
HALDIMAND COUNTY

Report PDD-07-2023 Servicing Allocation – 2022 Year End Update and Recommendations



For Consideration by Council in Committee on March 21, 2023

OBJECTIVE:

To provide an update on the current status of servicing allocations in Haldimand County and recommend new service allocations.

RECOMMENDATIONS:

1. THAT Report PDD-07-2023 Servicing Allocation – 2022 Year End Update and Recommendations be received;
2. AND THAT Haldimand County Water and Wastewater Treatment Capacities included as Attachment 1 to Report PDD-07-2023 be accepted as the basis for servicing allocation recommendations;
3. AND THAT these proposals are deemed to be consistent with the Provincial Policy Statement 2020, the Provincial Growth Plan 2020, and other matters of provincial interest;
4. AND THAT the Servicing Allocation proposals recommended in Attachment 2 to Report PDD-07-2023, deemed to conform to the Haldimand County Servicing Allocation Policy and By-law 1073/10, be approved.

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Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

A Servicing Allocation Policy and By-law was approved by Council in 2010 through Report (PED-PD-10-2010). In general, the Servicing Allocation Policy outlines the process of how water and wastewater servicing is to be distributed among developments in Haldimand County on an annual basis. The purpose of this process is to ensure investments in infrastructure are efficiently used (i.e. capacity is not being reserved for developments that do not move forward expeditiously), to ensure that planning approvals do not exceed capacity, and to establish a series of consistent criteria to prioritize allocation should there be limits in current capacity until such time as additional capacity is brought on stream. Servicing allocation requests by community are presented together with recommendations for approval for specific periods of time. All requests that have been received have been referenced within the report.

The available treatment capacity in Haldimand County today equates to an approximate total of 20,000 new residents. This ensures a sufficient amount of capacity is available for the foreseeable future to

ensure the County can accommodate growth and respond positively to its growth strategy and Official Plan targets. Haldimand County is in a positive situation regarding servicing and plans are in place for any temporary servicing shortfalls identified.

BACKGROUND:

A Servicing Allocation Policy and By-law was approved by Council in March of 2010 through Report (PED-PD-10- 2010). In general, the Servicing Allocation Policy outlines the process of how servicing allocation is to be distributed among developments in Haldimand County, acknowledges the criteria used in assessment scoring, and implements responsibilities to appropriate municipal staff where applicable.

The assessment criteria are as follows:

1. Location.
2. Density and Mix of Housing Types.
3. Ease of Servicing.
4. Front Ending.
5. Positive or Neutral Impact on the County.
6. Provision of External Roads or the Completion of Existing Arterial Roads.
7. Assumption/Maintenance.
8. Engineering Approvals.
9. Employment.
10. Track Record.

The By-law formally implements the policy and outlines that no land shall be used or built upon and no building or structure shall be erected or used unless full municipal water and sanitary sewer capacity is available within the urban boundary and the County has allocated such services to the said lands or building, or the County has exempted the development or class of development from the requirement of an allocation of capacity.

Proponents of developments with allocation expiring this year, as well as new developments, that returned the application, and paid the required fee, were included within the annual review and assessment; those who did not, were not included as part of the process and will not be receiving any recommendation for capacity at this time. If developers or proposals seek to move forward and obtain allocation through the year, an evaluation of available capacity would be undertaken based on the circumstances and relative to existing approved allocation at that 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 three years (2025); existing draft approvals of subdivision will receive an allocation deadline of two years (2024); site plans will receive an allocation deadline of two years (2024); and most developments previously allocated capacity and have been extended by the General Manager, Community and Development Services have been given an allocation deadline of one year (end of 2024 rather than 2023 due to later nature of this year's report).

This latest report completes an evaluation of all proposed developments and their request for servicing capacity and has been prepared jointly by the Planning & Development and Engineering & Capital Works Divisions. The purpose of this report is to:

- implement the County's Servicing Allocation Policy and By-law;
- provide an update about the status of servicing capacity at the various water and wastewater treatment plants;
- provide an update about the status of development projects that have previously received servicing allocation;

- recommend servicing allocation consistent with the approved scoring system to provide some current developments with the opportunity to proceed within a defined timeline; and
- provide comment on approved extensions to development projects that previously received servicing allocation where appropriate.

Under the current allocation formula, a single unit for all water requests and a single unit for wastewater requests have been established at 0.9 m³/day of wastewater and 2.0 m³/day for water which was derived from actual per capita usage investigations. For comparison purposes, it should be noted that wastewater generation is based on an average day basis and water demand is based on a max day basis.

Based on water and wastewater usage studies, staff continue to evaluate development on a land use, population density equivalent and per capita basis, as opposed to only population and per capita basis, which would assign the same value to all forms of land uses; residential, commercial, institutional and industrial uses. The process allows for a more accurate and ongoing assessment of capacities and provides a more stable framework for active developments, as well as providing an account for all forms of development.

A detailed breakdown of treatment capability, average daily flow (using a five year rolling average) and available treatment capacity at each of the County's facilities has been developed by Engineering & Capital Works and is provided in Attachment 1. The relationship of this data to development allocations is included in the detail sheets of Attachment 2. Included below is a summary of those details for each urban area and the Lake Erie Industrial Park.

A servicing allocation update has historically been provided to Council on an annual basis. Going forward, staff intend to bring a report forward every three years, as significant changes are not generally noted from year to year. Staff will continue to receive servicing allocation extensions and requests from developers and allocate where appropriate.

Five percent (5%) of the remaining wastewater plants' treatment capacity will be held in reserve to allow flexibility to approve infill projects with minor treatment capacity requirements. This approach helps to ensure that the County's Places to Grow requirements are achieved. Planning staff will continue to be responsible for tracking and allocating servicing capacity to the minor infilling development proposals on a case-by-case basis. It should be noted that the County's Places to Grow requirements are measured on a County-wide basis collectively, as opposed to being measured for each specific urban area separately. As such, when the minimum infill requirements cannot be met in a specific urban area, the infill development, which occurs in the other urban areas, can balance the County's infill requirements and ensure that the County's Places to Grow obligations are being met.

ANALYSIS:

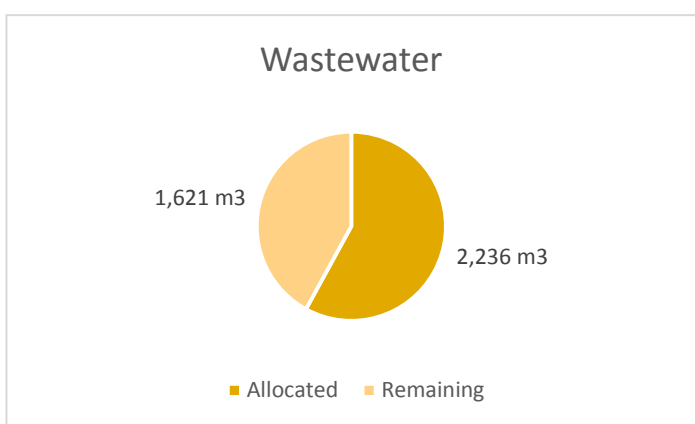
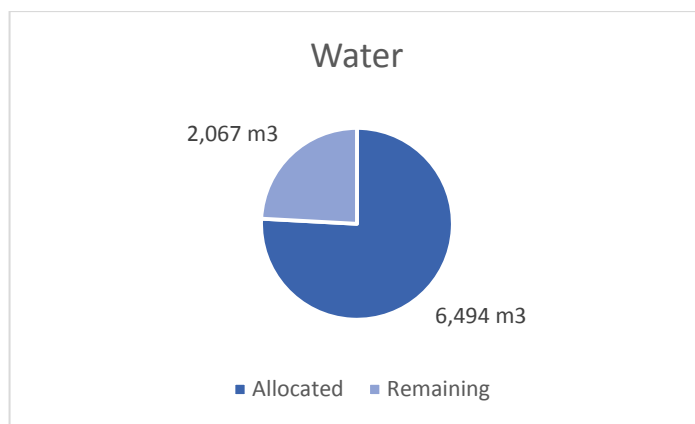
The following chart summarizes the water and wastewater capacity for each urban area of Haldimand County, as well as the Lake Erie Industrial Park. **Green** indicates that there is surplus capacity available to allocate to all servicing submission requests plus all forecasted servicing identified in the Master Servicing Plan for the community; **yellow** indicates that current approved developments can be serviced but in accordance with the master servicing plan, additional capacity is needed to meet forecasted growth out to the planning horizon (i.e. 20 years out) for that community's Master Servicing Plan; and, **red** indicates that there is insufficient treatment capacity today, to be allocated to formal submissions requesting servicing.

Water	Wastewater
Caledonia	Caledonia
Cayuga	Cayuga
Dunnville	Dunnville
Hagersville	Hagersville
Jarvis	Jarvis
Townsend	Townsend
Lake Erie Industrial Park	Lake Erie Industrial Park

Caledonia

Caledonia's potable water is supplied through an agreement with the City of Hamilton. The maximum day demand of the Caledonia/Cayuga water system is currently at 35% of the permitted max day volume under the Hamilton/Caledonia Water Servicing Agreement. Based on planning values identified within this report, potable water supply for Caledonia is not considered a limiting factor to development. Both water and wastewater treatment capacity are adequate to meet all of the developments being allocated.

Caledonia's wastewater is treated by the Caledonia Wastewater Treatment Plant. Based on the remaining available wastewater capacity after all current projects are completed and the new projects are allocated, Caledonia can support an additional 4,320 residents or approximately 1,800 new dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County. Through the Haldimand County Growth Strategy Report completed as part of the Official Plan Update, Caledonia is anticipated to see a growth of 220 new households annually. Additional wastewater capacity will be required to meet growth projections in Caledonia. As such, there is capital budget for a new wastewater treatment plant. The Environmental Assessment process has been initiated and construction of the plant is anticipated to be complete in 2028.



Cayuga

Cayuga's potable water is supplied by the City of Hamilton through a supply main extension from Caledonia. As such, the water demand on the Cayuga system mirrors that of Caledonia and equates to 35% of the permitted volume allowed under the Hamilton/Caledonia Water Servicing Agreement. Based on planning values identified within this report, potable water supply for Cayuga is not considered a limiting factor to development. Both water and wastewater treatment capacity are adequate to meet all of the developments being allocated.

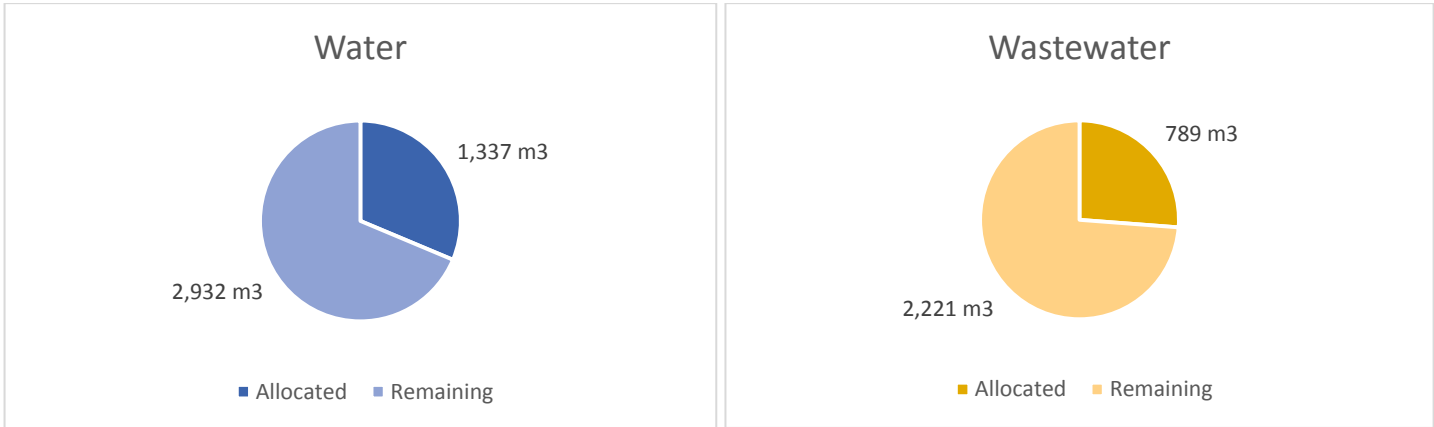
Cayuga’s wastewater is treated by the Cayuga Wastewater Treatment Plant. Based on the remaining available wastewater capacity after all current projects are completed and the new projects are allocated, Cayuga can support an additional 370 residents or 154 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County. Through the Haldimand County Growth Strategy Report completed as part of the Official Plan Update, Cayuga is anticipated to see a growth of 20 new households annually.



Dunnville

Dunnville’s water is supplied by the Dunnville Water Treatment Plan, which receives water from Lake Erie via an intake in Port Maitland. The maximum day demand of the Dunnville water system is currently at 60% of the rated treatment capacity of the Dunnville Water Treatment Plant. Based on planning values identified within this report, potable water supply for Dunnville is not considered a limiting factor to development. Both water and wastewater treatment capacity are adequate to meet all of the developments being allocated.

Dunnville’s wastewater is treated by the Dunnville Wastewater Treatment Plant. Based on the remaining available wastewater capacity after all current projects are completed and the new projects are allocated, Dunnville can support an additional 5,923 residents or 2,468 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County. Through the Haldimand County Growth Strategy Report completed as part of the Official Plan Update, Dunnville is anticipated to see a growth of 25 new households annually.



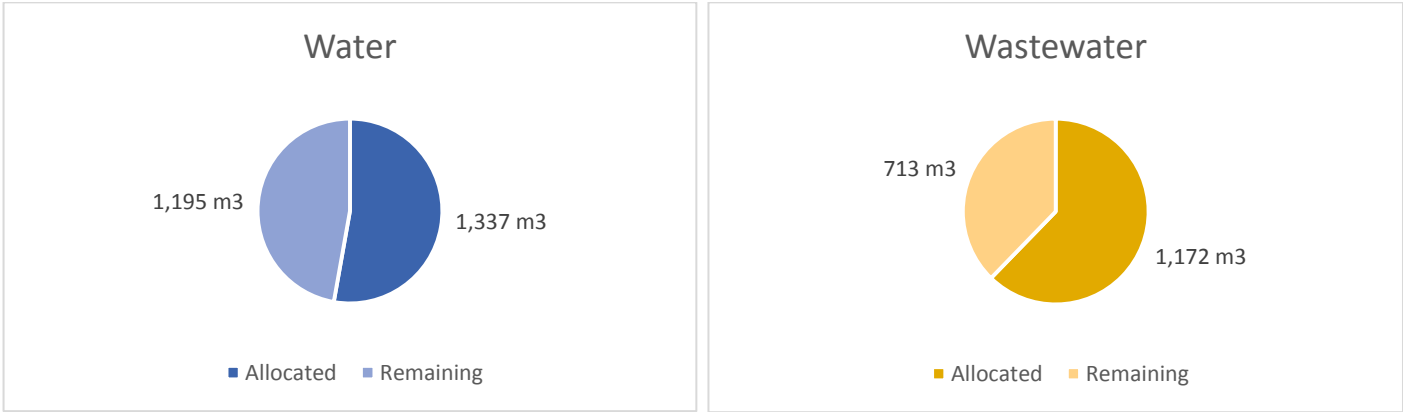
Hagersville

Hagersville’s potable water is supplied by the Nanticoke Water Treatment Plant, which receives water from Lake Erie via an intake that utilizes the Ontario Power Generation forebay. The maximum day demand of the Nanticoke water system is currently at 75% of the rated treatment capacity of the Nanticoke Water Treatment Plant. Based on planning values identified within this report, potable water

supply for Hagersville is not considered a limiting factor to development. Both water and wastewater treatment capacity are adequate to meet all of the developments being allocated.

Hagersville’s wastewater is treated by the Hagersville Wastewater Treatment Plant. Based on the remaining available wastewater capacity and after all current projects are completed and the new projects are allocated, Hagersville can support an additional 1,900 residents or 792 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County. Through the Haldimand County Growth Strategy Report completed as part of the Official Plan Update, Hagersville is anticipated to see a growth of 55 new households annually.

Of note, as laid out in the allocation table at Attachment 2, the Empire Sandusk project at the south end of Hagersville is not one of the projects currently being recommended for allocation. The applicant is currently making revisions to the overall plan in connection with comments received in September 2022 as part of an initial public meeting. As currently proposed, at over 1,000 units, there is not sufficient remaining wastewater capacity for the development. As part of the public meeting in September, staff advised Council that any future project approval would only be for a level of development that can be accommodated with existing capacity. It is understood that there are challenges in long term wastewater servicing capabilities in Hagersville and this will be a key part of the analysis taking place as part of the Hagersville Master Servicing Plan (which has now been initiated with JL Richards Consulting).



Jarvis

Jarvis’s potable water is supplied by the Nanticoke Water Treatment Plant. As such, the maximum day demand for Jarvis mirrors that of the other communities on the Nanticoke water system and equates to 75% of the rated treatment capacity of the Nanticoke Water Treatment Plant. Based on planning values identified within this report, potable water supply for Jarvis is not considered a limiting factor to development. Both water and wastewater treatment capacity are adequate to meet all of the developments being allocated.

Jarvis’s wastewater is treated at the Jarvis lagoon. While the Jarvis lagoons have reached their hydraulic capacity, a new wet well and forcemain was recently constructed to convey a portion of wastewater flow to the Townsend lagoons for treatment. Commissioning of this new infrastructure is scheduled for mid-March 2023 and an in-service date is expected in April 2023. The peak flow design capacity of the new wet well and forcemain to Townsend is 46 L/sec which equates to an increase of approximately 800 m³/day (on an average day basis) of additional capacity over previous infrastructure capability. Therefore, for the purposes of this allocation exercise, the additional wastewater treatment capacity associated with this project will be considered as 800 m³/day. Based on the remaining available wastewater capacity and after all current projects are completed and the new projects are allocated, Jarvis can support an additional 1,901 residents or 792 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County. Through the Haldimand

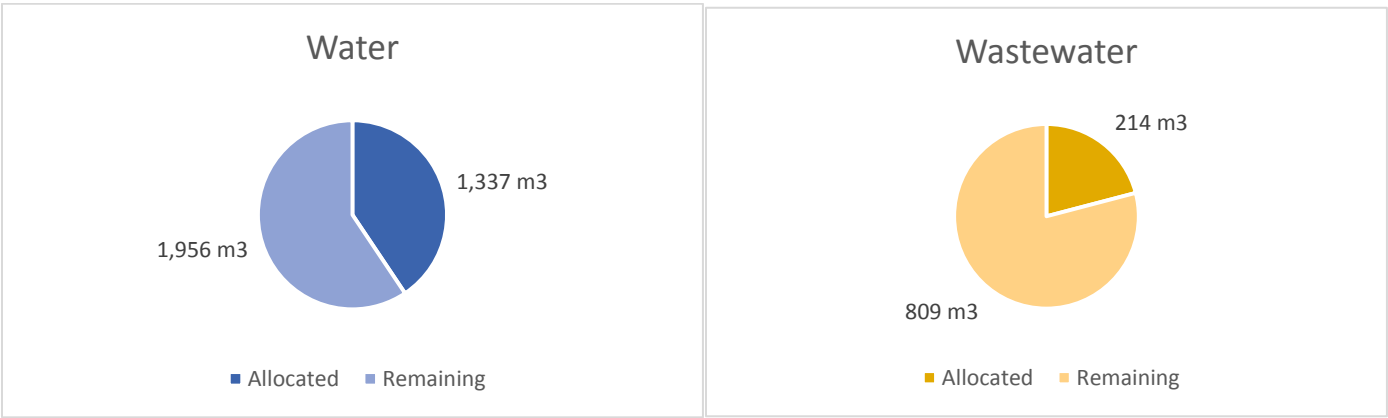
County Growth Strategy Report completed as part of the Official Plan Update, Jarvis is anticipated to see a growth of 10 new households annually.



Townsend

Townsend’s water is supplied by the Nanticoke Water Treatment Plant. As such, the maximum day demand for Townsend mirrors that of the other communities on the Nanticoke water system and equates to 75% of the rated treatment capacity of the Nanticoke Water Treatment Plant. Based on planning values identified within this report, potable water supply for Townsend is not considered a limiting factor to development. Both water and wastewater treatment capacity are adequate to meet all of the developments being allocated.

Townsend’s wastewater is treated at the Townsend lagoon. Based on the remaining available wastewater capacity and after all current projects are completed, new projects are allocated and the treatment capacity allocation to Jarvis is considered, Townsend can support an additional 2,158 residents or 855 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County. Through the Haldimand County Growth Strategy Report completed as part of the Official Plan Update, Townsend is anticipated to see a growth of 3 new households annually.

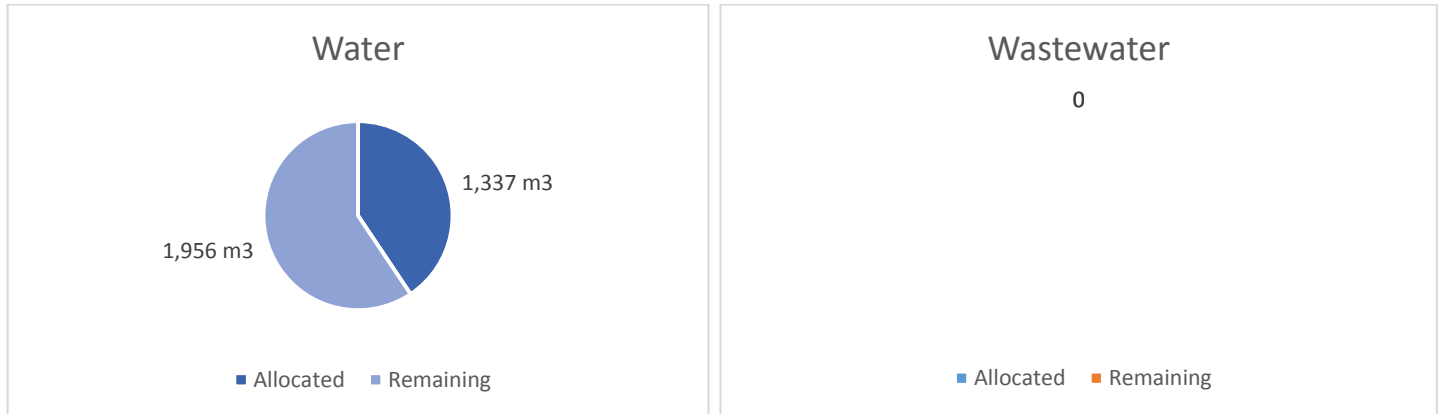


Lake Erie Industrial Park (LEIP)

LEIP’s water is supplied by the Nanticoke Water Treatment Plant. As such, the maximum day demand for the LEIP mirrors that of the other communities on the Nanticoke water system and equates to 75% of the rated treatment capacity of the Nanticoke Water Treatment Plant. Based on planning values identified within this report, potable water supply for the LEIP is not considered a limiting factor to development. No new developments are being allocated within the LEIP.

LEIP’s wastewater is treated at the LEIP lagoon. LEIP cannot provide any allocation at this time based on the remaining available wastewater capacity. 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. Additionally, in 2022, the 2011 Municipal Class Environmental Assessment (MCEA) for a new wastewater treatment plant to service the LEIP area was updated to extend the study validity for an additional 10 years. With the MCEA updated, the County can directly proceed with the design and construction of a new wastewater treatment facility for the area, when warranted.



FINANCIAL/LEGAL IMPLICATIONS:

The Servicing Allocation process and reviews are completed in accordance with the User Fee and Service Charges By-law. The allocation of servicing is instrumental in the collection of development charges. Water and wastewater infrastructure is costly to build but is designed to effectively service long term needs within the County. The County finances its growth related water and wastewater infrastructure through the issuance of debt with the aim of repaying such debt from development charge revenues generated through future growth. The 2022 servicing allocation recommendations support future growth which in turn generates the development charge revenue to help fund the County's capital infrastructure investment needs.

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

REFERENCES:

None.

ATTACHMENTS:

1. 2022 Servicing Allocation Table.
2. Recommended Servicing Allocations to Specific Developments.