

Meeting Date: November 20, 2023
Department: Engineering & Public Works
Report No.: EPW-2023-73
Submitted by: Jake Straus, Director of Engineering & Public Works
Approved by: Trisha McKibbin, Chief Administrative Officer
SUBJECT: **540 Albert Street – Servicing**

RECOMMENDATION: THAT: Council receive report EPW-2023-73 for information, and further; THAT: Council require the applicants to work on providing a servicing solution that complies with the existing standards and by-laws in coordination with Municipal Staff.

BACKGROUND:

In July 2023, the Building and Planning Department received a site plan application for 540 Albert Street. The work contemplated is for the construction of a new industrial building approximately 33400 m² in size, and is intended for rental units. The site plan application was circulated to Staff and applicable agencies for comments. Staff provided comments to the applicant, one of which was the property can only be serviced with one sanitary connection. This is supported by the Municipality's Servicing Standards and the Sewer System Use By-Law. The existing building on the property is currently serviced via a connection to Albert Street. The applicant is proposing adding a second connection to the property off Ewart Street for the new proposed building.

The existing Ewart St Pump is a very small pump station that does not have back up power at the site.

The existing service connection on Albert St feeds by gravity to the Albert St Pumping Station that has full back up power.

On the October 16th 2023 Council meeting, Council directed staff to bring forward a report comparing the servicing solutions for 540 Albert Street, Strathroy.

COMMENTS:

The applicant is proposing an additional sanitary connection to Ewart Street due to grading limitations on site. The proposed new building is located on a portion of the property that is significantly lower than the existing building, making directing of the sanitary flows from the new building to the existing connection on Albert Street difficult through the use of gravity. Therefore they may need to install a small pump system which is common for these types of applications. The proposed building could also be raised or grading on the site could be adjusted if necessary.

Section 2.17 of By-law 64-14 being the Sewer System Use by-law, indicates that “*Only one sewer lateral per lot shall be permitted to connect to the sanitary sewer*”. Since the site plan application is proposing two sanitary sewer connections (existing one to Albert Street and new one to Ewart Street), this would result in being in contravention to the Sewer System Use by-law. The Servicing Standards show the location for both water and sanitary service should be at the front of the property, which would be Albert St.

Utilizing the existing connection is the solution that best meets the requirements under the sanitary servicing bylaw and servicing standards. This solution is possible and should be required to ensure consistency. Staff understand that this may not be the “easiest” solution, but the Municipality does not accept the “easiest” solutions, but rather the solutions that are consistent with the Municipality’s servicing standards and by-law, and best for Municipal infrastructure.

Should Council permit exemptions from our by-laws and servicing standards of more than one sanitary connection, Staff anticipate future applications coming forward with similar requests.

The reason that the Municipality has Servicing Standards and By-laws is that they call for consistent and fair application of the standards to everyone, and not negatively impact our sanitary system and our servicing strategy.

CONSULTATION:

- Senior Development Coordinator

FINANCIAL IMPLICATIONS:

None at this time. Future maintenance costs may increase.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

ATTACHMENTS:

Sanitary Servicing Plan for New Shop – 540 Albert Street – BOS Engineering