

RECOMMENDED SERVICING ALLOCATIONS TO SPECIFIC DEVELOPMENTS

The servicing allocation criteria have been applied to each of the projects currently being considered by the County. All existing development proposals have been ranked based on the number of criteria each project meets. The “Track Record” criterion has again been applied in this report and used as an evaluation tool for the seventh time.

As outlined in the Servicing Allocation Policy and By-law, projects receiving servicing allocation as new draft approval of subdivisions will receive an allocation deadline of 3 years (2021); existing draft approvals of subdivision will receive an allocation deadline of 2 years (2020); site plans will receive an allocation deadline of 2 years (2020) and most developments previously allocated capacity and have been extended by the General Manager, Community and Development Services/Deputy CAO (GM CDS/Deputy CAO) have been given an allocation deadline of 1 year (end of 2019).

Below is a summary of: the servicing capacity required for each current development; a synopsis of each development including the number of residential units; the current allocation deadline and the status of the project; the assessment scoring; whether the development is recommended to receive servicing allocation; and the new proposed allocation deadline.

The development proposals have been separated into two categories for each urban area. The first category outlines those developments that currently have servicing allocation allotted to them and do not expire; have been granted an extension to allocation via approval by GM CDS/Deputy CAO; and those developments that have already begun construction (and thus, no longer have an expiry date). Through previous servicing allocation reports, the County has committed servicing allocation to all developments in the first category. The second category represents those developments that are currently requesting servicing allocation for the first time or are requesting additional servicing allocation above and beyond what was previously allocated to them. Also included in this category are those projects which have previously received/been considered for allocation but are not being considered for allocation in this year’s report (i.e. due to lack of capacity, requests not being received, status of project uncertain, etc.).

RECOMMENDED INFILLING SERVICING ALLOCATIONS

An infilling reserve of five percent (5%) is proposed for each urban area (where possible) and the Lake Erie Industrial Park (LEIP) so that an adequate reserve of servicing capacity is available to provide servicing capacity for Committee of Adjustment Applications and other small-scale developments of an infilling nature and meet Provincial objectives to permit infilling development. Infilling projects will be assessed on a case by case basis. The 5% infill target will be achieved in each of the urban areas for 2019 with the exception of Jarvis where there is no reserve available and all allocation has been granted to existing developments.

A. Caledonia

There is currently a large supply of water but a constrained wastewater capacity available for Caledonia developments. The water in Caledonia is supplied from Hamilton and the County holds a water supply contract with the City of Hamilton. Staff is encouraging development to occur in the Caledonia urban area with the constraints to the wastewater system being temporary and anticipated to be rectified in 2019 with 2,750 m³ becoming available for development once process limitations are addressed.

Remaining Capacity: Wastewater = 1,118 m³ /day & Water = 8,323 m³/day

Infilling Development Allocation (5% of remaining Wastewater Capacity) = 56 m³/day

Servicing Capacity Remaining to provide Allocation Wastewater = 1,062 m³/day

1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m³/day) WASTEWATER	Servicing Capacity Requirements (m³/day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
172 Argyle Street – Slack Plaza	32.0	28.0	Commercial, 51 Residential units	December 31, 2020	Zoning and Site Plan approved Under Construction	5
<i>GM CDS/Deputy CAO – Extensions/Approvals</i>						
McKenzie Meadows Phase 1	169.3	196.0	109 Street Townhouses, 63 Singles, 46 Group Townhouses	December 31, 2019	Draft approved Zoning Approved Nearing pre-servicing agreement	6
Zizza Townhouses	12.0	13.9	14 Townhouses	December 31, 2019	Zoning approved. Site Plan approved	5
Park and McClung	59.0	68.3	69 Townhouses	December 31, 2019	Application under review,	
Empire Communities-McClung Phase 1-3	490	567.3	Singles and Townhouse units	December 31, 2019	Registered. Under construction	3
Empire Communities-McClung Phase 4	167.6	194	196	December 31, 2019	Pre-servicing agreement executed; construction underway	3
Harrison Flats	27.4	31.7	48 Apartments 2 semis	December 31, 2019	Under Construction	5

Caledonia Old Mill	3.0	4.0	Commercial Office space	December 31, 2020	Official Plan & Zoning Appeals settled at OMB – in force, Site plan approval in process	4
Fair grounds	20.0	20.0	Fair grounds	December 31, 2020	Site Plan Approved Under construction	4
Phase 2 Slack plaza	11.0	12.0	18 Units Residential	December 31, 2019	Site Plan in review	5
Wendy's Restaurant	7.0	6.0	Restaurant	December 31, 2019	Site Plan in review	5
TOTAL	998.3	1,141.2				

2) Developments Requiring Council Consideration for Servicing Capacity:

DEVELOPMENT NAME	Servicing Capacity Requirements (m³/day) WASTEWATER	Servicing Capacity Requirements (m³/day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received ?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2018									
<i>Existing Projects Not Recommended for Allocation</i>									
Grand York Estates-Hamlet of York	47.0	54.5	55 Singles	n/a	Partial Servicing. According to provincial Policy there is a need to reserve allocation in a municipal treatment system as a contingency for rural development on partial services. New owner may choose not to provide municipal service and opt for private.				
Caledonia Gateway	368.6	552.9	Commercial / Institutional	n/a	Official Plan and Zoning amendments	No	5	No	n/a
Beattie Estates	680.6	788.1	678 units – mix of Singles and Townhouses	n/a	Draft Plan approved. Zoning Approved	n/a	4	No	n/a
Empire Communities McClung Phases 5-7	562	650	484 Singles 83 Townhouses	n/a	Draft approved – servicing plans under review	n/a	4	No	n/a
TOTAL	1,658.2	2,045.5							

Recommended to Receive Allocation = 998.3 m³/day

Remaining Capacity Wastewater = 63.7 m³/day

Infill Capacity:

The allocations retain a healthy residual capacity being available for the infill reserve.

B. Cayuga

There is currently ample wastewater servicing capacity to allocate to all approved and proposed development proposals in the Cayuga area, including capacity for those proposals which previously did not receive capacity. On the water side, there is sufficient water capacity for developments in Cayuga. The water in Cayuga is supplied from Hamilton as the County currently holds a water supply contract with the City of Hamilton.

Remaining Capacity: Wastewater = 460 m³/day & Water = 8,323 m³/day

Infilling Development Allocation = 23 m³/day

Servicing Capacity Remaining to Provide Allocation = 437 m³/day

1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
Hudson Estates/Toscani	35.1	40.6	41 Singles	Development Registered	Under Construction	2
Thorburn Village	91.2	91.7	33 Singles 2 Semis, 60 Townhouses Commercial block	December 31, 2019	Zoning Amendment and Draft Plan approved. Detailed Design reviewed, Agreement to be completed	6
Cadillac Estates	86.4	99	101 Singles	December 31, 2019	Draft approved	1
HML Holdings Limited	14.6	13.4	Restaurant Commercial Office	December 31, 2019	Site Plan approved. Construction complete	6
Library	4	3	Municipal Library	December 31, 2019	Construction underway	5
Terra Nova	10.3	11.9	12 Singles	n/a	Services Constructed and project Registered. Dwelling construction underway.	3
Municipal Administration Building	4.5	5.0	Municipal Offices	December 31, 2019	Under construction	6
HML Tire Warehouse	2.5	2.8	Tire Warehouse	December 31, 2020	Under Construction	4

<i>GM CDS/Deputy CAO – Extensions/Approvals</i>						
Loomis Dental Clinic	1.6	1.4	Commercial	December 31, 2019	Application approved	5
Van Osch	1.0	0.9	Semi-detached	December 31, 2019	Committee of Adjustment approved	5
Pelican Group – 24 Ottawa Street	2.3	2.6	4 Apartments, 2 Office units	December 31, 2019	Site Plan approved. Construction completed	6
42 Seneca - Zizza	1.7	2	2 Semi units	December 31, 2019	Severance approved	5
41 Munsee	1.7	2.0	2 Semi units	December 31, 2019	Approved Severance and Variance Application	5
TOTAL	256.9	276.3				

2) Developments Requiring Council Consideration for Servicing Capacity:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2018									
<i>Existing Projects Not Recommended for Allocation</i>									
None for 2018									
TOTAL	0.0	0.0							

Recommended to Receive Allocation (current developments) = 256.9 m³/day

Remaining Capacity Wastewater = 180.1 m³/day

Infill Capacity:

The allocations retain a healthy residual capacity available for the infill reserve.

C. Dunnville

There is currently a large supply of water and wastewater capacity available for the developments within Dunnville, as well as to maintain a healthy reserve and capacity available for potential future developments. The water supply for Dunnville is supplied from Lake Erie and servicing the immediate area.

Remaining Capacity: Wastewater = 3,651 m³/day & Water = 4,508 m³/day

Infilling Development Allocation (5% of Remaining Capacity) = 183 m³/day

Servicing Capacity Remaining to Provide Allocation = 3,468 m³/day

1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
Meritage Landing Phase 1 and 2	21.4	24.8	25 Singles	n/a	Under Construction	5
Heron Landing	25.7	29.7	30 Singles	n/a	Under Construction	5
Frank Marshall Business Park (FMBP)	530.0	TBD	Industrial	n/a	Subdivision Registered	4
Woodland Estates	23.9	27.7	28 Singles	n/a	Registered and under Construction	4
Haldimand County Land-Gateway to FMBP (Former site of TSC) proposal	20.0	20.0	No proposal	n/a	n/a	4
Wabasso Towns/Apartments	21.1	24.4	14 Townhouses and 16 Apartments units	n/a	Site Plan approved and under Construction	6
Dunnville Retirement Home	21.8	18.8	38 bed Nursing Home	n/a	Zoning Application and Site Plan approved	6
<i>GM CDS-D/Deputy CAO – Extensions/Approvals</i>						
No Frills	40	48	Commercial	December 31, 2019	Zoning approved	6
Meritage Landing Phase 3	54.7	63.4	49 Townhouses, 36 stacked Semis	December 31, 2019	Site Plan under review, Zoning approved	3
Moodie Schilstra George Street	30.2	35	10 Singles 20 Townhouses, 8 Apartments	December 31, 2019	Preliminary Concept	3

Alder Street School Site	29	33.6	15 Apartment units, 5 Townhouses, 7 Semis	December 31, 2019	Preliminary proposal	5
Cross Street Landing	8.9	7.7	8 Residential Infill units	December 31, 2019	Zoning approved, Site Plan approved	3
Aspen Apartments	8.0	9.3	14 Units (Affordable)	December 31, 2019	Under Construction	5
217 Main Street	4	3.6	4 Semi Units	December 31, 2019	Approved	5
TOTAL	838.7	346.0				

2) Developments Requiring Council Consideration for Servicing Capacity:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2018									
<i>Existing Projects Not Recommended for Allocation</i>									
None for 2018									
TOTAL	0.0	0.0							

Recommended to Receive Allocation = 838.7 m³/day

Remaining Capacity Wastewater = 2,629.3 m³/day

Infill Capacity:

The allocations also retain a healthy residual capacity being available for the infill reserve.

D. Hagersville

There is currently sufficient wastewater servicing capacity to allocate to all development proposals in the Hagersville area. The water in Hagersville is supplied from the Nanticoke Plant (which provides water services to Hagersville, Jarvis and Townsend and the Lake Erie Industrial Park); however, the more limiting factor presently is wastewater capacity.

As noted previously, there is work underway to reclaim sewage treatment capacity through inflow/infiltration (I/I) abatement work over the next few years. As the I/I capacity is quantified, it can be allocated to development in subsequent years.

Remaining Capacity: Wastewater = 1,669 m³/day & Water = 4,884 m³/day

Infilling Development Allocation (5% of Remaining Capacity) = 83 m³/day

Servicing Capacity Remaining to Provide Allocation = 1,586 m³/day

1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m³/day) WASTEWATER	Servicing Capacity Requirements (m³/day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
Walpole Square Phase 7 B	18.8	21.8	22 Singles	n/a	Registered and under Construction	2
Walpole Square Phase 8 A	23.1	26.7	12 Singles, 15 Townhouses	n/a	Registered and under Construction	2
Walpole Square Phase 8 B	32.5	37.6	17 Singles, 21 Townhouses	n/a	Registered and under Construction	4
Walpole Square Phase 9	27.4	31.7	32 Singles	n/a	Registered and under construction	4
<i>GM CSD/Deputy CAO – Extensions/Approvals</i>						
Empire Communities Hagersville Gardens (formerly Haldimand Gardens)	128.3	148.5	150 Singles	December 31, 2019	Phase 1 Draft Plan and Zoning approved	3
ACCUII Crystal Lake	12.0	13.9	14 Singles, 21 Singles future phase	December 31, 2019	Draft approved	3
Plouffe 5 lots	4.5	5.0	5 singles	December 31, 2019	Severances Approved	5
Winger	0.9	1.0	Single detached dwelling	December 31, 2019	Severance approved	5
TOTAL	247.5	286.2				

2) Developments Requiring Council Consideration for Servicing Capacity:

[illegible]

Existing Projects Not Recommended for Allocation									
Dabirian Residential	153.9	178.2	270 senior Apartments	February 28, 2015	Zoning Approved Site Plan required	No	6	No	n/a
Dabirian Commercial	25.0	25.0	5 Commercial units	February 28, 2015	Zoning Approved Site Plan required	No	5	No	n/a
Lakewood Estates	619.8	711.9	380 Singles, 28 Townhouses, 300 Apartments, 10 commercial	n/a	Preliminary Concept. No Application	No	3	No	n/a
TOTAL	798.7	915.1							

Recommended to Receive Allocation = 247.5 m³/day

Remaining Capacity Wastewater = 1,338.5 m³/day

Infill Capacity:

The allocations also retain a full 5% residual capacity being available for the infill reserve; which is considered a sufficient amount for infilling capacity.

E. Jarvis

There is currently not sufficient wastewater servicing capacity to allocate to all proposed development proposals in the Jarvis area. The water in Jarvis is supplied from the Nanticoke plant which is currently operating at 65% of its rated capacity.

Remaining Capacity: Wastewater = 110 m³/day & Water = 4,884 m³/day

Infilling Development Allocation (5% of Remaining Capacity) = 6 m³/day

Servicing Capacity Remaining to Provide Allocation = 0 m³/day

1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m³/day) WASTEWATER	Servicing Capacity Requirements (m³/day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
Jarvis Meadows Phase 1	62.9	70.4	28 Singles 12 Semis 24 Apartments/ Commercial	n/a	Registered - under Construction / near build-out	5
<i>GM CDS/Deputy CAO – Extensions/ Approvals</i>						
Gausenbauer (Millmont Estates) Phase 1	41	47.5	48 Townhouses	December 31, 2019	Site Plan Approval required	3
Jarvis Meadows Phase 2	52.5	60.7	52 Singles 14 Semis	December 31, 2019	Registered and under construction	2
County Fields	28.2	32.6	33 Residential	December 31, 2019	Registered and under construction	5
Cargo Ease	2.5	2.8	Industrial	n/a	Site Plan in process, Variance required	4
TOTAL	187.1	214				

2) Developments Requiring Council Consideration for Servicing Capacity:

DEVELOPMENT NAME	Servicing Capacity Requirements (m³/day) WASTEWATER	Servicing Capacity Requirements (m³/day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received ?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
Jarvis Meadows Phase 3	118.8	137.6	139 Singles*	n/a	Plan review	Yes	3	Yes *Conditional upon EA approval	December 31, 2019
<i>Existing Projects Not Recommended for Allocation</i>									
Gausenbauer (Millmont) Estates Phase 2	39.3	45.5	46 Townhouses	n/a	Preliminary	No	3	No	n/a
Jarvis Car Wash	11	12	Commercial	n/a	Preliminary	Yes	3	no	December 31, 2019
TOTAL	169.1	195.1							

**Jarvis Meadows Phase 3 is recommended for service allocation for the 139 singles subject to the final approval of the Environmental Assessment associated with the concurrent update to the Jarvis Master Servicing Plan.*

Recommended to Receive Allocation = 187.1 m³/day

Remaining Capacity Wastewater = 0 m³/day

Infill Capacity:

The allocation does not have a sufficient capacity available for the infill reserve. The recommended allocations reduce the infill development allocation to 0%.

F. Townsend

There is currently a large supply of wastewater capacity available for Townsend developments. The water in Townsend is supplied from the Nanticoke plant.

Remaining Capacity: Wastewater = 1,820 m³/day & Water = 4,884 m³/day

Infilling Development Allocation (5% of Remaining Capacity) = 91 m³/day

Servicing Capacity Remaining to Provide Allocation = 1,699 m³/day

1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
None for 2018						
<i>GM CDS/Deputy CAO – Extensions/Approvals</i>						
Parkview Meadows	30	33	Seniors Residence	December 31, 2020	Under construction	4
TOTAL	30.0	33.0				

2) Developments Requiring Council Consideration for Servicing Capacity:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2018									
<i>Existing Projects Not Recommended for Allocation</i>									
Riverwood Golf and Country Club ACCUII Res./Comm. complex	40.2	45.0	53 Apartments, Commercial	Feb. 28, 2015	OP/ Zoning approved Site Plan	No	6	No	n/a

Riverwood ACCUII Townhouses	25.7	29.7	30 Townhouses	Feb. 28, 2015	OP/ Zoning approved. Site Plan in process	No	5	No	n/a
TOTAL	65.9	74.7							

Recommended to Receive Allocation = 30 m³/day

Remaining Capacity Wastewater = 1,699 m³/day

Infill Capacity:

There are currently no infilling proposals in Townsend. However, there is ample supply of capacity within the infill reserve to accommodate future infill proposals.

G. Lake Erie Industrial Park

There is currently no additional wastewater servicing capacity available in the Lake Erie Industrial Park (LEIP) Lagoon. The water in the LEIP is supplied from the Nanticoke plant.

Remaining Capacity: Wastewater = 0 m³/day & Water = 4,884 m³/day

Infilling Development Allocation (5% of Remaining Capacity) = 0 m³/day

Servicing Capacity Remaining to Provide Allocation = 0 m³/day

1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
None for 2018						
<i>GM CDS/Deputy CAO – Extensions/Approvals</i>						
None for 2018						
TOTAL	0.0	0.0				

2) Developments Requiring Council Consideration for Servicing Capacity:

DEVELOPMENT NAME	Servicing Capacity Requirements (m ³ /day) WASTEWATER	Servicing Capacity Requirements (m ³ /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2018									
<i>Existing Projects Not Recommended for Allocation</i>									
None for 2018									
TOTAL	0.0	0.0							

Recommended to Receive Wastewater Allocation = 0 m³/day

Remaining Capacity Wastewater = 0 m³/day

Presently, there are no wastewater capacity requests within the Lake Erie Industrial Park, and since the LEIP wastewater flow has exceeded rate flow capacity in the last two years, no additional capacity should be considered for allocation at this time. However, it should be noted that private servicing options, accommodating dry industry or industries that only utilize raw process water and do not discharge to sanitary services, are supported by Official Plan policies as interim options until such time that full municipal services are available to service the industrial developments.