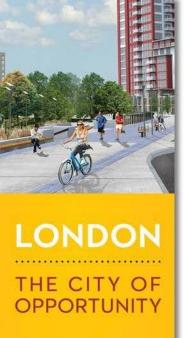




# Additional Sanitary Servicing for Arva Request by Middlesex Centre

Civic Works Committee
October 28, 2013

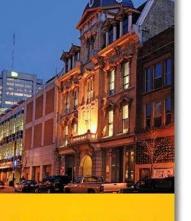




### Outline

- Background
- The Ask
- Pros and Cons
- Direction





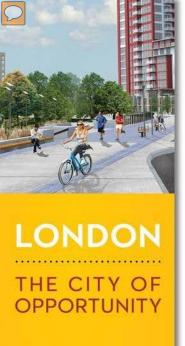
#### LONDON

THE CITY OF OPPORTUNITY

### 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

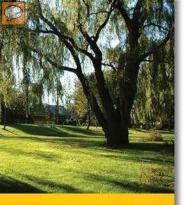




### The Ask

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



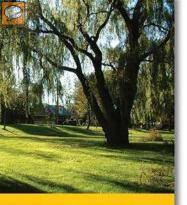


## LONDON THE CITY OF OPPORTUNITY

### Pros

- 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.



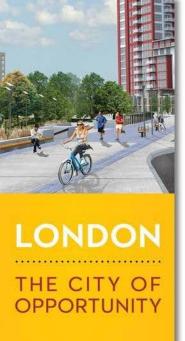


## LONDON THE CITY OF OPPORTUNITY

## 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.

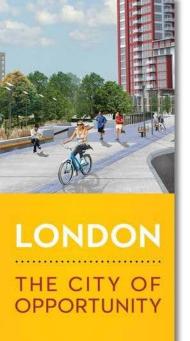




### Cons

- 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.

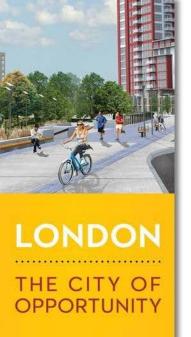




## Cons (cont'd)

- 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.





### Seeking Direction

Pros

Municipal cooperation

Cost-effective servicing

Preferred environmentally

Future expansion control

Growth rate control

Available capacity

Cons

Growth outside UGB

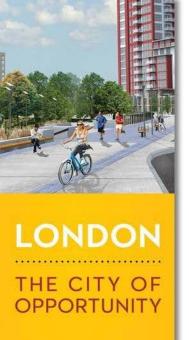
Non-compact growth

**Potential DC loss** 

Residual capacity

No present env. problem





## Questions?

