

**SUBJECT:**  
Mt. Pleasant Water Servicing  
Allocation Policy

<b>Policy #:</b>	<b><u>DVS-2022-01</u></b>
<b>Effective date:</b>	
<b>Amendment date:</b>	
<b>Replaces:</b>	<b><u>CDC-2009-05</u></b>

The Ministry of the Environment, Parks and Conservation (MECP) requires all municipalities to ensure that they will have water and wastewater capacity as it approves new development through the procedures of the Planning Act such as Draft Plan of Subdivision, Severances, Site Plan Approvals, etc.

The County of Brant (Brant) tracks the water and wastewater system capacity and projects the future system usage based on the proposed developments. The tool used to track system capacity is called the Development Tracking Tool. The latest graph from the Development Tracking Tool for the system capacity for water (Schedule A) is attached. Brant Development & Engineering Standards, and MECP design criteria are considered when projecting the future development flows.

Mt. Pleasant has a water system but no municipal wastewater treatment so this tracking tool is for water only.

Municipalities do not control all facets of how growth happens. The marketplace, development proposals and the Ontario Lands Tribunal (OLT) all have impact on growth and the resulting water flows.

Issues for the Mt. Pleasant Water System in 2023:

- The County still serves approximately 2839 customers in Brantford that were part of the 2017 Boundary Adjustment. The system has 691 customers. The City of Brantford has requested extension of the agreement for the County to provide water to the City residents to the end of 2025.
- Historically, Mt Pleasant is a water system that has had high external water use historically. In 2021, resulting from the highest flows this system has produced, there was a concerted communication and education program. This communication and a new water rate structure has brought this issue into line.
- Reports to Council in 2018 put a freeze on development outside of properties already approved or at a certain development stage.

Municipalities have some control of registration of developments through Draft Plan Conditions and the following Condition is part of every subdivision approval in Brant:

“The Development is to be staged or phased, and the staging/phasing and servicing of each stage/phase shall be to the satisfaction of the County. For the purposes of this condition, the development of a stage/phase of the Development may proceed when the County is satisfied that all of the external infrastructure/services for that stage/phase are in place, which means that the infrastructure exists and is operational to the satisfaction of the County and that capacity in such infrastructure has been formally allocated by the County for use in connection with the Development.”

Based on this Draft Plan Condition and the upcoming changes to the Mt. Pleasant Water System, Brant will require all development to have staged registration of development as follows:

- 1) No development is guaranteed water capacity until it is registered.
- 2) All developments will be considered for capacity on a first come, first served basis as they are preparing to register or remove a holding provision. Pre-consultation with Brant staff is always recommended if a developer is unsure if capacity exists.
- 3) All new residential lots created by severance will have a holding provision for water capacity. This holding provision can be removed through consideration under this protocol when a building permit is requested. The requirement for the holding provision will be removed from the protocol when the Brantford residents are no longer serviced from Brant County.
- 4) All subdivisions will be required to be phased. The phases will be up to 25 units and the next phase can be started once 75% of the lots have building permits subject to system capacity.
- 5) Industrial, Commercial and Institutional Developments will be considered for water capacity on an individual basis as applications are received. Water capacity for these developments would be considered a priority if it can be accommodated.
- 6) Staff will develop a list of proposed developments, existing lots with private services and approved lots with a holding provision to use in evaluating the available capacity. All properties on the list will be communicated with to let them know the status of capacity considering the proposed capacity availability in 2026 (when the City residents are disconnected).
- 7) This policy will be revised if the water system reaches 85% capacity or if the projected flows for registered developments will cause system to exceed 95% capacity before additional capacity is created by system upgrades, or for other circumstances that arise which impact the system capacity.
- 8) The Development Tracking Tool for Mt Pleasant will be updated regularly (at least twice per year) and the latest version will be posted on the Brant website.

FIGURE 1 – MT. PLEASANT WATER SYSTEM CAPACITY TRACKING

Project	Mt Pleasant Water Capacity and Allocation Tracking Tool
Client	County of Brant
Current Date	08-May-23
Date Created	04-Jan-23
Current Year	2023



**Water System Tracking**

