



Town of The Blue Mountains

Proposed Water and Wastewater Allocation Policy

Public Meeting
May 14, 2024



Overview

- 1 Project Team
- 2 Context & Background
- 3 Best Practice Research
- 4 Policy Walkthrough
- 5 Criteria Evaluation Table Review
- 6 Evaluation Example
- 7 GTDI Engagement
- 8 Next Steps

Project Team



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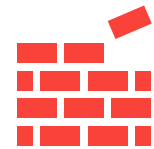
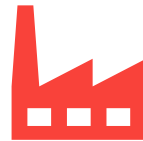
Context and Background:

Why an Allocation Policy?

- The Town is facing increasing pressures on the existing water and wastewater reserve.
- This policy is intended to:
 - Ensure that allocation is granted in a sustainable, and transparent manner to projects that provide the greatest benefit to the Town and its residents.
 - Act as a strategic guide for the Town.
 - Move away from the current “first come, first serve,” allocation process.
 - Demonstrate that water and wastewater capacity is being allocated to align with the goals and priorities of the Town.

Context and Background: **Purpose of Draft Policy**

“This policy aims to provide a clear and cohesive set of guidelines that will govern the equitable evaluation of distribution and allocation of resources to meet the evolving needs of the growing community in the most beneficial manner possible.”



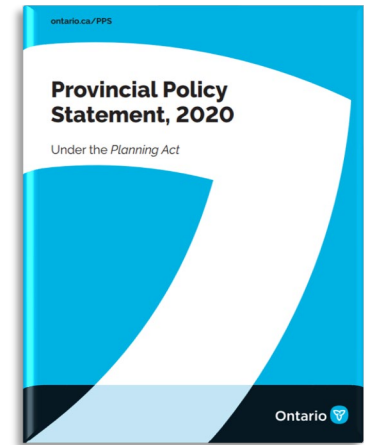
Context and Background:

Legislative Context

- Provincial Policy Statement (2020)

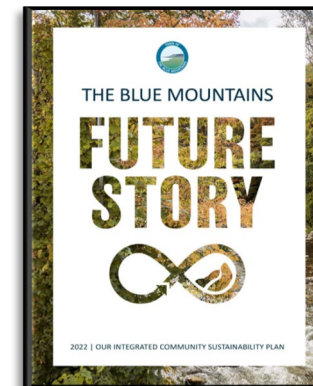
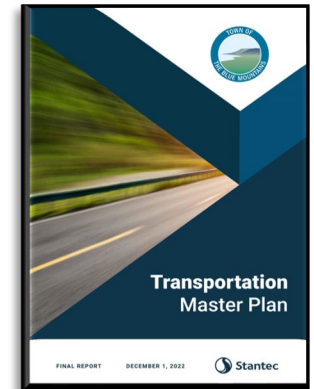
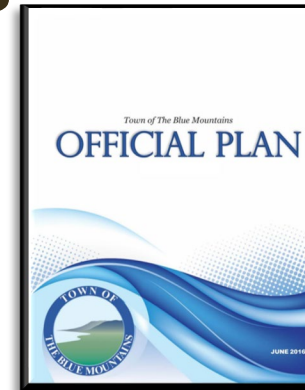
- 1.6.6.1 Planning for sewage and water services shall

- a) Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services;
- b) Ensure that these systems are provided in a manner that:
 1. can be sustained by the water resources upon which such services rely;
 2. prepares for the impacts of a changing climate;
 3. is feasible and financially viable over their lifecycle; and
 4. protects human health and safety, and the natural environment;
- c) Promote water conservation and water use efficiency;
- d) Integrate servicing and land use considerations at all stages of the planning process;



Context and Background: **Policy Considerations**

- Town of The Blue Mountains Official Plan (2016)
- Corporate Strategic Plan (2020-2024)
- Economic Development Strategy (2021-2025)
- Transportation Master Plan (2022)
- Integrated Community Sustainability Plan (2022)



Best Practice Research

Municipality	Allocation Policy
Town of Collingwood	Water and Wastewater Capacity Allocation Policy (2022)
City of Vaughan	Allocation of Servicing Capacity (2019)
City of Brantford	Wastewater Allocation Policy (2014)
Town of New Tecumseth	Servicing Allocation Policy (2023)

8



Town of Collingwood: Water and Wastewater Capacity Allocation Policy (2022)



- Purpose:

“To ensure that the remaining and future uncommitted hydraulic reserve capacity is planned for and allocated in a sustainable and transparent manner to those projects that provide the greatest benefit to the community and that are most likely to proceed in the immediate future.”

- Small developments are not subject to the policy.

- Detailed Evaluation Criteria Table including:

- 95 available points for residential development;
- 80 available points for non-residential development; and
- Categories with multiple subcategories (Efficient use of land, Conservation, Economic development, Housing affordability, and Community impacts/benefits).



City of Vaughan: Allocation of Servicing Capacity (2019)



- Purpose:

“To strategically and equitably allocate water and wastewater servicing capacity to Active Development Applications within the City, ensuring efficient and sustainable use of Servicing Capacity, and the orderly distribution of same.”

- Applications are designated as Priority 1 or Priority 2:

- Priority 1: The development may advance to registration or agreements in the next 12 months.
- Priority 2: The development may advance to registration or agreements in the next 12-36 months.

- Reservation of capacity depends on the status of Council approval, timing of development, location, sustainability, and availability infrastructure and services.



City of Brantford: Wastewater Allocation Policy (2014)



- Purpose:

“The City’s wastewater collection and treatment system has finite capacity. The City of Brantford is committed to ensuring that servicing capacity is allocated in a sustainable and logical manner, using clearly defined and transparent processes to best serve the development community, land owners and the municipality.”

- Applicable to all developments which require approval under the Planning Act and Ontario Building Code or any amendment to existing approvals.
- Competing applications require a report and presentation to Council.
- Multiple expiration dates, generally one year from Council approval.



Town of New Tecumseth: Servicing Allocation Policy (2023)



- Purpose:

“to ensure the remaining and future reserve capacity available within the Town of New Tecumseth is planned for and allocated in a sustainable and transparent manner to those development proposals that provide the greatest benefit to the Town and that are most likely to proceed in the immediate future.”

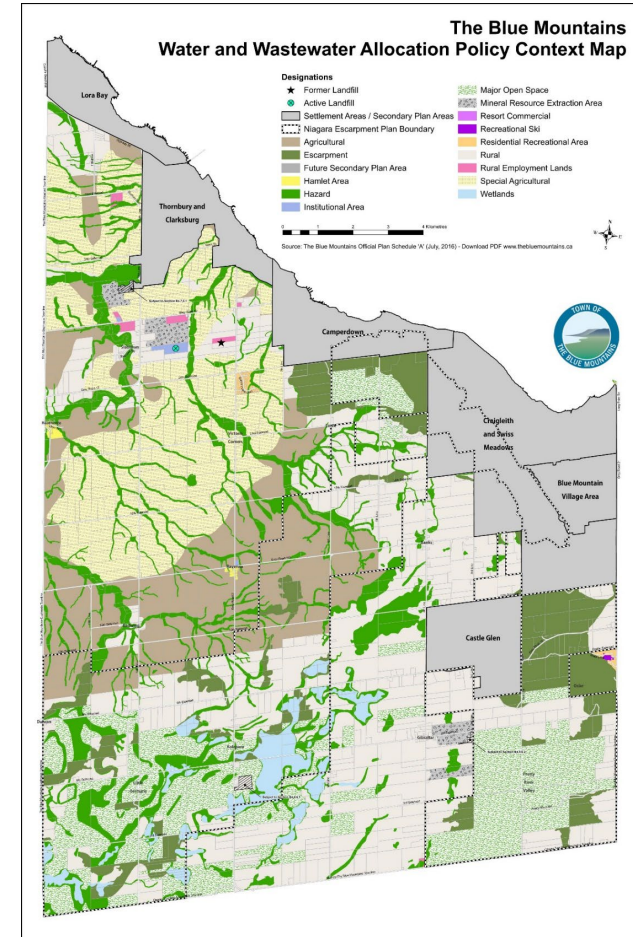
- Developments subject to the policy include:

- Any development where extension or provision of new W/WW infrastructure is required;
- Creation of new lots or units through Draft Plan of Subdivision, Draft Plan of Condo, Consent to sever, Part lot;
- Creation of 10 or less units as permitted through the Planning Act;
- Site Plan Approvals; and
- Addition of up to two Additional Residential Units.



Town of The Blue Mountains: Draft Water and Wastewater Allocation Policy (2024)

- The Draft Policy is comprised of 11 sections including but not limited to:
 - Measuring the Allocation Capacity;
 - Development Applications subject to the Policy; and
 - Procedures & Criteria.



Town of The Blue Mountains:

Draft Water and Wastewater Allocation Policy (2024)

- Measuring Capacity:
 - Responsibility of the Town's Engineering Division, in consultation with the Water/Wastewater Division
- This Policy applies to:
 - Any development requiring an extension and/or provision of new main line water supply and/or wastewater collection infrastructure.
 - Lot/unit creation through a Plan of Subdivision or Vacant Land Condominium Description
 - Applications requiring Site Plan Control approval with 11 or more ERU.

Town of The Blue Mountains:

Draft Water and Wastewater Allocation Policy (2024)

- Application Submissions
 - Should an applicant be unsuccessful in being granted allocation, an application may be re-submitted within two (2) months of a decision.
 - Applications will be considered on an annual basis or at the discretion of the Director of Planning and Development Services.
 - Applications granted capacity must have a development agreement executed within one year of its approval date. An extension of one (1) year may be granted.
- Existing Approvals
 - Lands subject to development applications but not executed development agreements will be subject to the requirements of this policy.
- Review Cycle
 - This policy will be reviewed within 18 months of approval.



Practice Evaluation*

- **Application:** ABC Developers, a reputable real estate company, is proposing a Draft Plan of Subdivision in the Town of The Blue Mountains. The project aims to provide quality housing options while enhancing the community's livability and preserving the natural beauty of the area.

Location	The development site is 4 hectares in size, a greenfield, and is situated on a picturesque hillside overlooking the Town, inside the Settlement Area/Thornbury East Secondary Plan Area
Unit Count	The proposed development consists of 40 single-detached homes, 50 townhouses, and a 3-storey, 10-unit apartment building
Affordable Housing	The 3-storey, 10-unit apartment building is to be dedicated to affordable units to address the community's diverse housing needs.
Green Spaces and Parks	The Draft Plan Blocks will incorporate ample green spaces, parks, and walking trails, providing residents with opportunities for outdoor recreation, relaxation, and socialization.
Environmental Sustainability	ABC Developers prioritize environmental sustainability by implementing energy-efficient design features, such as solar panels, rainwater harvesting systems, and native landscaping.
Enhanced Infrastructure	The project includes infrastructure improvements; such as road upgrades, sidewalks, and street lighting, to enhance connectivity, safety, and accessibility within the neighbourhood and surrounding areas.

***Please note this is a fictitious example. Any similarities to existing lands and/or developments are coincidental. This example does not assume existing servicing capacity.**

Practice Evaluation Results

- 28 / 48 Overall Points (58%)
- Potential Improvements to Application:
 - Housing / Affordability
 - Community Considerations

Evaluation Criteria	Points Awarded
Land Efficiency and Feasibility	9 / 10
Overall Sustainability	7 / 12
Economic Benefits	0 / 0
Housing / Affordability	7 / 16
Community Considerations	5 / 10

Stakeholder Consultation: **Georgian Triangle Development Institute**

- Virtual consultation held on March 28, 2024.
- 12 attendees from GTDI including engineers, developers and planners.
- GTDI expressed concerns with:
 - The Town's Statutory Authority to enact the policy.
 - Lack of clarity on issues with "first come, first serve" approach.
 - The ability, or lack of, to appeal the policy and/or allocation decisions.
 - Allocation decision timelines as they pertain to development agreements.
- **A second engagement session with GTDI will occur following the public meeting.**



Next Steps

- 1** **June 2024** - Second engagement session with Georgian Triangle Development Institute
- 2** **July 2nd, 2024** Committee of the Whole
- 3** **July 15th, 2024** Council Meeting

Bill 185: *Cutting Red Tape to Build More Homes Act*

- New provisions under the Municipal Act proposed to further support the development of policies respecting the allocation of water and wastewater.
- Explicit authority for municipalities to pass by-laws respecting allocation that includes:
 - the circumstances for when allocation of water supply and sewage capacity is assigned to an approved development,
 - the circumstances for when the allocation of water supply and sewage capacity is withdrawn, and
 - the circumstances for when an approved development, after having its allocation of water supply and sewage capacity withdrawn, may be reallocated water supply and sewage capacity.
- Bill 185 is anticipated to move quickly towards final reading and has informed the projected timeline.

Thank you!



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Development Services**

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