

Subject:

St. George Water / Wastewater Servicing Allocation Policy

Policy #: Enter policy #

Effective Date Enter date

Amendment date: Enter date

Replaces: Enter policy #

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.

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 the County of Brant (the County):

“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.”

The County 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 St. George 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 wastewater system capacity. County of Brant Development & Engineering Standards, and MECP design criteria are considered when projecting the future development flows.

The County initiated the St. George Water and Wastewater Servicing Class Environmental Assessments (Class EAs) in 2014 to determine the preferred alternatives to expand system capacities to accommodate anticipated community growth within the 25-year planning horizon.

The study did not consider servicing the full build-out of the St. George settlement area as this was beyond the planning horizon.

The St. George Wastewater Servicing Class EA was completed in April 2021 and recommended expanding the existing wastewater facility (WWTP) to an increased rated capacity of 3,900 m³/d.

The St. George Water Servicing Class EA was completed in September 2023 and recommended construction of a new water treatment facility including two (2) new bedrock wells located south of Howell Road and west of St. George Road. The new water treatment facility does not increase the system capacity but provides firm capacity (redundancy).

In July 2022, an Interim Control By-Law (By-law 88-22) was enacted, putting a one-year pause on development within St. George to allow staff to complete a Comprehensive Master Plan Study. The purpose of the study was to coordinate the recommendations of the Municipal Comprehensive Review, Class Environmental Assessments for water and wastewater, the Parks Master Plan and Natural Heritage System, a community wide Transportation Management Plan and to conform with the policies of the Growth Plan. This would then be incorporated into the County's New Official Plan. The water and wastewater servicing report that was prepared for this study presented a preliminary capacity allocation plan along with a proposed servicing plan (water supply and sewage collection pipes not water supply or wastewater treatment) for the full settlement boundary.

As these studies were being completed, interest was expressed in developing lands that were beyond the vacant lands immediately west of the downtown core. The entirety of these lands cannot be serviced within the 3,900m³/d capacity of the expanded St. George WWTP.

The purpose of this policy is to allocate the available capacity of the expanded WWTP to proposed development lands. Capacity allocation is prioritized based on several factors, including what is most practical for the extension of existing infrastructure, prior agreements with the St. George Landowners Group (LOG), the most efficient use of land and infrastructure, etc. The estimated cost of the proposed Wastewater Plant is \$60M and the Water Plant is \$14M. A grant has been received from the Province towards the cost of the WWTP but the cost and ability to borrow all the money required for development related projects is putting a strain on the financial resources of the County. The LOG has agreed to front-end finance some of the costs for this infrastructure as part of a separate agreement with the County. As a result of this arrangement, some allocation is preserved for the LOG in exchange for the financing.

Based on the information above, capacity of the expanded St. George WWTP will be allocated as follows:

Development	Wastewater Flow, m ³ /day (average day)
A) Existing Community (2024)	625
B) Landowner's Group (Losani, Empire, Riverview, Pinevest, Stremma)	2,500
C) Infill Developments *	363
D) Increased Development Density or developments not previously considered	412
Total	3,900

**Refer to By-Law number 31-18, LPAT Case number PL180470, By-Law 81-23, and STG-1 SSPA*

- 1) This policy only applies to developments that have Draft Plan Approval and are able to meet all other conditions for Registration.
- 2) For the Landowners Group allocation of 2,500 m³/day, the terms and conditions of this allocation are part of the Front-Ending Agreement between the County and the LOG. The LOG individually can obtain more capacity from Row D of the table above on a first-come-first served basis as Row D capacity is available for increased density from their previously approved development. The LOG, individually, can also access capacity in Row D once they have built out 90 percent of their development, in increments of up to 50m³/day per development at one time.
- 3) All proposed developments not identified in the table above will be considered for capacity on a first-come, first-served basis as they are preparing to register. Pre-consultation with County staff is always recommended if a developer is unsure if capacity exists. No new development, except for the developments in the Front-Ending Agreement (Landowners Group), is guaranteed water and wastewater capacity until it is registered.
- 4) Industrial, Commercial and Institutional Developments will be considered for water and wastewater capacity on an individual basis as applications are received. For these developments, wastewater strength will be considered as well as volume. There is minimal capacity for Industrial, Commercial and Institutional Development in St George.

- 5) Residential developments for the LOG will be allowed to register when capacity is available in phases as set out in an overall phasing plan approved by the County. This plan will be negotiated between the County and the LOG prior to registration of the first phases of the LOG Developments. County staff may make adjustments to this plan 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 have building permits issued.
- 6) 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.
- 7) The Development Tracking Tool for St. George will be updated regularly (at least twice per year), and the latest version will be posted on the County of Brant website.
- 8) As per OPA 8, the County is reserving at least 7.5% of the WWTP capacity for infill development. The current estimated capacity proposed is 363m³/day (9.3%). The County considers infill development as properties within the built boundary that already have water and wastewater extended to them or very close in proximity. For infill properties, capacity, while available, is guaranteed when the development is registered. A list of known properties is as follows:

Development
Stoney Ridge Phase 3
Cider Park Condominium, 23 Beverly St. E.
Russell Heights Housing Expansion
50 High Street
48/98 Main St South
249-253 St. George Road