Land Use and Engineering
Measures to Manage Sewage
Capacity
. Reade

EXECUTIVE SUMMARY

This report examines the land use planning and engineering methods used by
three south-eastern Ontario municipalities to manage sewage capacity.
Many municipalities find themselves constrained by the demand "To do more
with less". Declining revenues from senior levels of government for expansion and maintenance of infrastructure, pressures from new development and increased regulations for sewage treatment combine to challenge municipalities to provide services In an efficient and cost-effective maimer.
Municipalities can deal with this issue by using land use planning and engineering measures. Land use planning measures include phasing of future developments through the use of development areas, down zoning of lands and use of the holding provision to delay development. Engineering measures serve to reduce the demand for sewage treatment through promoting water conservation and reducing extraneous flows into the sanitary sewer system.
Two comparisons were the basis for the report. The first was a comparison of the methods used by the three case study The

this comparison was to determine common
practice in sewage capacity management in south-eastern Ontario. The second comparison involved comparing the approaches taken by these three municipalities to those taken by other North American municipalities. The measures taken by the other municipalities were found as a result of a directed literature review. This comparison compared the common practice of the three Ontario municipalities with a wider scope of recognised good practice.
The first comparison found that all of the three Ontario municipalities used both
land use plarming and engineering measures to deal with limited sewage capacity. The
use ofdevelopment areas to stage growth was used in two of the three municipalities. All

three municipalities had provisions in their Official Plans allowing for use of the holding _J

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problem was known. All of the municipalities have not measured the reduction in flows from repairs to the sewer system, but it is believed that reductions can be made by repairing inflow and infiltration.
The recognised good practice of the three Ontario municipalities in managing sewage capacity is in agreement with the recognised good practice of the municipalities in the literature review. When implemented, land use planning and engineering measures can be effective methods to manage sewage capacity.

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