

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: February 6, 2012
REPORT NO.: B.12.04
SUBJECT: Village of Clarksburg & Holding Tanks
PREPARED BY: D. Finbow, Director, Planning & Building Services

A. Recommendations

THAT Council receive Staff Report B.12.04 and that Council authorize Town staff to proceed with the development of a policy so as to permit the use of holding tanks for non-residential and mixed-use buildings located within Clarksburg for Council's consideration.

B. Background

Clarksburg has been a focus for the Town with respect to the provision of municipal services for many years and has previously been identified as being a priority for the municipality. Servicing of Clarksburg is seen to be a priority due primarily to potential environmental and health impacts however, it is also recognized that the lack of municipal services has been a constraint as it relates to commercial growth.

In 2005 the Town received correspondence from the Grey Bruce Health Unit indicating that from 2003 to 2005 that "test results showed adverse water results representing a total of 27 percent of all submissions for the Clarksburg area". The Health Unit further indicated that "the ratio for adverse results in the Clarksburg area is higher than 20 percent year end private water sample results that are received for all Grey and Bruce Counties in 2004."

In 2009 the Town received correspondence from the Medical Officer of Health advising that "Unless recently upgraded, private sewage systems in older areas are usually inadequate to treat sewage properly. Older sewage systems are undersized for modern water usage and require routine maintenance and upgrading." She further advising that "Older wells also lose their structural integrity which puts them at risk of surface water and near surface water infiltration. Contamination at these levels can enter the wells and contaminate deeper aquifers. In Grey and Bruce County a recent review of private water sample results has indicated that an adverse water quality of greater than 28% exists in all private water samples submitted and 11% of these adverse sample results indicated the presence of sewage contamination. With respect to these comments, sewage systems serving non-residential and mixed-use buildings in Clarksburg are typically older systems, are restricted in terms of clearances and it is noted that water wells do exist in close proximity to operational sewage systems.

Although the Town continues to review options and opportunities for the provision of municipal services for the Clarksburg area, Town staff are of the opinion that an interim measure should be explored so as to address the concerns noted above.

Ontario Building Code

A possible interim solution is the acceptance of Class 5 Sewage Systems or, Holding Tanks for the non-residential and mixed-use properties in Clarksburg. Part 8 of the Ontario Building Code addresses when a Holding Tank may be installed:

8.8.1.2. Acceptable Installation

- (1) A Class 5 *sewage system* may be installed in the following circumstances:
 - (a) where the proposed use of the *sewage system* is for a temporary operation, excluding seasonal recreational use, not exceeding 12 months in duration,
 - (b) to remedy an unsafe *sewage system* where the remediation of the unsafe condition by the installation of a Class 4 *sewage system* is impracticable,
 - (c) to upgrade a *sewage system* serving an existing *building*, where upgrading through the use of a Class 4 *sewage system* is not possible due to lot size, site slope or clearance limitations, or
 - (d) as an interim measure for a lot or parcel of land until municipal sewers are available, provided that the municipality undertakes to ensure the continued operation of an approved *hauled sewage system* until the municipal sewers are available.
- (2) Where a Class 5 *sewage system* is installed, a written agreement for the disposal of *sanitary sewage* from the *sewage system* shall be entered into with a *hauled sewage system* operator.

As Council will note, a Holding Tank may be utilized as an “interim measure” until municipal services are available, provided that the municipality undertakes to ensure the continued operation of an approved hauled sewage system until municipal sewers are available.

The Town has previously reviewed the matter of the acceptable installation of a Holding Tank through the Town’s Infrastructure & Recreation Committee as the Town must ensure the continued operation of an approved hauled sewage system (i.e. acceptance of the sewage). In 2010 a Policy was adopted that authorizes the use of a Holding Tank in instances where a Capital Budget has been approved that includes a wastewater servicing project within three years for the affected area. For the Town to consider authorizing Holding Tanks as an interim measure to service non-residential and mixed-use buildings in Clarksburg, this policy would have to be expanded upon (i.e. there is currently not a Capital Budget that has been approved for Clarksburg with servicing projected to be within three years).

Town staff are cognizant of concerns related to creating an open-ended situation that could hinder or obstruct the provision of a municipal or a private combined system in Clarksburg. In addition, Town staff are cognizant of the potential issue of an individual’s investment in a Class 5 System and then subsequently being confronted with their share of the costs associated with the installation of a municipal or private combined system.

The area of Clarksburg that has been identified on a preliminary basis is the area bounded by Clark Street, Mary Street, the public lane to the rear of the properties fronting on the east side of Marsh Street and the Beaver River. In addition, there are a few commercial properties on the south side of Clark Street that should be considered. It was identified that this area would be comprised of 25-30 properties.

C. The Blue Mountains' Strategic Plan

Managing growth to ensure the ongoing health and prosperity of the community.

Preserving and enhancing natural and environmental features, and cultural heritage of the community.

Providing a strong, well managed municipal government.

D. Environmental Impacts

Positive

E. Financial Impact

Positive

F. In Consultation With

Director, Engineering & Public Works
Manager, Water & Wastewater/Assistant Director
Chief Building Official

G. Attached

N/A

Respectfully submitted,

David Finbow
Director, Planning & Building Services