

Township of Wilmot

NEW OFFICIAL PLAN

Water and Wastewater Servicing Background Report

DRAFT

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GEI Consultants

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1.0 Introduction and Purpose of the Discussion Paper

This section provides an overview of what an Official Plan is and how it is operationalized. It introduces the Township's new Official Plan process, the discussion papers, and the purpose of this discussion paper.

1.1 What is an Official Plan?

An Official Plan is a comprehensive document, intended for long-term use, that shapes the future of a municipality by establishing how land in the community will be used. It outlines the goals, objectives, and policies for sustainable, efficient, growth within Wilmot Township. All development and public works in the township must conform to the Official Plan.

The legislative ability for municipalities to enact an Official Plan arises from the Provincial *Planning Act.* All policies in the Official Plan must conform to this higher-order Provincial legislation. The Township of Wilmot is in the process of crafting a new Official Plan which will guide growth and development within Wilmot to the year 2051. For the past two decades, growth in Wilmot has been shaped by both the Region of Waterloo's Official Plan and the Wilmot Official Plan. With recent provincial legislation that removed planning authority from the Region of Waterloo, Wilmot has the opportunity to create a made for Wilmot Official Plan. This will incorporate the best of our past and present Official Plan policies, while charting out the future of Wilmot to the year 2051. A new Official Plan is being created to replace the existing Township and Regional Official Plans and align with the 2024 Provincial Planning Statement.

The new Official Plan will build on the Township's long-term vision for growth with a renewed focus on complete communities. This will include a range and mix of housing, employment opportunities, schools, recreational amenities, options for servicing, roads, and active transportation while protecting natural heritage features and farmland.

1.2 Township of Wilmot New Official Plan Process

The creation of Wilmot's new Official Plan will occur over a year-long period with several touchpoints for community consultation.



Figure 1 Graphic showing the Wilmot New Official Plan Process

Phase 1 of the project included drafting the Consultation Strategy and early conversations the project team held with Wilmot residents to inform the process. A series of one-on-one conversations were had between residents and interested members of the public to lay the foundation for the project. Notice of the project initiation was provided to agencies and Indigenous communities. The Township of Wilmot project team hosted a booth at the 2025 New Hamburg Fall Fair, where we began to shape a vision for what Wilmot's new Official Plan could look like. Following those initial early touchpoints with the community, a formal Public Workshop was held on September 23, 2025 to gather thoughts from the public on the vision and fundamental principles that form the foundation of the new Official Plan.

Phase 2 of the Official Plan involves conducting Background Research and Study Preparation, which includes the release of seven draft discussion papers for public and stakeholder review and comment. At this time, a Special Meeting of Council will be held to formally introduce the project to the community and offer tangible research that will help focus community conversations on the themes of housing, commercial needs, employment, transportation, water and wastewater, stormwater management, and

urban design. Based on public feedback, the draft discussion papers will be reviewed and finalized. What we've heard will inform a series of policy directions which will inform Phase 3 of the project.

Phase 3 of Wilmot's new Official Plan is the drafting of policies and land use maps. These draft policies and maps will be published as draft and shared with Wilmot residents, stakeholders, and Indigenous communities for any further suggestions and input. A copy of the draft Official Plan will be forwarded to the Ministry of Municipal Affairs and Housing for their review as part of Phase 3 of the project.

Phase 4 of the project involves the formal adoption of Wilmot's new Official Plan by the Township of Wilmot's Council. Once Council adopts Wilmot's new Official Plan, the Official Plan will be forwarded to the Ministry of Municipal Affairs and Housing for the Minister's review and approval. After ministerial approval, the Township's new Official Plan will be in effect and replace both existing Township and Regional Official Plans.

1.3 What are the Discussion Papers?

A series of seven background supporting studies have been developed to support the creation of Wilmot's New Official Plan. Each of the discussion papers covers a key theme for the project, including:

- Housing Needs Study
- Commercial Needs Analysis
- Employment Projections and Employment Land Needs Analysis
- Transportation
- Water, Wastewater Servicing Strategy
- Stormwater Servicing Strategy
- Urban Design

The discussion papers will form the basis of the first phase of consultation for the project and assist Wilmot Township in developing the preliminary policy directions for the new Official Plan.

1.4 Purpose of this Discussion Paper

This Discussion Paper will create the foundation for the Township's Water and Wastewater Servicing Strategy and is intended to generate discussion around the impacts of water and wastewater infrastructure on growth. This paper reviews topics including water supply and treatment, wastewater capacity, waste storage, and small community water systems. This paper will not make recommendations on servicing locations or sizing—rather, a key recommendation will be to update the Township's servicing master plans to make firm decisions on servicing locations and potential phasing of development requirements to support the efficient use of land and the Township's limited infrastructure capacity.

2.0 Legislative Overview

This section provides an overview of the provincial legislative context which informs the basis of creating Wilmot's new Official Plan.

2.1 Planning Act

The *Planning Act* is the overarching Provincial legislation which governs land use planning in Ontario. It establishes the respective roles of the Province and municipalities regarding land use planning and provides the basis for municipalities to create and use various planning tools, such as Official Plans and Zoning By-laws. The Act also sets out regulations for how planning processes are to be carried out, including mandatory dates for the completion of tasks, such as deciding on a planning application and setting the date for a public meeting. Notably, in Section 2, the Act establishes "matters of provincial interest," which municipalities must have regard to when carrying out land use planning. These matters include (but are not limited to) protection of ecological systems, protection of agricultural and natural resources, conservation of cultural history, provision of a full range of housing, the accessibility for persons with disabilities, and the orderly development of safe and healthy communities. It is important to note that all planning decisions and policies made by a municipality (or other planning authority) must conform to the *Planning Act,* as well as provincial plans, as outlined in Section 2.1 of the Act. Further, Section 3 of the Act requires that all planning decisions shall be consistent with the Provincial Planning Statement.

The *Planning Act*, Part III – Official Plans sets out how Official Plans shall be created by a municipality, with respect to content and process.

16 (1) An official plan shall contain,

(a) goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality or part of it, or an area that is without municipal organization;

(a.1) such policies and measures as are practicable to ensure the adequate provision of affordable housing;

(b) a description of the measures and procedures for informing and obtaining the views of the public in respect of,

(i) proposed amendments to the official plan or proposed revisions of the plan,

(ii) proposed zoning by-laws,

(iii) proposed plans of subdivision, and

(iv) proposed consents under section 53; and

(c) such other matters as may be prescribed.

Section 17 of the *Planning Act* sets out that "*the Minister is the approval authority in respect of the approval of a plan as an official plan*" and outlines a prescribed process the Township of Wilmot must follow in the preparation of a new Official Plan. Specifically, the Township must provide for consultation and a public meeting, an open house, and adequate notice provided for each.

(15) In the course of the preparation of a plan, the council shall ensure that,

(a) the appropriate approval authority is consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material, even if the plan is exempt from approval;

(b) the prescribed public bodies are consulted on the preparation of the plan and given an opportunity to review all supporting information and material and any other prescribed information and material;

(c) adequate information and material, including a copy of the current proposed plan, is made available to the public, in the prescribed manner, if any; and

(d) at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the current proposed plan. 2006, c. 23, s. 9 (2).

(16) If the plan is being revised under section 26 or amended in relation to a development permit system, the council shall ensure that at least one open house is held for the purpose of giving the public an opportunity to review and ask questions about the information and material made available under clause (15) (c).

The creation of Wilmot's new Official Plan must be done in conformity with the *Planning Act* and the legislated process outlined above.

2.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 ("PPS") is a guiding policy document that provides direction on a variety of planning and land use matters in the province. The legal basis for conformity to the PPS is rooted in Section 3 of the *Planning Act,* which requires that all planning decisions be consistent with the minimum standards set out in the PPS. The Provincial Planning Statement outlines that "Official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning."

The PPS puts forward policy regarding housing, infrastructure, resource management, and public health. Pertinent policies for the new Wilmot Official Plan include adjustments to municipal planning boundaries, regulations regarding employment areas, agricultural protection, and population growth targets. Specific policy guidance is provided by the PPS as it relates to planning for people and homes.

2.1.3 At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.

Furthermore, the PPS provides general policies for implementation and interpretation as it relates to the creation of Wilmot's new Official Plan.

6.1.5 Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to date with the Provincial Planning Statement. The policies of the Provincial Planning Statement continue to apply after adoption and approval of an official plan.

The PPS speaks specifically to planning for water and wastewater systems in Section 3.6, Sewage, Water and Stormwater.

3.6.1 Planning for sewage and water services shall:

(a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;

(b) ensure that these services are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;

2. *is feasible and financially viable over their life cycle;*

3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*

4. *aligns with comprehensive municipal planning for these services, where applicable.*

(c) promote water and energy conservation and efficiency;

(d) integrate servicing and land use considerations at all stages of the planning process;

(e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and

(f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.4.6 and 3.5.6.

3.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on environmental health and the financial viability or feasibility of other forms of servicing.

Finally, once Wilmot's new Official Plan has been approved by the minister, the PPS sets out a requirement for ongoing monitoring of the Official Plan's implementation.

3.0 Local Water and Wastewater Servicing Context

Various documents, specific to the Township, provide guidance and criteria for the planning and design of water and wastewater infrastructure. The following section provides an overview of the relevant municipal documents. Further details regarding relevant sections of the document are provided in Section 4 of this discussion paper.

3.1 Waterloo's Regional Official Plan

The Waterloo Regional Official Plan, 2025 ("ROP") was the Official Plan of the Region of Waterloo, which is an upper-tier municipality that encompasses a federation of lower-tier municipalities, including the Township of Wilmot. Historically, the Region of Waterloo was the approval authority for the Township of Wilmot's Official Plan, and Wilmot was required to conform to that plan.

As of January 1, 2025, the Waterloo Regional Official Plan became a Local Plan of the Township of Wilmot. A new Official Plan is being created to replace the existing Township and Regional Official Plans and align with the 2024 Provincial Planning Statement. Wilmot's new Official Plan will incorporate the best of the Region of Waterloo's Official Plan policies, while charting out the future of Wilmot Township's growth to the year 2051.

The Region of Waterloo's Official Plan contained high-level policies which promoted efficient and responsible water and wastewater management at the local Township level. These policies spoke in depth to:

- A focus on a commitment of existing drinking water supply and wastewater capacity to development to service the projected growth and that the total system capacities are not exceeded.
- Providing sufficient lead time for the planning, design, approval, financing, and construction of new facilities.

With the removal of planning authority from the Region, Wilmot's new Official Plan will take significant direction from the Region's past policies on water and wastewater infrastructure.

3.2 Township of Wilmot Infrastructure Standards and Specifications

The Township of Wilmot's Infrastructure Standards and Specifications, published in 2022, provides design criteria and best management practices of the Township. This document outlines engineering and design standards for municipal infrastructure projects, including general requirements, subdivision and site plan submissions, lot grading, roadway and utility design, water, stormwater and sanitary systems, erosion control, municipal consent procedures, and standard drawings.

3.3 Township of Wilmot Official Plan, 2024

Wilmot's current Official Plan, published in 2019 and updated in 2024, outlines general land use policies in Chapter 6, which include infrastructure and servicing planning related to wastewater, water supply, and waste management. Section 6.8 states: "The Township, in conjunction with the Region, will ensure that all new development is serviced by adequate and effective water, wastewater and storm water facilities in accordance with sound engineering practices and technologies that aim to protect human health and the natural environment."

3.4 Water and Wastewater Permits and Approvals for the Township of Wilmot

- Like other area municipalities, the Township's water and wastewater systems now have consolidated permit and approval documents with the Ministry of Environment, Conservation and Parks (MECP).
- The Township water distribution system is generally governed by the MECP's Drinking Water Works Permit (DWWP) for the Township's water system. Extension of the water system that meet the MECP's (and Township's) design criteria is pre-approved under the conditions of the Township's DWWP.

- The Township's wastewater system is generally governed by the MECP Consolidated Linear Infrastructure Environmental Compliance Approval (CLI-ECA) for the Township's wastewater system. New sanitary system works that meet the approval conditions within the Township's CLI-ECA and designed to MECP (and the Township's) requirements are pre-approved under this document.

3.5 Township of Wilmot Baden and New Hamburg Wastewater Servicing Report/Roadmap

Completed in July 2024 for the Township, the study was intended to assist Township staff with decision-making for allocation of available wastewater capacity within the existing network, as well as provide guidance for future capital improvements to accommodate growth. The report outlines the available capacity within the existing Baden and New Hamburg wastewater system, identifies short-term, non-capital, upgrade solutions to improve available capacity, and provides recommendations on future programs and activities to improve system understanding and management.

The following projects were recommended as part of the study:

- Redirect Forest Glen Sewage Pumping Station (SPS) to new Baden Trunk Sewer.
- Construction of the final stage of the new Baden Trunk Sewer is scheduled for completion in summer 2025. The upstream inlet to the sewer is located south of the CN ROW, east of Charlotte Street.
- Redirecting the Forest Glen SPS to the new trunk sewer will remove wastewater flows from the Milton Byron SPS catchment (north/downtown New Hamburg area), freeing up some additional capacity in New Hamburg.
- Milton Byron SPS Municipal Class Environmental Assessment (EA).
- The Milton Byron SPS will be reevaluated after work is completed to redirect Forest Glen SPS to the Baden Trunk Sewer. It is anticipated that the preferred alternative will be to upgrade sewers within downtown New Hamburg to accept

additional flows from Milton Byron SPS. This will be further reviewed by the Township after the Forest Glen SPS switchover to the new Baden Trunk Sewer.

- Upper and Lower Foundry Trunk Upgrades.
- New Baden Trunk Sewer will alleviate capacity constraints within the existing Foundry Trunk (the Foundry Trunk was initially identified for upgrades as part of the 2010 Foundry Street Sanitary Sewer Study, completed for the Township by MTE Consultants.
- Decommissioning of West Baden SPS / Installation of West Baden Trunk.
- Flows inletting at the West Baden SPS will be diverted to the new Baden Trunk Sewer after construction and commissioning of the new sewer is complete.
- These master plans are important documents for informing capital budgets, project planning, and overall growth management. Official plans often defer to the findings and conclusions of these studies for making policy decisions. Given that Wilmot's new Official Plan is likely to make recommendations on preferred locations for accommodating growth to 2051 and beyond, an update to this study will be a key recommendation coming out of this project.

3.6 Township of Wilmot Wastewater Master Plan

Completed in June 2014 for the Township, this study was completed to assist the Township in in evaluating sanitary infrastructure needs within Baden and New Hamburg aligned with upgrades to the New Hamburg Wastewater Treatment Plant (WWTP).

The following key projects were recommended as part of the study:

- Baden Trunk Sewer
    - Recommended project progressed as part of updated Wastewater Roadmap completed in 2024 – Baden Trunk sewer construction and commissioning will be completed and commissioned in 2025.
- Morningside Trunk Sewer Works

  - The project will replace the existing Morningside Sanitary Trunk Sewer located in New Hamburg to service growth to beyond 2051.
- The Morningside trunk sewer project is on hold because of complexity of alignment for sewer and additional work required to refine alignment/design and considerations for sewer maintenance.
- Not related to prioritization of other projects/review of capacity within Milton Byron SPS catchment area (New Hamburg downtown) after construction of Baden Trunk Sewer.

Like in Section 3.5 above, a comprehensive master plan update will be recommended to accommodate future growth planned in the Township's new Official Plan.

3.7 Region of Waterloo Baden-New Hamburg Water and Wastewater System Servicing Review

Completed in September 2023 for the Region of Waterloo, this servicing review was undertaken to evaluate the existing water and wastewater systems in Baden, New Hamburg, and Foxboro Green, and to identify infrastructure improvements needed to support future growth. The study assessed system capacity, operational challenges, and environmental constraints, and recommended a new Baden Pumping Station and direct conveyance to the New Hamburg WWTP. The report also proposed a phased integration of Foxboro Green into the Baden servicing network.

Like in Section 3.5 above, a comprehensive master plan update will be recommended to accommodate future growth planned in the Township's new Official Plan.

3.8 Region of Waterloo Baden and New Hamburg Water and Wastewater Master Plan Update

Completed in June 2011, the Region's Baden and New Hamburg Water and Wastewater Master Plan Update was completed to provide an overall plan for the upgrade and expansion of facilities to ensure water and wastewater capacity to service growth projections to 2041.

The Master Plan recommended the following key projects:

- Increased water taking from the existing wells site to provide increased water supply to support 2041 growth;
- Additional upgrades at the New Hamburg Water Treatment Plant (WTP), including expanded storage;
- Upgrade/expansion of the New Hamburg WWTP and re-evaluation of growth projections within the 2025–2030 timeline to determine if additional wastewater treatment capacity will be required; and,
- Continued consideration for trunk sewer capacity within the Baden and New Hamburg communities by the Township – including analysis of inflow and infiltration within the existing system.

Like in Section 3.5 above, a comprehensive master plan update will be recommended to accommodate future growth planned in the Township's new Official Plan.

3.9 Waterloo Economic Development Corporation Rural Investment Readiness Strategy

The Waterloo Economic Development Corporation (Waterloo EDC) and the Waterloo Region Townships (Townships of Wilmot, Wellesley, North Dumfries, and Woolwich have undertaken a Rural Investment Readiness Strategy (RIRS) to help guide growth and the development of area Employment Areas over the next 30 years and beyond.

Completed in May 2025, The Rural Investment Readiness Strategy includes a Servicing Assessment Section with a summary of applicable servicing policies, existing infrastructure and limitations and recommendations for needs for key sectors and a review of potential servicing approaches (including conventional municipal servicing, individual and communal municipal or private servicing – and consideration for public-private partnerships).

A range of water demands and wastewater flows criteria is estimated for various employment land uses – based on work by J.L. Richards & Associates Limited. Building on this work, the RIRS estimates that there is sufficient existing water and wastewater capacity available within the Baden - New Hamburg Drinking Water System as well as at the Baden - New Hamburg WWTP (and Kitchener and Waterloo WWTPs) to the 2054 Planning Horizon.

The Servicing Gaps and Opportunities Assessment identifies that for Wilmot:

- There is an employment lands shortfall of 95 gross hectares that is still required to be accounted for;
- More information is required on the Mannheim Village and Shingletown Water Systems to inform the assessment;
- The Foxboro and New Dundee Water Supply Systems and the Foxboro WWTP were purpose-built for the existing Settlement Area and available capacity is to be reviewed on a case-by-case basis; and,
- The Baden and New Hamburg wastewater infrastructure will require upgrades aligned with the Region and Township Master Servicing Plan recommendations.

Servicing-related opportunities for the Township include:

- There is available capacity within the New Hamburg – Baden Water Supply System;
- Foxboro and Dundee water and wastewater systems also have available capacity to service small-scale development;
- The Region is completing upgrades to the Baden New Hamburg wastewater system to support increased available capacity
- The Township is initiating inflow and infiltration reduction studies / works to support increased available capacity within the Baden and New Hamburg wastewater network;

- The Township's new Official Plan will consider opportunities related to the Bill 162 lands – including potential need for additional employment lands adjacent to New Hamburg and Baden;
- Township staff have identified potential for growth between New Hamburg and Baden to be studied through the new Official Plan; and,
- There is currently limited demand for development outside of serviced areas.

4.0 Key Topics for Discussion

The following section provides an overview of the key topics for discussion as they relate to the Water and Wastewater discussion paper.

4.1 Water Supply and Treatment and Wastewater Treatment Capacity to Support Growth within the Township of Wilmot

Availability of water supply and treatment and wastewater treatment capacity can be a significant constraint to growth (or opportunity for growth). The work to identify sources of water supply, determine required expansion of water and wastewater treatment are extensive—include significant Municipal Class EA components, complex design and construction processes—as well as often including significant requirements for additional property taking/availability and associated infrastructure projects. The projects are some of the largest undertakings for municipal water and wastewater infrastructure with significant study, design, construction, and operations costs. These major infrastructure projects also require extensive coordination between the Township and Region as the supply and treatment facilities are studied, designed, constructed, commissioned, and operated by the Region.

Things to Think About

- Previous Region studies have identified the availability of additional water supply within the existing Region wells located within the Township boundaries. The Region's 2011 Water and Wastewater Master Plan suggested that a second WWTP may be required for growth beyond 2041. This may require further consideration now that the Township will be planning for 2051 and beyond. Coordination with the Region will be undertaken as the Town's updated planning estimates are developed to align growth triggers with required servicing upgrades study, design, and construction lead times.
- A better understanding of existing available capacity, updated water demand, and wastewater flow projections for future growth and Township coordination with the

Region to establish consistent projections will clearly set out available capacity and potential for constraints—these can inform triggers for infrastructure upgrade requirements based on growth projections—and associated growth phasing requirements within the Township.

- Recommendation to update the Township's Water and Wastewater Master Plan(s) is to be incorporated into the new Official Plan. The Water and Wastewater Master Plan(s) are to:
  - Be completed as a Municipal Class Environmental Assessment;
  - Outline Township water and wastewater infrastructure planning as well as inform Regional studies, design and construction for appropriate infrastructure;
  - Incorporate updated water demands and wastewater flows – based on best available data – including detailed review of billing records and a comprehensive flow monitoring program;
  - Include financial evaluation and cost estimates for recommended projects / capital programs that can inform future Development Charges Background Studies;
  - Evaluate the ability of Regionally recommended projects and timing to meet the servicing needs of the Township and where there may be opportunities to better align recommendations with Township plans. This includes identification of additional or alternative strategies and projects that can better support planned growth within the Township and still be integrated into long-term Township and Regional servicing strategies;
  - Build on previous and current Region and Township studies to recommend key connections between the Township water distribution and wastewater conveyance and Region supply/transmission systems – and policy recommendations for future connections to the Region system based on an evaluation of benefits and limitations of minimizing Township connections to the Region system.

4.2 Wastewater Conveyance Capacity to Support Growth

The Township has made significant progress addressing capacity constraints within their sanitary sewer networks in Baden and New Hamburg. Implementation of projects recommended as part of previously completed studies have increased capacity within sections of the sewer network. The Township is undertaking an inflow and infiltration (I&I) reduction program to better "seal up" existing sewers identified through flow monitoring and inspection to be taking on rainwater/stormwater or groundwater through leaky joints, damaged pipe, downspout connections, and other sources of infiltration of clean water into the Township's infrastructure. This work will provide affected catchments and areas within Baden and New Hamburg with free-up sanitary capacity that can be allocated to new growth/development.

Things to Think About

- Inflow and infiltration reduction can also be targeted to improve sewers that will have potential to service key growth areas (including areas identified for intensification). I&I projects (including relining and sewer spot repairs) can be efficiently constructed (both schedule and cost) with minimal neighbourhood disruption (works mostly underground within existing sewers—and limited construction vehicles located at maintenance hole locations). These types of projects can be less complex and provide timely opportunities to unlock growth potential within the Township.
- Inflow and infiltration work is to include consideration for benefit to intensification. Existing downstream sewer and pumping station capacity constraints can often limit opportunities for intensification – extensive upgrades of existing infrastructure can often be required to support intensification development and the projects can cost prohibitive considering the intensification benefit. Recommended I&I projects are to consider scaling / phasing to align with various intensification opportunities

4.3 Water Storage and Conveyance Capacity Impacts on Land Use Type

Required water storage and larger trunk watermains to convey fire flow to service areas with higher available fire flow needs can also have significant impact on growth areas. Higher-density, industrial, or other similar areas with high available fire flow requirements drive the need for more complex water projects, including additional storage—which requires more complex Municipal Class EAs along with more complex and costly design and construction. Available fire flow is typically the primary "water-system" based constraint for new development areas.

Area municipalities have recently commenced studies to rethink how they provide available fire flow – including consideration for reduced fire flow provision from the municipal water system and enhanced requirements for sites and development that requires higher available fire flows.

Things to Think About

- Access to available fire flow can be a key constraint to some new industrial (or other high-water use) land uses—and proximity to existing infrastructure as well as consideration for required works to service areas should be considered.
- The Township has identified that an updated Water Master Plan is required and will be undertaken in the future with consideration for the new Official Plan. The Master Plan should include a requirement for evaluation of provision of available fire flow across the Township – with consideration for:
    - appropriate levels of service for identified land uses within urban and rural areas;
    - opportunities and constraints within existing water distribution infrastructure;
    - costs / financial feasibility of infrastructure requirements (water system and fire department);
    - enhanced site requirements for fire-flow storage/provision;
    - encouragement for innovative construction; and/or,

- processes that reduce fire flow requirements or even restrictions to specific land use type that can offer benefit to the larger system.

4.4 Small Community Water Systems and Wastewater Systems

Within Wilmot, the hamlets of New Dundee and St. Agatha and Petersburg (jointly) are serviced by small communal water systems.

The Waterloo EDC RIRS also discusses communal water and wastewater systems within Foxboro, Mannheim, New Dundee and Shingletown. The Foxboro system is owned and operated by the Ontario Clean Water Agency (OCWA) on behalf of a private owner. The study notes that there may be some available capacity within the Foxboro system. The study also notes that more information is more information is required on the Mannheim Village and Shingletown Water Systems to inform future assessment work.

In January 2024, the Township and Region were ordered by the MECP to assume responsibility for the Knipfel Private Drinking Water System in Petersburg. The Township and Region are today in final stages of converting the system to the Petersburg Drinking Water System (DWS).

There has also been the previous failure of the small community water system servicing in St. Agatha—and concerns that the treatment systems for the failed small community water system did not meet MECP requirements and/or industry best practices.

The PPS notes that municipal water and sewage services are the preferred form for servicing for settlement areas. Private communal water and sewage services are only preferred where municipal services are not available, planned, or feasible. The PPS directs planning authorities to assess financial viability or feasibility of municipal or private communal systems as alternatives to individual on-site water services.

Things to Think About

1. A responsibility hierarchy for small communal water systems needs to be developed with the Region, including work to document and fully understand the systems (function and capacity) as well as notification protocols to ensure that the Township has the available information.

2. The updated Official Plan will need to consider communal water and wastewater servicing to settlement areas in accordance with the direction from the 2024 PPS.

    - The Official Plan can require a framework for approval of new small community water and wastewater systems. The framework can be carried forward to be included within next Water and Wastewater Master Plan Update(s), where it can be further detailed and validated through the Master Plan Class Environmental Assessment process – and then ultimately applied to updated Development Engineering Approval Guidelines issued by the Township.
    - The next Wilmot Water Master Plan should consider feasibility of extension of Baden and New Hamburg water servicing to new settlement areas, including consideration for new small water systems best practices and technologies.

4.5 Water and Wastewater Servicing Financial Feasibility

Key to supporting growth with appropriate water and wastewater servicing plans is a comprehensive understanding of construction and infrastructure lifecycle costs (including operations and maintenance). Financial feasibility of water and wastewater infrastructure upgrades and network expansion is key to supporting effective growth – including strategies for phasing to protect against excessive upfront construction costs ahead of any development proceeding. The Region's March 2023 Baden – New Hamburg Water and Wastewater System Servicing Review includes preliminary cost estimates for recommended servicing upgrades. This report establishes recent costing for area infrastructure projects that has been reviewed as part of a Municipal Class Environmental Assessment, and is suitable basis for evaluation to develop costs to

support financial feasibility analysis and to inform the updated Development Charges Background Study.

Things to Think About

1. A water and wastewater servicing strategy financial feasibility study will be completed based on current approved plans to inform growth areas within the updated Official Plan.
2. The updated Official Plan can incorporate the findings and recommendations of the financial feasibility study and establish the required framework for more detailed studies including an updated Water and Wastewater Master Plan(s) (to be completed as Municipal Class Environmental Assessments).

5.0 Emerging Policy Directions

There are several emerging policy directions which should be considered based on the analysis in this discussion paper.

1. Provide for consideration of existing and planned Township and Region infrastructure to best optimize capacity of water and wastewater servicing infrastructure to support continued growth—including consideration for intensification/evolving density over the long-term.
2. Provide policy direction for rainwater collection and usage to support environmental and community design objectives (including that supporting infrastructure is not part of the Natural Heritage System).
3. Protect infrastructure corridors for those uses and include policy to guide development proposals adjacent to those corridors.
4. Introduce a policy basis for a servicing allocation system that can manage potential infrastructure capacity constraints and support for infrastructure planning to ensure prudent and timely financial and life-cycle planning occurs for new Township and Region infrastructure, in alignment with recent Provincial changes around development approval timelines.
5. Provide policy for direction of study and analyses required to review and approve water and wastewater infrastructure to support intensification. Studies and analyses are to be aligned with the scale of the proposed intensification. Studies and analyses can be further detailed as part of the Township's Water and Wastewater Master Plan and Development Engineering Approval Guidelines.
6. Ensure that source water protection policies remain in conformity with updated regional scale source protection planning.

7. Ensure that functional servicing studies are completed in support of Secondary Plan Areas, aligned with Region water and wastewater infrastructure plans.

8. Introduce phasing policies for settlement areas boundary expansions to ensure that development aligns with the provision of appropriate infrastructure and public service facilities.

6.0 Next Steps

This Discussion Paper is one of seven papers that are being completed as part of Phase 2: Background Research and Study Preparation of the Township of Wilmot new Official Plan process.

This paper establishes a foundation from which the Township will develop policy directions and is a starting point for generating discussion about water and wastewater servicing and infrastructure related issues and recommendations. One key recommendation already anticipated shall be to update the Township's servicing master plans to make firm decisions on servicing locations and potential phasing of development requirements to support the efficient use of land and the Township's limited infrastructure capacity.

The Discussion Papers are being released in **DRAFT** form to inform public engagement in fall 2025. The Discussion Papers will be updated to reflect additional insights or items arising from public engagement and will include thematic summaries of input received (with a companion engagement report also being prepared). Those **FINAL** reports shall include recommended policy directions that will inform the development of the Township's new Official Plan.

The **FINAL** reports and policy directions shall be presented to Township Council as part of the meeting required under Section 26 of the *Planning Act*. This meeting is an open session to discuss revisions that may be required to the Township's Official Plan. It is one of several opportunities throughout this project where public input is needed and welcomed.

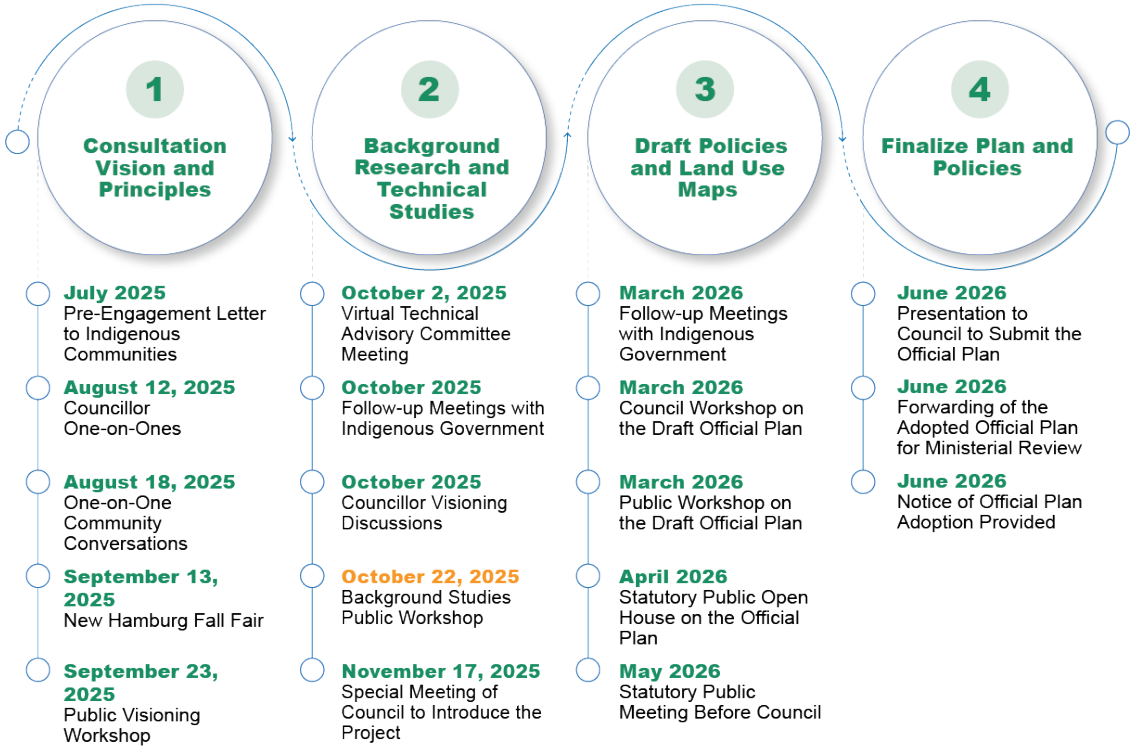


Figure 2: Study Process and Engagement Opportunities

The reports, together with public input, will serve as the basis for developing new water and wastewater policies for Wilmot's new Official Plan. The draft new Official Plan will be released for review in 2026 and includes public events in addition to the statutory *Planning Act* process.