Abstract

This thesis examines the use and efficacy of development control as a demand management strategy for dealing with limited sanitary sewage capacity. In particular, it evaluates how municipalities deal with growth constraints related to capacity limitations by selectively allocating the "right" of development in order to ensure that sewage capacity is allocated in the most efficient manner possible, and in order to maximize their growth potential without overtaxing the sewage system. In this context, growth and the management of growth is considered not as a primary objective of land use planning, but as a sub-set of infrastructure planning.

Three municipalities were selected based on their implementation of development control policies specifically designed to deal with limited sanitary sewage capacity: the Village of Carp, the Town of Gananoque, and the Township of Kingston. Research issues were identified from a review of relevant literature and the experiences of the municipalities. The analysis evaluates the infrastructure conditions resulting in the use of development control policies to manage demand, the types of policies implemented, the goals and objectives associated with the policies, and the impact of the policies on local growth and development and sewage capacity allocation. Based on the analysis, elements in a definition of development control as a demand management strategy are set out.

Development controls as demand management strategies are land use planning measures which control the timing, location, and intensity of urban growth in order to manage demand for infrastructure. In particular, these strategies seek to avoid or limit the premature extension of existing infrastructure and to conserve environmental and economic resources expended through the provision of infrastructure. As such, they are implemented to serve the interests of infrastructure efficiency rather than growth "needs".