

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.

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 (2026); existing draft approvals of subdivision will receive an allocation deadline of two years (2025); site plans will receive an allocation deadline of two years (2025); and most developments previously allocated capacity and have been extended by the General Manager, Community and Development Services (GM CDS) have been given an allocation deadline of one year.

The tables below summarize the allocation requirements and other pertinent information for each development.

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; and those developments that have already begun construction (and thus, no longer have an expiry date). The second category represents those developments that are 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 included 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 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 2023, except for Jarvis and the LEIP, where there is a lack of wastewater servicing capacity.

Caledonia

Statistics	Water	Wastewater
Current remaining capacity	8,619 m ³ /day	3,996 m ³ /day
Infilling development allocation	431 m ³ /day	200 m ³ /day
Recommended to receive allocation	5,858.4 m ³ /day	2,066.6 m ³ /day
Servicing capacity remaining to provide allocation	2,180.5 m ³ /day	1,729.4 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring
PL28T-2019-061 Caledonia Gateway Phase 1	368.6	552.9	280 residential units	November 2, 2030	Draft plan approved	5
PL28T-2013-158, 159 McClung Phase 8	254.2	1,153.8	225 units	n/a	Draft plan approved Pre-servicing agreement	4
28T-2015-070 Beattie Estates	680.6	788.1	678 Units Singles and townhouses	December 31, 2024	Draft plan approved Zoning approved	4
PL28T-2013-158, 159 McClung Phase 5B	22.1	97.2	20 Units	December 31, 2024	Draft plan approved	4
PL28T-2013-158, 159 McClung Phase 7	157.0	885.6	148 Units	December 31, 2024	Draft plan approved	4
PL28T-2013-158, 159 McClung Phases 9 & 10	236.2	2,019.6	360 Units	December 31, 2024	Draft plan approved	4
PLOP-HA-2021-117 & PLZ-HA-2021-118 92-222 Argyle St N	160.7	160.7	Commercial	December 31, 2024	Site plan under review	6
28T-2006-501 Grand York Estates (<i>Hamlet of York</i>)	47.0	54.5	66 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.	
Total	1,926.4	5,712.4				

Developments Requiring Council Consideration for Servicing Capacity

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring	New/ Extension Request Received?	Recommended to Receive Allocation	Recommended Allocation Deadline
PLSP-HA-2020-019 McKenzie Meadows Phase 1	169.3	196.0	109 street townhouses, 63 singles, 43 group townhouses	December 31, 2023	Draft Approved Zoning Approved Pre-servicing agreement	6	No	No	n/a
PL28T-2018-074 McClung South	140.2	146.0	83 townhouses 80 singles	December 31, 2023	Draft plan approved	5	Yes	Yes	December 31, 2024
Total	140.2	146.0							

Cayuga

Statistics	Water	Wastewater
Current remaining capacity	8,619 m ³ /day	386 m ³ /day
Infilling development allocation	431 m ³ /day	19 m ³ /day
Recommended to receive allocation	149.1 m ³ /day	148.6 m ³ /day
Servicing capacity remaining to provide allocation	2,180.5 m ³ /day	218.4 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring
PLSP-HA-2021-183 11 Monture Street	57.4	57.4	Light Industrial	December 31, 2024	Site plan approved	4
Total	57.4	57.4				

Developments Requiring Council Consideration for Servicing Capacity

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring	New/ Extension Request Received?	Recommended to Receive Allocation	Recommended Allocation Deadline
PL28-2011-128 Thorburn Village	91.2	91.7	33 singles 2 semis 60 townhouses Commercial block	December 31, 2023	Draft plan approved Engineering approved Agreement to be completed	6	Yes	Yes	December 31, 2024
Total	91.2	91.7							

Dunnville

Statistics	Water	Wastewater
Current remaining capacity	4,655 m ³ /day	3,121 m ³ /day
Infilling development allocation	223 m ³ /day	156 m ³ /day
Recommended to receive allocation	1,381.2 m ³ /day	634.3 m ³ /day
Servicing capacity remaining to provide allocation	3,040.8 m ³ /day	2,330.7 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring
Frank Marshall Business Park (FMBP)	530.0	1200.0	Industrial	n/a	Allocation reserved for future development Included for tracking purposes	4
Gateway to FMBP	20.0	40.0	No proposal	n/a	Allocation reserved for future development Included for tracking purposes	4
PL28T-2021-078 444 Tamarac Street	9.1	20.2	3 singles 6 semis	December 31, 2025	Draft plan approved	3
PLSP-HA-2022-094 726 Broad Street	75.2	121	240 unit retirement facility	December 31, 2024	Site plan under review	6
Schilstra/ Moodie George Street Proposal (roll # 02400634910)	30.2	35.0	30 residential units	December 31, 2024	Preliminary concept Pre-consultation meeting August 4, 2021	3
PLSP-HA-2012-134 Meritage Landing Phase 3	54.7	63.4	49 Townhouses 39 stacked semis	December 31, 2024	Site plan under review	3
Thompson Crossing (roll # (0240063670)	20.2	20.2	36 unit apartment	December 31, 2024	Preliminary concept	3
Massi Lands (roll # 02400635110)	49.8	49.9	96 units (6 quads, 72 townhouses)	December 31, 2024	Preliminary concept	3
Total	634.3	1,381.2				

Developments Requiring Council Consideration for Servicing Capacity

None for 2023.

Hagersville

Statistics	Water	Wastewater
Current remaining capacity	2,997 m ³ /day	1,990 m ³ /day
Infilling development allocation	150 m ³ /day	100 m ³ /day
Recommended to receive allocation	802.1 m ³ /day	1,082.3 m ³ /day
Servicing capacity remaining to provide allocation	1,854 m ³ /day	807.7 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring
Walpole Square Phase 8C	21.6	6.5	2 singles 4 semis	December 31, 2024	Engineered drawings under review	4
PL28T-2020-196 Smith Farms	750.0	625.0	500 singles and towns	December 31, 2024	Under review	6
28T-90007 Woodland Country Estates Phase 1	73.4	33.5	31 units	December 31, 2024	Redline revision approved	5
28T-9-1007 Eastway	225.3	123.2	156 units	n/a Draft plan approved without an expiry date	Draft approved	3
Total	1082.3	802.1				

Developments Requiring Council Consideration for Servicing Capacity

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring	New/ Extension Request Received?	Recommended to Receive Allocation	Recommended Allocation Deadline
28T-2002-501 ACCUII Crystal Lake	12.0	13.9	14 singles 21 singles (future phase)	December 31, 2023	Draft approved	3	No	No	n/a
Total	0	0							

Jarvis

Statistics	Water	Wastewater
Current remaining capacity	2,997 m ³ /day	406 m ³ /day
Infilling development allocation	150 m ³ /day	20 m ³ /day
Recommended to receive allocation	47.5 m ³ /day	41 m ³ /day
Servicing capacity remaining to provide allocation	1,854 m ³ /day	345 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

File Number and Development Name	Wastewater Capacity Requirements (m³/day)	Water Capacity Requirements (m³/day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring
PLSP-HA-2011-110 Gusenbauer (Millmont Estates) Phase 1	41.0	47.5	48 townhouses	March 31, 2023	Site plan approval required	3
Total	41.0	47.5				

Developments Requiring Council Consideration for Servicing Capacity

File Number and Development Name	Wastewater Capacity Requirements (m³/day)	Water Capacity Requirements (m³/day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring	New/ Extension Request Received?	Recommended to Receive Allocation	Recommended Allocation Deadline
Jarvis Car Wash	11.0	12.0	Commercial	December 31, 2023	Pre-consultation meetings June 2, 2017 & March 16, 2022	3	No	No	n/a
Total	0	0							

Townsend

Statistics	Water	Wastewater
Current remaining capacity	2,997 m ³ /day	1,337 m ³ /day
Infilling development allocation	150 m ³ /day	69 m ³ /day
Recommended to receive allocation	143.4 m ³ /day	136.9 m ³ /day
Servicing capacity remaining to provide allocation	1,854 m ³ /day	1,131.1 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

None for 2023.

Developments Requiring Council Consideration for Servicing Capacity

File Number and Development Name	Wastewater Capacity Requirements (m ³ /day)	Water Capacity Requirements (m ³ /day)	Number of Units/ Type of Development	Current Allocation Deadline	Status	Assessment Scoring	New/ Extension Request Received?	Recommended to Receive Allocation	Recommended Allocation Deadline
Trailside in Townsend Phase 2 (roll # 33908031640)	37.4	41.0	70 townhouses	December 31, 2023	Site plan under review	5	Yes	Yes	December 31, 2024
Trailside in Townsend Phase 3 (roll # 33908031620)	99.5	102.4	265 single, semi, and townhouse units	December 31, 2023	Pre-consultation meeting April 6, 2022	5	Yes	Yes	December 31, 2024
Total	136.9	143.4							

Lake Erie Industrial Park

Statistics	Water	Wastewater
Current remaining capacity	2,997 m ³ /day	0 m ³ /day
Infilling development allocation	150 m ³ /day	0 m ³ /day
Recommended to receive allocation	0 m ³ /day	0 m ³ /day
Servicing capacity remaining to provide allocation	1,854 m ³ /day	0 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

None for 2023.

Developments Requiring Council Consideration for Servicing Capacity

None for 2023.