



Development Services

SUBJECT:

Paris Water / Wastewater Servicing Allocation Policy

Policy #: DVS-2022-01

Effective date: May 24, 2022

Amendment date:

Replaces: CDC-2009-05

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.

Over the last few years, Paris has seen very rapid growth and proposals for more. 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 graphs from the Development Tracking Tool for the system capacity for water and wastewater (Schedules A and B) are attached. As can be seen from Figure 1 and 2 below, the current usage is below the system capacity, but the proposed development has projected capacity requirements well above the system capacity. How the actual development translates into actual capacity required is relatively predictable for residential development but industrial and commercial ranges widely. Food production facilities can be heavy water users and while logistics facilities are very low. Brant Development & Engineering Standards, and MECP design criteria are considered when projecting the future development flows.

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 and wastewater flows.

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 looming capacity issues for Paris, Brant will require all development to have staged registration of development as follows:

- 1) This policy only applies to developments that have Draft Plan Approval and are able to meet all other conditions for Registration. No Development is guaranteed water and wastewater 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. Pre-consultation with Brant staff is always recommended if a developer is unsure if capacity exists
- 3) Industrial, Commercial and Institutional Developments will be considered for water and wastewater capacity on an individual basis as applications are received. Water and wastewater capacity for these developments would be considered a priority if it can be accommodated. For these developments, wastewater strength will be considered as well as volume.
- 4) Residential development will be allowed to register when capacity is available in phases of approximately 100 units. Brant staff may make adjustments to this number for individual proposals based on practicality of road development and servicing issues or how medium and high density blocks can be phased. For residential developments a subsequent phase can be approved, if capacity exists, when 75% of the units in the previous phase are occupied.
- 5) This policy will be revised if either of the water or wastewater systems reach 90% capacity or if the projected flows for registered developments will cause systems to exceed 98% capacity before additional capacity is created by system upgrades, or for other circumstances that arise which impact the system capacities.
- 6) The Development Tracking Tool for Paris will be updated regularly (at least twice per year) and the latest version will be posted on the Brant website.