and to Establish charges for the Use, Operation and Maintenance of a System of Water Works and Sewage Works in the City of Kenora to add the following clauses:

Item #5 Sewage Connections

Where a property is the subject of an application made under The Planning Act, for land development, division or rezoning, and has municipal sewage service available, such property owner shall be required to service each lot.

Item #6 Water Connections

Where a property is the subject of an application made under The Planning Act, for land development, division or rezoning, and has municipal water service available, such property owner shall be required to service each lot; and,

That the above be referred to as 5.2 and 6.2 respectively; and further,

That the numbers to follow each addition be adjusted accordingly.

Background:

This item was brought forward in March of 2008 and referred back to be reviewed again by both Planning and Operations.

At a Planning Advisory Committee meeting, held on Jan. 15, 2008, a resolution was passed to recommend that a by-law be implemented that would require property owners, at the time an application is made to divide /rezone property, to connect to municipal water and sewer services if they are available.

The rationale for requesting residents to connect to services at the time of application is to prevent the practice of branch servicing ie. homeowners providing service to their adjacent lot by extending a line off their private service. Additionally, some larger “urban” lots, which are being divided, have municipal services in close proximity or at the road adjacent to them.

The Official Plan, in section 6 indicates the City’s policy as follows:

6.1 All development within the Harbourtown Centre and Established Areas shall be serviced with municipal sewage treatment and water supply.

6.2 Lands outside the Established Area, and outside the serviced portions of the Residential Development Area shall utilize private sewage disposal and water services. The use of municipal water in conjunction with private sewage disposal services will be discouraged, except where necessary to address failed services.

I recommend that an amendment be made to By-law 168-2004, being a By-law to establish charges for the use, operation and maintenance of a system of water works and sewage works in the City of Kenora, to add the following wording (to be referred to as Item #5.2 and #6.2 so that it ties in with 5.1 and 6.1 – “One and only one service pipe shall be provided for each premises”). (numbering would require adjusting to incorporate the additions)

5.2 Where a property is the subject of an application made under The Planning Act, for land development, division or rezoning, and has municipal sewage service available, such property owner shall be required to service each lot.

6.2 Where a property is the subject of an application made under The Planning Act, for land development, division or rezoning, and has municipal water service available, such property owner shall be required to service each lot.

These sections of the By-law will apply only to new development, and triggered by an application made under the *Planning Act*. This does not impact existing property owners who are not further developing or changing the designation of their property, in preparation for development.

Budget: N/A

Communication Plan/Notice By-law Requirements:

Operations Agenda, Council Agenda, Operations, Planning, Portal under Planning and Development as information to potential developers.