

TOWN OF ORANGEVILLE
SEWAGE TREATMENT ALLOCATION POLICY
FOR RESIDENTIAL DEVELOPMENT – 2007

1. Introduction

The Town of Orangeville Water Pollution Control Plant (WPCP) has limited surplus capacity available for allocation to new residential development. In 1999 Council adopted a policy for the allocation of this limited capacity. In 2006, due in part to the high levels of precipitation in that year, it became readily apparent that the existing Plant's capacity is constrained to the point where there may not be sufficient capacity remaining to allocate to those residential subdivisions that are currently draft approved.

This revised Sewage Treatment Allocation Policy (2007) has been developed to ensure that the remaining capacity of the WPCP is allocated in a sustainable and logical manner to those projects that provide the greatest benefit to the Town and that are most likely to proceed in the immediate future. As with the 1999 Policy, Council will weigh the relative merits of competing applications for allocation by using a list of criteria developed to express the public interest. Schedule "A" to this policy sets out the annual allocation threshold of sewage treatment capacity and the means by which the servicing demands of development will be calculated.

2. Allocation Policy Applicability

All projects containing five or more residential units and requiring a rezoning or the removal of a Holding (H) Symbol to proceed to finalization will be required to apply for an allocation of sewage treatment capacity. In the Orangeville context, most "greenfield" plans of subdivision fall into this category.

Projects that do not require a rezoning or removal of a Holding Symbol are not required to apply for an allocation of sewage treatment capacity as servicing allocations will be deemed to have been made. Similarly, industrial and institutional projects are not required to apply for an allocation, regardless of zoning status. An allocation of sewage treatment capacity to a commercial development requiring a rezoning or the removal of a Holding Symbol to proceed will be considered on its own merits and servicing demands on a case-by-case basis.

3. Allocation Mechanism

An allocation of sewage treatment capacity is not inherent in the draft approval of a residential plan of subdivision, or in the granting of provisional consent to sever a property. Accordingly, the conditions of draft approval or provisional consent will contain a clause to this effect, indicating that the Town is not obligated to provide a sewage treatment allocation within the term of the draft approval or provisional consent. Such an allocation will be required, however, prior to release for final registration of a plan.

The provision of sewage treatment servicing will be considered by Council at approximately the same time each year and competing applications will be evaluated against the criteria outlined in this policy and in accordance with the annual sewage flow threshold outlined in Schedule "A" to this policy. This policy establishes an environmentally and economically sustainable approach to servicing ongoing growth and will serve to provide clarity and fairness to all project proponents.

Annual calculations undertaken by the Town in accordance with the Ministry of Environment Procedure: *D-5-1: Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants* will continue to report the annual sewage flows and uncommitted reserve capacity at the WPCP. Should it be determined through any annual calculation exercise that the remaining uncommitted reserve capacity at the WPCP is less than the remaining number of units that could be allocated as set out in Schedule "A" to this policy, the lesser shall prevail as the remaining WPCP capacity that can be allocated from that point forward. Furthermore, Council may, at its discretion, review the capacity numbers in Schedule "A" on an annual basis.

4. Allocation Procedure

The following procedure outlines the process by which an allocation will be considered by Council for any residential development in any given year:

- a) Requests for sewage treatment servicing capacity allocation will be considered by Council at one point during any calendar year.
- b) A proponent shall file a request, in writing, for consideration by Council in accordance with the deadline for applications set out in Schedule "A". The supporting documentation will indicate the status of the project, or project phase in terms of planning and engineering approvals, and the number and type of units to be serviced in the project, or project phase.
- c) Each request shall be evaluated by staff against the criteria outlined in this policy, the details of which will be presented to Council in a report for consideration.
- d) Council will consider all requests received in a given year at the same time on their respective merits in light of the annual sewage treatment capacity allotment set out in Schedule "A" and the criteria outlined in this policy.
- e) Sewage treatment capacity allocations will be granted by Council up to the annual allotment set out in Schedule "A".
- f) Following Council's approval of a request, the proponent(s) must execute a sewage treatment allocation agreement(s) acknowledging that the allocation will expire if the plan has not been registered or the consent to sever finalized within 12 months.

If the plan has not been registered, or the consent finalized, within 12 months, Council may grant an extension to a sewage treatment allocation agreement at its discretion. The proponent may be required to file a subsequent request for reconsideration.

- g) Following the execution of the sewage treatment allocation agreement the project or project phase will be deemed to have received a “provisional” sewage treatment capacity allocation. The Town will only finalize the allocation and proceed to remove the Holding Symbol from the residential zone of the project or project phase, as the case may require, at such time as registration of the plan or finalization of the consent to sever is imminent.

5. Competing Applications for Allocation

If there are competing applications for sewage treatment capacity, Council will assess the relative merits of a request for allocation by considering the following criteria (the criteria are listed in no particular order or priority):

- The stage in the planning/engineering approvals process.
- Infilling or extension of existing built-up area being preferred over greenfield development (i.e. development on previously undeveloped lands outside of the existing built-up area).
- Achieving the residential intensification/infilling targets of the Official Plan and/or applicable Provincial legislation.
- Provision of a minor or major collector road or the completion of existing local streets.
- Provision of lands for a public park, railway, recreational facility or other key elements of public infrastructure.
- Provision of serviced employment lands.
- Contribution towards a diversification or a variety of unit types, tenures, lot sizes, etc.
- Prior investment in public infrastructure improvements.
- Implementation of the recommendations and directions of the Economic Development Strategy.
- Implementation of the recommendations of the Trails Master Plan and/or expanding the trail network.

- Neutral or positive financial impact on the Town.
- The prepayment of Development Charges to fund ongoing public growth-related initiatives, such as towards the work required to expand the WPCP.
- Any other public benefits as determined by Council.

SCHEDULE "A"

Annual Sewage Treatment Allocation Limit

An annual sewage treatment allocation of no more than the equivalent of 125 single detached residential units will be allocated by Council in any given year.

This number may increase by up to 20% at the sole discretion of Council, depending on the applications and the proposed phasing of development plans under consideration.

No one phase of any development project shall be greater than the equivalent of 100 single detached residential units.

Aggregate Total Allocation

Council shall ensure that, beginning on January 1, 2008, at no time will the aggregate total amount of allocated sewage treatment capacity exceed the equivalent of 600 single detached residential units. This has been deemed by Council to be the safe ceiling on the remaining capacity of the WPCP.

Deadline for Applications

Applications for an annual sewage treatment allocation will be accepted after February 1st and prior to March 1st of any given year. Council will consider competing requests for allocation, in accordance with this policy at an open meeting of Council after that deadline.