

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 (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 (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.).

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 2025, except for Jarvis and the LEIP, where there is a lack of wastewater servicing capacity.

Caledonia

Caledonia Water and Wastewater Servicing Capacity

Statistics	Wastewater	Water
Current remaining capacity	3,879 m ³ /day	9,061 m ³ /day
Infilling development allocation	194 m ³ /day	453 m ³ /day
Recommended to receive allocation	1,293 m ³ /day	996 m ³ /day
Servicing capacity remaining to provide allocation	2,392 m ³ /day	7,549 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
PL28T-2019-061 Caledonia Gateway Phase 1	97	71	112 residential units	November 2, 2030	Registered – under construction	6
Caledonia Gateway Phase 2	162	118	187 residential units	November 2, 2030	Registered – under construction	6
PL28T-2013-158, 159 McClung Phase 8	195	143	225 residential units	n/a	Registered	4
PL28T-2013-158, 159 McClung Phase 5B	22	13	20 residential Units	n/a	Registered	4
28T-2006-501 Grand York Estates (<i>Hamlet of York</i>)	57	42	66 residential units	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	533	387				

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
PL28T-2013-158, 159 McClung Phase 7	128	95	148 residential Units	December 31, 2024	Draft plan approved	4	Yes	Yes	December 31, 2025
PL28T-2013-158, 159 McClung Phases 9 & 10	310	232	360 residential Units	December 31, 2024	Draft plan approved	4	Yes	Yes	December 31, 2025
PL28T-2018-074 McClung South	140	105	163 residential units	December 31, 2023	Draft plan approved	5	Yes	Yes	December 31, 2025
PLOP-HA-2021-117 & PLZ-HA-2021-118 92-222 Argyle St N	161	161	Commercial	December 31, 2024	Site plan under review	6	Yes	Yes	December 31, 2025
PLSP-HA-2024-176	21	16	24 residential units	n/a	Site Plan under review	6	Yes	Yes	December 31, 2026
Total	760	609							

Cayuga

Cayuga Water and Wastewater Servicing Capacity

Statistics	Wastewater	Water
Current remaining capacity	412 m ³ /day	9,061 m ³ /day
Infilling development allocation	21 m ³ /day	453 m ³ /day
Recommended to receive allocation	84 m ³ /day	63 m ³ /day
Servicing capacity remaining to provide allocation	307 m ³ /day	7,549 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
N/A	-	-	-	-	-	-
Total						

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	84	63	97 residential units	December 31, 2024	Draft plan approved Engineering approved Agreement to be completed	6	Yes	Yes	December 31, 2025
Total	84	63							

Dunnville

Dunnville Water and Wastewater Servicing Capacity

Statistics	Wastewater	Water
Current remaining capacity	3,172 m ³ /day	5,755 m ³ /day
Infilling development allocation	159 m ³ /day	288 m ³ /day
Recommended to receive allocation	883 m ³ /day	1,509 m ³ /day
Servicing capacity remaining to provide allocation	2,130 m ³ /day	3,958 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	1200	Industrial	n/a	Allocation reserved for future development Included for tracking purposes	4
Gateway to FMBP	20	40	No proposal	n/a	Allocation reserved for future development Included for tracking purposes	4
PL28T-2021-078 444 Tamarac Street	8	6	9 residential dwelling units	December 31, 2025	Draft plan approved	3
Total	558	1246				

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-2012-134 Meritage Landing Phase 3	83	62	96 residential units	December 31, 2024	Site plan under review	3	Yes	Yes	December 31, 2025
PLSP-HA-2022-094 726 Broad Street	76	76	240 unit retirement facility	December 31, 2024	Site plan under review	6	No	Yes	December 31, 2025
PLSP-HA-2020-023 205 South Cayuga	26	20	30 residential units	December 31, 2024	Site Plan under review	5	Yes	Yes	December 31, 2025
Schilstra/ Moodie George Street Proposal (roll # 02400634910)	26	20	30 residential units	December 31, 2024	Preliminary concept Pre-consultation meeting August 4, 2021	3	No	No	n/a
Thompson Crossing (roll # (0240063670)	31	23	36 unit apartment	December 31, 2024	Preliminary concept	3	No	No	n/a
Massi Lands (roll # 02400635110)	83	62	96 residential units	December 31, 2024	Preliminary concept	3	No	No	n/a
Total	325	263							

Hagersville

Hagersville Water and Wastewater Servicing Capacity

Statistics	Wastewater	Water
Current remaining capacity	2,174 m ³ /day	5,121 m ³ /day
Infilling development allocation	109 m ³ /day	256 m ³ /day
Recommended to receive allocation	789 m ³ /day	589 m ³ /day
Servicing capacity remaining to provide allocation	1,276m ³ /day	4,200 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
28T-90007 Woodland Country Estates Phase 1	27	20	31 residential units	December 31, 2025	Redline revision approved	5
Total	27	20				

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	31	23	35 residential units	December 31, 2024	Draft approved	3	Yes	Yes	June 30, 2025
PL28T-2020-196 Smith Farms – Phase 1	380	284	440 residential units	December 31, 2024	Draft Approved	6	Yes	Yes	Dec. 31, 2025
28T-9-1007 Eastway	135	101	156 residential units	Draft plan approved without an expiry date	Draft approved	3	No	Yes	Dec. 31, 2025
Sandusk Subdivision – Phase 1	216	569	250 residential units	N/A	Under Review	5	Yes	Yes	Dec. 31, 2028
Total	762	569							

Jarvis

Jarvis Water and Wastewater Servicing Capacity

Statistics	Wastewater	Water
Current remaining capacity	196 m ³ /day	5,121 m ³ /day
Infilling development allocation	10 m ³ /day	256 m ³ /day
Recommended to receive allocation	42 m ³ /day	31 m ³ /day
Servicing capacity remaining to provide allocation	144 m ³ /day	4,200 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed
N/A

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
PLSP-HA-2011-110 Gusenbauer (Millmont Estates) Phase 1	42	31	48 residential units	March 31, 2024	Site plan approval required	3	No	Yes	Dec. 31, 2025
Total	42	31							

Townsend

Townsend Water and Wastewater Servicing Capacity

Statistics	Wastewater	Water
Current remaining capacity	1,559 m ³ /day	5,121 m ³ /day
Infilling development allocation	78 m ³ /day	256 m ³ /day
Recommended to receive allocation	60 m ³ /day	45 m ³ /day
Servicing capacity remaining to provide allocation	1,421 m ³ /day	4,200 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed
N/A.

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)	60	45	69 residential units	December 31, 2024	Site plan under review	5	Yes	Yes	December 31, 2025
Townsend Trailside Phase 3	229	171	265 residential units	December 31, 2024	No Application Received	4	No	No	N/A
Total	60	45							

Lake Erie Industrial Park

Lake Erie Industrial Park Water and Wastewater Servicing Allocations

Statistics	Wastewater	Water
Current remaining capacity	0 m ³ /day	5,121 m ³ /day
Infilling development allocation	0 m ³ /day	150 m ³ /day
Recommended to receive allocation	0 m ³ /day	0 m ³ /day
Servicing capacity remaining to provide allocation	0 m ³ /day	3,958.1 m ³ /day

Developments with Allocation Servicing Capacity – Not Fully Constructed

None for 2025.

Developments Requiring Council Consideration for Servicing Capacity

None for 2025.