
HALDIMAND COUNTY

Report PDD-30-2024 Servicing Allocation – 2024 Year End Update and Recommendations



For Consideration by Council in Committee on December 10, 2024

OBJECTIVE:

To provide an update on the current status of servicing allocations in Haldimand County and recommend new service allocations related to active and on-going development applications.

RECOMMENDATIONS:

1. THAT Report PDD-30-2024 Servicing Allocation – 2024 Year End Update and Recommendations be received;
2. AND THAT Haldimand County Water and Wastewater Treatment Capacities included as Attachment 1 to Report PDD-30-2024 be accepted as the basis for servicing allocation recommendations;
3. AND THAT these proposals are deemed to be consistent with the Provincial Planning Statement 2024, and other matters of provincial interest;
4. AND THAT the Servicing Allocation proposals recommended in Attachment 2 to Report PDD-30-2024, deemed to conform to the Haldimand County Servicing Allocation Policy and By-law 1073/10, be approved.

Prepared by: Shannon VanDalen, MCIP, RPP., Manager, Planning and Development

Reviewed by: Phil Wilson, Manager, Water & Wastewater Engineering

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager, Community & Development Services

Approved: Cathy Case, 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 into service. Servicing allocation requests by community are presented together with recommendations for approval for specific periods of time. All requests that have been received as of December 1, 2024 have been referenced within the report.

The available treatment capacity in Haldimand County today equates to an approximate total of 13,197 new residents across the municipality and within all serviced urban areas. This capacity reserve

enables the County to accommodate growth and respond positively to its growth strategy for at least the next 10 years. Overall, 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 assigns 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 (2027); existing draft approvals of subdivision will receive an allocation deadline of two years (2026); site plans will receive an allocation deadline of two years (2026); 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 (2025).

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 Division and the Engineering & Capital Works Department. 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 requests have been established at 0.86 m³/day of wastewater and 0.63 m³/day for water which was derived from actual per capita usage investigations across the County. For comparison purposes, it should be noted that water and wastewater allocations are based on average day flow values.

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.

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 Provincial Planning Statement (PPS) 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 PPS 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 PPS 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, **turquoise** indicates that there is insufficient treatment capacity today, to be allocated to formal submissions requesting servicing.

Water	Wastewater
Caledonia	Caledonia
Cayuga	Cayuga
Dunnville	Dunnville

Water	Wastewater
Hagersville	Hagersville
Jarvis	Jarvis
Townsend	Townsend
Lake Erie Industrial Park	Lake Erie Industrial Park

Of note, key changes from the previous Servicing Allocation Report (PDD-24-2023) includes the following:

- Added for review and capacity allocation:
 - PLSP-HA-2024-176 (Winegard), Caledonia – 24 residential units
 - Sandusk Subdivision, Phase 1, Hagersville – 250 residential units

The two developments noted have submitted formal planning applications and are currently under review for approvals.

- Removed from assessment/Recommended not to receive allocation:
 - George Street, Dunnville (Schilstra/Moodie) – 30 residential units
 - Cross Street, Dunnville (Thompson Crossing) – 36 residential units
 - Cross and George Street, Dunnville – 96 residential units
 - Townsend Trailside Phase 3, Townsend – 265 residential units

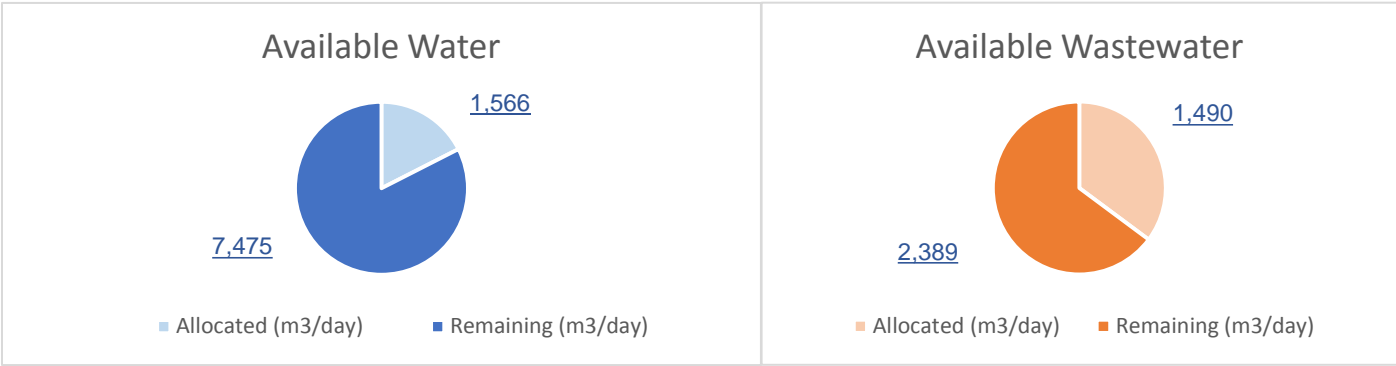
The above noted proposals are to be removed from receiving allocation as the proposals included previously were conceptual only and no formal planning applications have been received. The allocations previously identified for the developments are considered as part of the available capacities for the communities – this capacity is now available for other projects and can be considered for allocation upon receipt of formal applications.

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 (using the 95th percentile) is currently at 34% of the permitted maximum day volume under the Hamilton/Caledonia Water Servicing Agreement. Based on planning values identified within this report, available potable water supply for Caledonia is sufficient for meeting all of the approved developments water demands. It is anticipated that Haldimand County will near its current water taking limit with the City of Hamilton towards the end of the current planning horizon for Caledonia, around 2040. The City of Hamilton is aware of this, and there are no known challenges with increasing the water taking limit within the agreement at this time.

Caledonia’s wastewater is treated by the Caledonia Wastewater Treatment Plant. Based on the remaining available wastewater capacity and considering the planned and anticipated developments for the community as well an expected growth rate of 220 new residential units per year, additional wastewater capacity will be required by 2032 in order to continue to be able to allocate wastewater servicing capacity. As such, there is a capital project identified for a new wastewater treatment plant that includes a Municipal Class Environmental Assessment (MCEA) which is currently underway. The Environmental Assessment is ongoing with the last Public Information Centre being held November 19th, 2024. The MCEA and the process is anticipated to be completed by March 2025. Construction is slated to start in 2027 and be completed in 2029.

Further to the above, both water and wastewater treatment capacity reserves are sufficient to meet all of the development requested allocations.



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 34% 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.

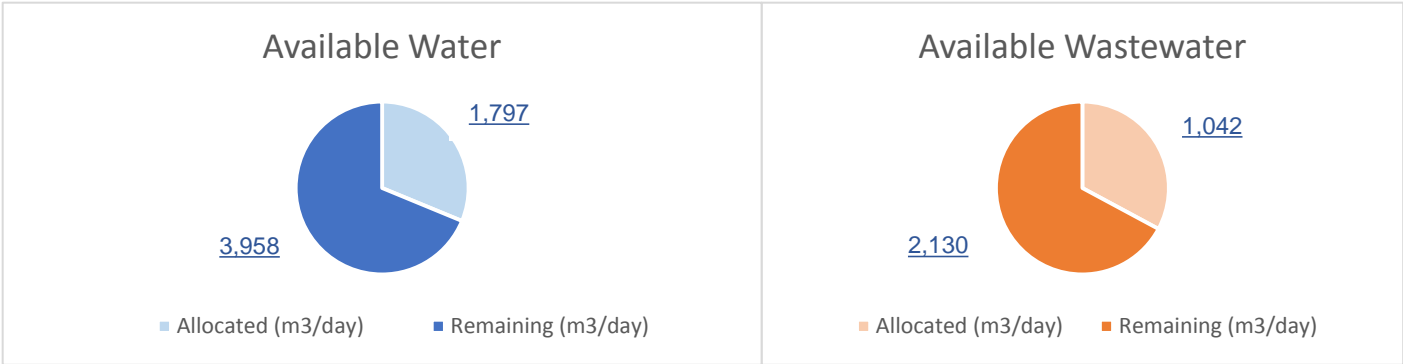
Cayuga’s wastewater is treated by the Cayuga Wastewater Treatment Plant. There are no constraints on the system at this time.



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, based on the 95th percentile, is currently at 42% 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. There is surplus wastewater treatment capacity available in Dunnville to allocate to all servicing submission requests plus all forecasted servicing identified in the Master Servicing Plan for the community.



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 approximately 62% of the rated treatment capacity of the Nanticoke Water Treatment Plant. Based on planning values identified within this report, potable water treatment capacity 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.

A Master Servicing Plan Update (MSP) was recently completed for Hagersville in the summer of 2024 to assess the servicing capacities for water, sanitary, storm and transportation. The MSP noted that while there is current capacity available for development that is proposed and approved, the ultimate build out of Hagersville to 2051 will require significant system upgrades to both the water transmission and storage system and the wastewater treatment facility. These upgrades include “twinning” of the water line coming into Hagersville, upsizing of some existing water distribution lines and increased. Wastewater capacity improvements include, expansion to the existing treatment facility and pipe replacements for sizing and slope improvements. These servicing components have been reviewed and assessed and will be incorporated through capital projects moving forward.



Jarvis

Jarvis’ potable water is supplied by the Nanticoke Water Treatment Plant. As such, the maximum day demand for Jarvis, based on the 95th percentile, mirrors that of the other communities on the Nanticoke water system and equates to 62% 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’ wastewater is treated primarily at the Jarvis lagoon, with up to 40% of the daily flow being diverted to the Townsend lagoons via a new forcemain and wetwell that was recently constructed. Based on the remaining wastewater capacity available to the community of Jarvis, and utilizing the new connection to the Townsend lagoons, there is surplus wastewater treatment capacity available in Jarvis

to allocate to all servicing submission requests plus all forecasted servicing identified in the Master Servicing Plan for the community.



Townsend

Townsend’s water is supplied by the Nanticoke Water Treatment Plant. As such, the maximum day demand for Townsend, based on the 95th percentile, mirrors that of the other communities on the Nanticoke water system and equates to 62% 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. There are no constraints on the system at this time.



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 62% 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. However, there are no new developments under consideration within the LEIP at this time.

LEIP’s wastewater is treated at the LEIP lagoon. The County 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.

At this time there are no servicing allocation requests or proposed developments requiring capacity.

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 County also utilizes front-end financing agreements to facilitate the addition of new infrastructure, wherein a developer pays for specific infrastructure upfront, and future benefitting properties pay the developer when their lands are developed. The 2024 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. Servicing Allocation Table.
2. Recommended Servicing Allocations.