

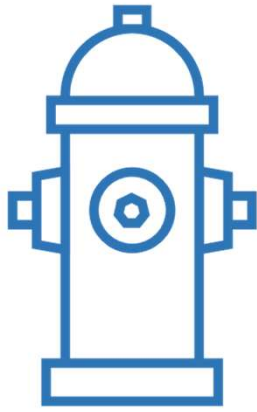


# Water and Wastewater Capacity Allocation Policy Information Webinar

# OUTLINE

- Introductions
- Water and Wastewater Overview
- Responsibilities
- Understanding Capacity
- Future Servicing
- The Water and Wastewater Capacity Allocation Policy
- Common Questions
- Q & A

# INTRODUCTIONS



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# Oxford County Water and Wastewater Systems

# OXFORD COUNTY SYSTEMS OVERVIEW



Beachville  
Bright  
Brownsville  
Dereham Centre  
Drumbo-Princeton  
Embro

Hickson  
Ingersoll  
Innerkip  
Lakeside  
Mount Elgin  
Oxford South  
(Norwich/  
Springford/Otterville)

Plattsville  
Tavistock  
Thamesford  
Tillsonburg  
Woodstock

Drumbo  
Embro  
Ingersoll  
Innerkip

Mount Elgin  
Norwich  
Plattsville  
Tavistock

Thamesford  
Tillsonburg  
Woodstock



# OXFORD COUNTY SYSTEMS OVERVIEW

Drinking Water Systems comprise of:



63

Wells



7

Booster  
Stations



32

Water Treatment  
Facilities



42

Reservoirs/  
Towers

Wastewater Systems comprise of:



38

Sewage  
Pumping  
Stations



9

Wastewater  
Treatment  
Facilities

# RESPONSIBILITIES

- Oxford County Public Works is responsible for:
  - > Assessing municipal water supply and treatment capacities,
  - > Assessing sewage conveyance and treatment system capacities, and
  - > Assessing reserve capacities in accordance with applicable legislation.

# UNDERSTANDING CAPACITY

- Water and Wastewater systems have established **system capacity** regulated through the MECP.
- **Unutilized capacity** in a system can be used for future capacity commitments.
- Water:
  - > **Utilized flows** represent the historic **4-year average** of the **max day flows** treated from the water treatment facilities.
- Wastewater:
  - > **Utilized flows** represent the historic **4-year average** of the **average day flows** treated at the wastewater treatment facilities.
- The available **unutilized capacity** represent the system's remaining **capacity** after accounting for the **utilized flows**.

# FUTURE SERVICING

- Oxford County reviews existing system capacity to support future servicing needs by:
  - > Reviewing the system's available **unutilized flows**,
  - > Utilizing growth projections from the **Master Plan and Development Charges**,
  - > Reviewing **building permit** trends, and
  - > Reviewing current **capacity commitments** and **conditional capacity commitments**, aligned with planned system **expansions** or **upgrades**.





# The Water and Wastewater Capacity Allocation Policy

- Established in 2013, County staff have utilized a Capacity Allocation Protocol which has guided capacity allocations.
- This Protocol has been updated into the **Water and Wastewater Capacity Allocation Policy** (Allocation Policy) which has been adopted by County council through **By-Law**.
- The policy serves as a framework to evaluate water and wastewater capacity requests, establish standard for collaboration with the development community, mitigate the risk of overallocation and underutilization of infrastructure resources, and has been updated to align with recent regulatory changes in Bill 185.

# NECESSARY UPDATES

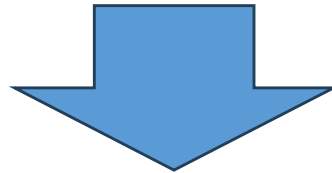
1. Document a standardized process to guide developers in securing committed capacity.
2. Implement a framework to monitor and manage allocation to optimize infrastructure investments and timing.
3. Define expectations for capacity commitments associated with each type of development.
4. Create a mechanism which ensures the allocation of servicing capacity in a fair, logical, and sustainable manner.

# THE NEW ALLOCATION POLICY

- The Allocation Policy identifies capacity commitments in two phases:

## Phase 1

*Conditionally Committed Capacity*



## Phase 2

Committed Capacity

# THE NEW ALLOCATION POLICY

## *Conditionally* Committed Capacity



Draft Approved  
Plan of Subdivision



Draft Approved  
Plan of Condominium



Draft Approved  
ICI Plan of Subdivision



Submitted/Circulated  
Site Plans



Consent to Sever  
(2-year conditional period)

# THE NEW ALLOCATION POLICY

## Committed Capacity



Registered  
Plan of Subdivision



Registered  
Plan of Condominium



Site Plan Approval for  
ICI Plan of Subdivision



Site Plan Approval



Consent to Sever  
(Conditions Fulfilled)



Additional Residential Unit  
(Capacity Confirmation from Oxford County)



Multi-Residential Units - 10 Units or Less  
(Capacity Confirmation from Oxford County)

# THE NEW ALLOCATION POLICY

- **Conditionally Committed Capacity** is held for:

**3** years

- Plan of Subdivision
  - Plan of Condominium
  - Industrial/Commercial/Institutional Plan of Subdivision
  - Submitted/Circulated Site Plans
- Extensions required to hold for longer
  - If extensions are not granted, **conditionally committed capacity** will be **withdrawn**.

# THE NEW ALLOCATION POLICY

- **Committed Capacity** is held indefinitely until:
  - the site/building is **producing flows** into the system (utilized flows),
  - until such time a lot or site that have not been developed are **redeveloped** in the future requiring alternative capacity requirements.

# THE NEW ALLOCATION POLICY

- Stagnant developments have a **negative** impact on the water and wastewater system:
  - > **Limit capacity** for shovel ready developments,
  - > Impact **capital planning timelines**,
  - > **Sub-optimal** timing of **capacity expansions**.

# THE NEW ALLOCATION POLICY

Serviced Community	Maximum Units per Registered Phase*
Drumbo, Embro, Innerkip, Mount Elgin, Norwich, Plattsville, Tavistock	50
Thamesford	125
Ingersoll, Tillsonburg	150
Woodstock	350

\*Beachville, Bright, Brownsville, Dereham Centre, Hickson, Lakeside, Otterville, Princeton, Spingford will be reviewed and determined by staff on a per development basis. The Director of Public Works will have the discretion to increase the maximum units on a case-by-case basis.

# Common Questions

# How does the Allocation Policy apply to my application?

# THE NEW ALLOCATION POLICY

- The Allocation Policy applies to:
  - > Any **new** development approval under the Planning Act from the time this policy was adopted by By-law
  - > Any **existing** developments/properties where allocation of capacity was previously committed

*Current application*

**25**



**Updated Registered  
Phase**

**50**

# How are capacity commitments held for Industrial, Commercial and Institutional (ICI) developments?

# THE NEW ALLOCATION POLICY

- **ICI Capacity Approvals**

- > ICI Developments capacity design shall be at the discretion of the County, in consultation with Area Municipality.
- > **Conditional committed capacity** is granted with the execution of a development agreement and/or registration of the subdivision/condominium plan.
- > **Conditional Capacity** for the development shall be disclosed in the **Subdivision Agreement**.
- > The **Subdivision Agreement** shall disclose the water supply and/or wastewater allocation and maximum flow limits to purchasers of Blocks, to the satisfaction of County Public Works.
- > **Confirmed Capacity** will occur at **Site Plan Approval**.

# What tools are used to manage servicing capacity allocation?

# THE NEW ALLOCATION POLICY

- **Holding Zone Provisions**

- > Can be used to phase developments in communities with:
  - Limited capacity
  - Significant approved development
  - Significant capacity reservations
  - Servicing allocations with large multi-year build-outs
- > Oxford County may request any Area Municipality to apply Holding Zone Provisions within:
  - Plan of Subdivision/Condominium
  - Site Plans
  - Zone Change Applications
  - Consents through Condition of Approval
- > Holding Provisions would be **lifted** when sufficient **reserve capacity** and/or water and wastewater **infrastructure is available**, and **development agreements** have been **completed**.



# Questions?

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