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Additional Sanitary Servicing for Arva Request by Middlesex Centre

Civic Works Committee
October 28, 2013



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Outline

- **Background**
- **The Ask**
- **Pros and Cons**
- **Direction**



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Background

- Water supply for Arva since 1971
- Sanitary servicing since 2000
- All infrastructure to connect paid by MC
- City's current water and sewage rates apply
- Agreement also includes:
 - specific service areas
 - allowable maximum growth
 - allowable annual growth



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The Ask

- Review “the potential to amend the current Sanitary Servicing Agreement”
- “Arva will experience expanded development and growth.”
- “...capacity limit must be increased”



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Pros

1. **Inter-municipal cooperation in the provision of services.** The Provincial Policy Statement encourages coordination between municipalities on servicing matters which cross municipal borders, and recognizes current agreements.
2. **Cost-effective servicing.** Directing sewage flows to the City's system and utilizing the water supply is a cost-effective servicing solution for growth within Arva.
3. **Preferred environmental solution.** Avoids the potential of a new wastewater treatment facility discharging to Medway Creek. London is downstream.



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Pros (cont'd)

4. **Lessens the potential for future expansion** of the Arva Settlement Area.
5. **Controlled growth in Arva.** Provides an opportunity for the City to have some control over the rate of growth in Arva including continued volumetric measurement and billing for water supply.
6. **Capacity is available in the City's systems.** The demand flows are relatively small in comparison to the City.



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Cons

1. **Facilitating growth outside of the City's Urban Growth Boundary.** This will be negatively perceived as competition for London development.
2. **Non-compact growth.** Facilitating peripheral growth that is not conducive to the intensification of land use and compact urban form.
3. **Potential loss of Development Charges (DC) revenues to the City,** unless an appropriate payment for sanitary and water servicing is negotiated in lieu of these components of the City's DC fee.

From September 27, 2010 Planning Committee Report



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Cons (cont'd)

4. **Residual capacity still available.** The cap on sewage flows under the existing agreement has not yet been reached so there is residual capacity to accommodate some new growth.
5. **No known environmental problems with respect to sanitary servicing currently exist within Arva.** Part of the rationale for the existing 2000/2001 agreement was the need to remediate environmental problems. This circumstance no longer exists.



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Seeking Direction

Pros

- Municipal cooperation
- Cost-effective servicing
- Preferred environmentally
- Future expansion control
- Growth rate control
- Available capacity

Cons

- Growth outside UGB
- Non-compact growth
- Potential DC loss
- Residual capacity
- No present env. problem



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Questions?