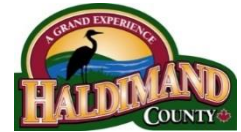

HALDIMAND COUNTY

Report PED-PD-39-2017 Servicing Allocation 2017 Year End Update and Recommendations

For Consideration by Council in Committee on December 5, 2017



OBJECTIVE:

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

RECOMMENDATIONS:

1. THAT Report PED-PD-39-2017 Servicing Allocation 2017 Year End Update and Recommendations be received;
2. AND THAT Haldimand County Water and Wastewater Treatment Capacities included as Attachment 1 to Report PED-PD-39-2017 be accepted as the basis for servicing allocation recommendations;
3. AND THAT these proposals are deemed to be consistent with the Provincial Policy Statement 2014, the Provincial Growth Plan 2006 and other matters of provincial interest;
4. AND THAT the Servicing Allocation proposals recommended in Attachment 2 to report PED-PD-39-2017 are deemed to conform to the Haldimand County Servicing Allocation Policy and By-law 1073/10 and be approved.

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Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

A Servicing Allocation Policy and By-law was approved by Council in March of 2010 (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 on an annual basis. Service Allocation requests by community are presented together with recommendations for approval for specific periods of time. All requests that have been received and have been referenced within the report. Commentary regarding capital works and water and wastewater system improvements are also provided to give a summary of the opportunities and/or challenges experienced within each of the communities within Haldimand County.

BACKGROUND:

Since its inception in 2007, the Water and Wastewater Servicing Capacity Management Strategy (Strategy) has provided a consistent basis for allocating servicing capacity in a prudent and fair manner. The overall intent of the program is to maximize existing investments in County water and wastewater treatment infrastructure. Throughout the life of the program, County staff has monitored its successes and made improvements, where possible, to ensure that this program is as efficient as possible. One such improvement was the introduction of the 'use it or lose it' criterion after the first year of the program which was designed to prevent developers from obtaining and then not using capacity. This was often to the detriment of other developers who may not have ranked as high in the scoring (i.e. due to location, mix of units, development type, etc.) but who had historically delivered on their project commitments. This part of the program has worked well and ensures that developers who have performed continue to receive favourable consideration and have the ability to move additional projects forward. Meanwhile, those developers that have consistently not performed or followed through on their commitments, are placed at the back of the queue, should one exist.

A Servicing Allocation Policy and By-law was approved by Council in March of 2010 (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 (i.e. the 10 criteria described in section 3.0 below) and implements responsibilities to appropriate municipal staff where applicable. 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 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.

The last full review and allocation approvals were granted via report PED-PD-36-2016, which was approved by Haldimand County Council on December 06, 2016 and included a number of extensions running to December 31, 2017. Last year's report represented the first year that the General Manager of Planning and Economic Development used his authorities to allow extensions for projects for up to one year to provide flexibility for short term extensions pursuant to Haldimand County Servicing Allocation Policy and By-law 1073/10. The General Manager also used (for the first time) the authority granted to assign capacity to site plans that do not require any Council approvals (e.g. zoning amendment) and infill lots requiring capacity from the infill reserve. Those authorities have been used again as part of the 2017 allocation program. Given the increased volume and pace of development in the County the importance of maximizing investments in servicing infrastructure and allocating this capacity in a fair and reasonable manner is enhanced.

The Annual Servicing Allocation Review Notice, was circulated on August 20, 2017 with a return date of September 25, 2017; through which the County received a number of extension requests. Those who returned the notice, as well as paid the required fees, 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, the fee is required and an evaluation of available capacity would be undertaken based on the circumstances and relative to existing approved allocation at that time.

This latest report completes an evaluation of all proposed developments and their request for servicing capacity. This report has been prepared jointly by the Planning & Development and Engineering Services 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;

- outline the impact of allocation recommendations relative to current principles to retain capacity for infill planning in the Haldimand County 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;
- to provide comment on approved extensions to development projects that previously received servicing allocation where appropriate.

ANALYSIS:

1.0 Existing Capacity

A detailed breakdown of treatment capability, average daily flow and available treatment capacity at each of the County's facilities has been developed by Engineering Services 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.

Caledonia:

Currently, there is sufficient water and wastewater servicing capacity to allocate to all proposed developments in Caledonia.

Wastewater

Given the significant development pressures being experienced in Caledonia, wastewater servicing capacity is addressed based upon three separate factors as follows:

1. Remaining servicing capacity within the system prior to any planned system improvements;
2. Potential additional capacity obtained through short term planned process and infrastructure improvements;
3. Servicing requirements beyond the short term process and infrastructure improvements to address full build out of Caledonia and any proposed urban area expansions.

1. Remaining Wastewater Servicing Capacity

Wastewater capacity will become constrained once all of the allocations for 2017 are taken into account. It is noted that this is a temporary situation and is anticipated to be remedied by late 2018 (see subsection 2 below for additional detail).

There are no new significant development requests for capacity within Caledonia which need to be considered by Council as part of this report. Notwithstanding, a number of significant projects have received extensions from the General Manager of Planning and Economic Development (herein referred to as the GM PED) due to there being a degree of activity on those projects in 2017. They include: Empire Communities - McClung Subdivision, McKenzie Meadows Phase 1, and an infill townhouse development on Orkney Street (14 townhouse units), amongst others, all of which retain allocation until December 31, 2018.

The most significant impact on the remaining capacity in Caledonia relates to the Empire Communities - McClung Subdivision development. The maximum build-out of the subdivision includes over 3,000 units, with a mix of institutional and neighbourhood commercial components. The development is to be completed in phases that will extend over 10 years. The first 3 phases are registered and now well into construction. They will contain over 600 units in the form of single-detached and townhouse residential dwellings. There is sufficient capacity available for

these 3 phases of the development and allocation was previously granted through the draft plan approval process and is noted within the breakdown in this report. Phases 3B (122 units on the east side of McClung Road) and Phase 4 (90 units on west side) are planned for servicing and registration in 2018 and have been granted allocation by the GM PED.

All of the above noted projects, outlined in more detail in Attachment 2, will draw down existing wastewater capacity to just 27 cubic metres/day (equivalent of approximately 30 dwelling units).

2. Short Term Planned Process and Infrastructure Improvements

Currently, the Caledonia Water and Wastewater Treatment Plant (WWTP) is not capable of running at its full rated capacity due to a process limitation in the aeration system. The solution to the process limitation is to install new air diffuser heads which is a relatively simple process. The funding for this work was approved in the 2017 Rate Supported Water and Wastewater Capital Forecast and the project has been initiated and is scheduled for completion by September 2018.

Once the aeration system project is completed, the Caledonia WWTP will be capable of treating flows up to its rated capacity of 7,200 cubic metres/day which will bring an additional 2,750 cubic metres/day on line for the purposes of allocating to development. That amount of capacity is equivalent to 3,055 single detached dwellings. While it will not be a sufficient amount to accommodate all of the potential development in Caledonia, it will serve to 'bridge the gap' to the larger treatment capacity solution (e.g. plant expansion or other - see subsection 3 below) that will be developed by Public Works through the Master Servicing Plan process.

Based on the above, and as we move forward into 2018, staff is of the opinion that there will be opportunity to support allocating capacity as projects approach the design and construction phases. This is based on the following:

- the capacity limitation for the Caledonia WWTP can be addressed through a known and straightforward design modification;
- the budget to carry out this design modification has already been approved by Council in 2017; and
- the work to complete the design modification has been initiated and is expected to be completed within twelve months.

This ensures that future phases of the McClung subdivision can move forward, as well as other projects such as Beattie Estates (significant proposal in south Caledonia that represents a potential development of 678 residential units (singles and towns)). Additional developments, such as the Caledonia Gateway Commercial project (now under new ownership and undergoing new design concept) could also be considered as they come forward given the amount of capacity that is expected to be realized through these improvements. Notwithstanding this positive news, staff will continue to work with developers to ensure appropriate phasing such that development is strategically planned to coincide with infrastructure improvements.

3. The Ultimate Build Out and Potential Expansion of the Caledonia Urban Area

As noted above, the improvements to the WWTP will result in additional capacity that is equivalent to approximately 3,055 dwelling units. While this represents a substantial amount of capacity, it would essentially be enough to cover just the remaining phases of the McClung Subdivision (approximately 2,400 units) and all of Beattie Estates (approximately 678 units). Beyond these projects, there are vacant development lands in the south end of Caledonia (residential) and in the north end (employment/ commercial). Once these lands are factored in, there is insufficient plant capacity to support the full build out of Caledonia. Further to this, any

future expansion of the urban area could not be accommodated within the rate capacity of the current plant (i.e. the 7,200 cubic metres/day noted above).

In order to plan for longer term growth in Caledonia, County staff are currently working on an update to the Caledonia Master Servicing Plan. The Caledonia Master Servicing Plan update is expected to be completed in early 2018 and will provide the long term servicing strategy for water, wastewater, stormwater and transportation. Based on the draft strategy, it is anticipated that a new wastewater treatment plant will be required to accommodate future growth in Caledonia.

The long term servicing strategy will also provide the basis for the Development Charges Study which will start in 2018. It should be noted that all costs associated with obtaining additional wastewater treatment capacity through plant expansion would be funded through Development Charges.

Water

There is sufficient water capacity to allocate to all proposed developments in Caledonia. Potable water in Caledonia is supplied from Hamilton via the Caledonia/Cayuga distribution system. The current maximum day demand of the Caledonia/Cayuga system is 40% of the maximum day demand permitted under the Hamilton/Caledonia Water Servicing Agreement. Anticipated water demand associated with all allocations recommended for Caledonia within the report, would result in a total water demand of 6,715 m³/day or approximately 50% of the current agreement with the City of Hamilton. Thus, there is sufficient water capacity available for future projects, including those identified in the wastewater section above.

Cayuga:

Currently, there is sufficient water and wastewater servicing capacity to allocate to all proposed developments in Cayuga.

Wastewater

In 2017, Council approved several new servicing allocation requests which include the new central administration building and the new Cayuga library. Over the course of 2017, the General Manager of Planning and Economic Development provided extensions for a site plan by the Pelican Group at 24 Ottawa Street (4 apartments and 2 offices), a development at 41 Munsee Street South (2 semi-detached units), and two commercial developments (bank and restaurant) on lands owned by HML Holdings.

Council provided service allocation approvals for the following developments as part of the 2016 review which remain in place:

- Cadillac Estates – 101 single detached units (allocation until December 31, 2018).
- The balance of Thorburn Village – 52 residential units, being a mix of single detached and townhouse dwellings, and 800 square metres of useable commercial floor space (allocation until December 31, 2018).

The Cayuga WWTP is currently operating at 61% of the rated capacity as stated in the facility's Certificate of Approval issued by the Ministry of the Environment and Climate Change (MOECC).

Water

Potable water in Cayuga is supplied from Hamilton via the Caledonia/Cayuga distribution system. The maximum day demand of the Caledonia/Cayuga system is currently less than 50% of the maximum day demand permitted under the Hamilton/Caledonia Water Servicing Agreement.

Dunnville:

Currently, there is sufficient water and wastewater servicing capacity to allocate to all proposed developments in Dunnville.

Wastewater

Among some of the projects recommended for (re)allocation are: Meritage Landing Phase 3; Dunnville Retirement Home; No Frills; Moodie Schilstra George Street; Cross Street Landing; and the Alder Street school site. In the 2016 report, it is recommended that servicing allocation continue to be provided to the Frank Marshall Business Park (FMBP) and the County lands at the corner of Ramsey Drive and Broad Street to provide an opportunity for these lands to be marketed appropriately and to support the County's Economic Development efforts to obtain Provincial Site Certification. This has been extended to 2018 under the authorities of the GM PED. The allocations also retain a healthy residual capacity being available for the infill reserve.

The Dunnville WWTP is currently operating at 55% of the rated capacity as stated in the facility's Certificate of Approval issued by the Ministry of the Environment and Climate Change (MOECC).

Water

Potable water in Dunnville is supplied from the Dunnville Water Treatment Plant which receives raw water from Lake Erie via an intake located in Port Maitland. The maximum day demand of the Dunnville water system is currently at 55% of the rate capacity of the Dunnville Water Treatment Plant.

Hagersville:

Currently, there is sufficient water and wastewater servicing capacity to allocate to all proposed developments in Hagersville.

Wastewater

There are no new allocation requests that require Council's review and approval within Hagersville. Allocation considerations for 2017 have been primarily in the form of extensions that have been dealt with by the GM PED. Specifically, a number of draft approved plans have been approved for extensions (e.g. Walpole Square Phase 9 and Accu II Crystal Lake). The Haldimand Gardens Phase 4 subdivision plan (now referred to as Hagersville Gardens), has been purchased by Empire Communities and is presently going through the application process for a revised plan of subdivision. The original project was draft approved in 2006 and was reallocated capacity in 2016 (for another 2 years). Since the project has changed ownership and the plan has been reworked, a revised allocation has been considered by the GM PED under his delegated authority. It is anticipated the application itself (re: draft approval) will be brought forward in early 2018 for a public meeting and Council's consideration. The consideration by the GM PED was only to assign allocation for the initial phase of the project at this time, which is up to 150 residential units (an increase of 70 units from the previous approval of 80 dwellings).

The Hagersville WWTP was successfully re-rated in 2017 from 3,055 m³/day to 4,200 m³/day, giving long term capacity to accommodate forecasted growth in the community. The plant is currently operating at approximately 60% of the rated capacity as stated in the facility's new Environmental Compliance Approval (ECA) issued by the Ministry of the Environment and Climate Change (MOECC). Ongoing inflow and infiltration (I/I) abatement activities within Hagersville are also expected to contribute to providing long term wastewater treatment capacity.

Water

Potable water is supplied to Hagersville from the Nanticoke Water Treatment Plant (WTP) which receives raw water from Lake Erie via an intake that utilizes the Ontario Power Generation forebay.

The maximum day demand of the Nanticoke Water Treatment Plant is approximately 65% of the rated capacity of the facility by staff. It should be noted however, that the five-year rolling average for calculating average production values, in this instance, includes two years of labour disruption at the Stelco (formally US Steel Canada) Nanticoke refinery which has resulted in a slightly lower average than anticipated.

Jarvis:

Currently, there is sufficient water servicing capacity but no wastewater servicing capacity to allocate to any newly proposed developments in Jarvis.

Wastewater

The introduction of new technology in 2017 (i.e. new flow monitors installed on the forcemain pipe to the lagoons) has provided more accurate information on capacity. This information indicates that there is less reserve than previously thought and thus the community of Jarvis is experiencing a wastewater constraint. While things are more constrained than previously thought, there is sufficient wastewater capacity to allocate to active approved projects. This includes Jarvis Meadows Phase 2 (currently under construction – 56 single detached lots), Country Fields (currently under construction – 8 freehold singles and 25 condo singles), Gusenbauer (Milmont) Townhouses (site plan approval imminent – 48 condo townhouse units) and Cargo-Ease industrial development. The continued allocation to these projects requires that the 5% infill reserve be reduced to zero and its capacity be allocated to the recommended projects noted above. While this is not an ideal situation, the approach ensures that the plant is operating within its rated capacity and that well advanced projects can continue to / through the construction stage. This will result in a temporary restriction on infill development as a wastewater servicing solution is developed.

In terms of new projects seeking capacity, there are two that have come forward but for which allocation cannot be granted at this time. These projects (and any others to follow) will require sewage treatment facility upgrades before they can advance to construction. However, these projects (described immediately below) can proceed through the application process and can be approved by the County conditional upon sewage treatment capacity being in place prior to development proceeding. The first of these two projects is Jarvis Meadows Phase 3 (139 single detached residential units) which represents the next phase of the largest residential project in the community. At this stage, a full application package has been submitted and is being reviewed by staff. It is anticipated that staff will bring forward the applications for Council's consideration early in 2018. It should be noted that the draft approval and subsequent detailed design stages will take numerous months to complete and likely extend to the end of 2018 or into early 2019. That timing is expected to align with the identification of a preferred option to obtain additional wastewater treatment capacity. Staff have included in the 2018 rate budget funds to begin the Environmental Assessment process and funds for the implementation of the preferred approach. Depending on the preferred solution, there may be an opportunity at that stage to consider advancement of some level of development for the project (e.g. an initial phase of the 139 units). A second new project is a commercial car wash which has gone through the pre-consultation stage but has not yet advanced to a planning application. It is unclear at this stage if the proponent intends to continue to the application stage given the constraints in Jarvis. Should he advance, the same comments for Jarvis Meadows Phase 3 noted above would apply.

As noted in the paragraph above, in order to address the existing wastewater treatment capacity limitations at the Jarvis lagoons, sewage treatment facility upgrades are required. To address this, staff will be completing the Jarvis Master Servicing Plan update and an Environmental Assessment for the lagoon capacity upgrades in 2018. Staff have included proposals for both of these projects in the 2018 Capital Budget. These studies will both define the long term servicing strategy for Jarvis and formally determine a preferred option for obtaining additional wastewater treatment capacity. The construction

of the preferred solution is scheduled for 2020 and would represent a servicing solution that would be in the ground when the need coincides with development.

Continued focus on I/I abatement in Jarvis will also continue in 2018 in an effort to claw back some wastewater treatment capacity in the short term. This may provide an opportunity for projects to move forward in a phased manner if sufficient capacity is achieved.

Water

Potable water is supplied to Jarvis from the Nanticoke Water Treatment Plant (WTP) which receives raw water from Lake Erie via an intake that utilizes the Ontario Power Generation forebay. The maximum day demand on the Nanticoke water system is at 65% of the current capability of the facility.

Townsend:

Currently, there is sufficient water and wastewater servicing capacity to allocate to all proposed developments in Townsend.

Wastewater

Townsend has a large capacity for wastewater treatment that is available for developments. There has been a significant servicing allocation request received for Townsend relating to the expansion of Parkview Meadows which was granted allocation by Council through the zoning amendment process in the fall of 2017. Several proposals, namely ACCU II Townhouse (condominium) development and ACCU II Apartment and Commercial proposal, are not recommended to receive servicing allocation as part of this process. The two applications for ACCU II were submitted in 2007 with servicing allocation granted for the last 8 years, without the necessary securing of final development approvals. The developer has not submitted a request for allocation or accompanying fee this year and thus the staff recommendation noted above is being brought forward. It is noted however, that there is an abundance of capacity available within the system for these developments, which could be considered at a future date and/or prior to final approvals. Given the above are site plans, the GM PED could allocate servicing capacity to the projects should they advance to approval/construction stage.

Wastewater in Townsend is treated at the Townsend lagoon. The Townsend lagoon consists of four cells and has two, forty-five day windows (spring and fall) when lagoon contents can be discharged. The Townsend lagoon is currently operating at 13% of the rated capacity as stated in the facility's Certificate of Approval issued by the Ministry of the Environment and Climate Change (MOECC).

Water

Potable water is supplied to Townsend from the Nanticoke Water Treatment Plant (WTP) which receives raw water from Lake Erie. The maximum day demand on the Nanticoke water system is at 65% of the current capability of the facility.

Lake Erie Industrial Park (LEIP):

Currently, there is sufficient water servicing capacity but no wastewater servicing capacity to allocate to any proposed developments in LEIP.

Wastewater

Wastewater in LEIP is treated at the LEIP lagoon. The LEIP lagoon consists of three cells and has two, forty-five day windows (spring and fall) when lagoon contents can be discharged. The LEIP lagoon is currently operating at 110% of the rated capacity as stated in the facility's Certificate of Approval issued by the Ministry of the Environment and Climate Change (MOECC). Since LEIP wastewater flow has exceeded rated flow capacity the last two years, no capacity should be considered for allocation at this time.

Haldimand County staff have been working with Stelco (formally US Steel Canada) to review the existing infrastructure's ability to service additional development. County staff and Stelco have been investigating reuse options as well as lagoon expansion options.

Water

Potable water is supplied to LEIP from the Nanticoke Water Treatment Plant. The maximum day demand on the Nanticoke water system is at 65% of the current capability of the facility.

1.1 Water and Wastewater Design Criteria

In 2012, a significant change to the design criteria for water and wastewater servicing requirements took place and was utilized again in this evaluation. As a recap, the amount of water and wastewater that would be required to service a future typical single detached or semi-detached residential unit was decreased from the previous framework used in early (2011 and previous) allocation reviews. This decrease was a result of a careful study of actual usage (per capita) in each community within Haldimand County. Studies identified smaller usage values per home based on a lower population density. These lower usage values have lowered the total servicing requests values and has allowed the County to realize additional capacity that can be allocated to additional developments. Given that the majority of dwellings in Haldimand County are low density, this has resulted in efficiencies County-wide that have lowered the total servicing requests and allowed the County to realize additional capacity that can be allocated to additional developments.

Under the new updated formula, a single unit for all water requests and a single unit for wastewater requests have been established, regardless of the type of unit. As an example, under the old formula, 1.2 m³/day of wastewater and 1.4 m³/day of water would be required to service one single detached, semi-detached, or townhouse unit, whereas under the new formula 0.9 m³/day of wastewater and 1.0 m³/day of water would be required to service the same unit.

Based on water and wastewater usage studies, staff are recommending that the County consider evaluating development on a land use, population density equivalent and per capita basis, as opposed to population and per capita basis, which would assign values to all forms of land uses- residential, commercial, institutional and industrial uses. The process is anticipated to allow for a more accurate and ongoing assessment of capacities and provide a more stable framework for active developments, as well as provide an account for all forms of development.

2.0 Retaining Water and Wastewater Treatment Reserve Capacity to Support Infill Proposals

As introduced and approved in 2009 (Report PED-PD-57-2009), it is recommended that the following principle be continued and generally incorporated into the allocation process (as outlined in Attachment 1, this principle has been followed where possible):

- 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 will serve to ensure that the County's Places to Grow requirements can be met. Planning staff will 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.

3.0 Servicing Assessment Criteria

The servicing allocation criteria (used as part of the allocation assessment since 2007) are listed below and have been applied to each of the development projects currently being considered by the County. All existing development proposals have been ranked based on the number of criteria each project meets. Based upon the available water and wastewater servicing amounts (as set out in Section 1.0 above) and these criteria, staff have developed recommendations intended to allocate available servicing capacity in a consistent, fair and objectively transparent manner to meet the interests of the County and to manage any inherent risks associated with the process of allocation. A detailed list of all current developments and recommended allocations is included as Attachment 2. The allocation principles that have been adopted by Council and which form the ranking system are as follows:

- **Location**

The “Growth Plan for the Greater Golden Horseshoe” (Growth Plan) was released on June 16, 2006 and updated in 2017. One main policy initiative of the Growth Plan that relates to development within urban areas is that by the year 2015 and for each year thereafter, a minimum of 40%* of all residential development occurring annually will be within the built up area.

With respect to the location of development occurring in the built up area, the County has identified ‘built boundaries’ and has incorporated them into the Haldimand County Official Plan. Development of an infill or intensification nature within the built up areas (i.e. built boundary) is encouraged, as infrastructure and support services exist to best accommodate growth. Redevelopment of former brownfield sites is also encouraged. Preference is given to infilling and intensification developments over greenfield development (i.e. developments within the urban boundaries but outside of the ‘built boundaries’).

**Note: the Province (Ministry of Municipal Affairs and Housing) has approved the County’s Places to Grow alternative intensification target of 32%.*

- **Density and Mix of Housing Types**

A second policy initiative of the Growth Plan is to have municipalities achieve density targets of 50 residents and jobs combined per hectare*. The Ministry of Municipal Affairs and Housing has approved alternative density targets for outer-ring municipalities, such as Haldimand County, to ensure that the density target is appropriate given the characteristics of the municipality and adjacent communities. Also, the intent of the target is not to impose such densities on every development; rather, it is intended to be measured over the entire Greenfield area. In light of these points, County staff is considering the “density” criterion not as an absolute assessment of whether the proposal would achieve densities of 50 residents and jobs per hectare, but rather whether the proposal represents a higher density alternative to typical single detached dwellings as envisioned in the Growth Plan. Greater preference is given to higher density residential development since it provides a more efficient use of land. Consideration should also be given to affordable housing projects based upon their ability to provide housing choices for lower income households.

**Note: the Province (Ministry of Municipal Affairs and Housing) has approved an alternative blended greenfield density target of 29 persons/jobs per hectare (46 persons per hectare for residential development and 15 persons per hectare for employment development).*

- **Ease of Servicing**

This criterion is aimed at determining which developments are more easily serviced with water and sanitary sewers and require minimal grading or engineering to deal with stormwater management. Ideally, connection to municipal services without the extension of those services

to promote infilling development and simple grading, that outlets to existing systems, is preferred and rated more favourably.

- ***Front Ending***

The *Development Charges Act* provides opportunity for a municipality and a developer to enter into an agreement that will eventually provide the developer with a means of being reimbursed for oversizing infrastructure above the County's normal requirements. Reimbursement would be obtained from property owners within an identified benefiting area when those lands are developed in future. In addition, some proponents have arrangements to oversize infrastructure without the benefit of a development charges-related reimbursement plan that will nonetheless facilitate future growth. Proposals that include front ending or obvious oversizing are rated more favourably.

- ***Positive or Neutral Impact on the County***

Proposals that will have a positive or neutral financial impact on the County in terms of infrastructure requirements, capital planning and property assessment are favoured.

- ***Provision of External Roads or the Completion of Existing Arterial Roads***

Proposals that would assist in the completion of planned external roads that have been identified through Master Servicing Plans (e.g. ring roads) or lead to the completion of existing arterial roads would be advantageous to the County. Although this criterion may not be applicable to current development proposals, it is worthy of including in the allocation criteria for future consideration.

- ***Assumption/Maintenance***

Proposals that can proceed without the requirement for engineering components to be assumed by the County are favoured, as they do not further burden the municipality with future operation, maintenance and replacement costs. Such components that may be required to be assumed by the County include public roads, water, sanitary sewers, pumping stations and stormwater management facilities.

- ***Engineering Approvals***

Typically for the approval of draft plans of subdivision or zoning by-law amendment applications, proponents are required to demonstrate that the proposal is viable from an engineering perspective. Once the rezoning is approved and a subsequent site plan is submitted or a draft plan of subdivision is approved with conditions, a proponent is then required to prepare detailed engineering plans for review by the approval authority. Once the engineering design standards are established and the plans approved, a site plan or pre-servicing agreement is executed between the proponent and the County to ensure that development proceeds in accordance with the approved plans. This can be an onerous and costly development. This criterion is intended to assess how much engineering design and review has already been undertaken by the proponent and the County. In addition, the proposals are also assessed based on how recent the work has been undertaken as design standards change and environmental quality control has become more stringent. Projects that have been the subject of recent review and are nearer to final approval by County staff are more favourably considered. It should be noted that this criterion will depend upon County staff, the developer and developer's engineer(s) working expeditiously to finalize drawings and agreements to meet the recommended allocation timelines.

- **Employment**

As per County Council direction of August 7, 2007, preference is given to those projects that are employment generators (i.e. industrial or commercial) since they add to the assessment base and create jobs that extend beyond the development's construction period. Those projects that generate new permanent employment opportunities are considered more favourable.

- **Track Record**

The approved evaluation criteria includes a 'use it or lose it' criterion. The 'use it or lose it' criterion provides a mechanism to assess the performance of a developer in working towards using their servicing allocation over the recommended period. In the event that a developer does not use all or a portion of their servicing allocation and wants to request an extension of their allocation when the next allocation review is undertaken, staff and Council will assess whether the developer's request for an extension is justified based upon the developer's explanation why the allocation has not been utilized.

The status of development projects that currently have servicing allocation allotted or are requesting allocation are outlined in detail in Attachment 2 as are the allocation recommendations. The ten servicing allocation criteria (described immediately above) have been applied to each of the projects currently being considered by the County.

FINANCIAL/LEGAL IMPLICATIONS:

The Servicing Allocation process and reviews are completed in accordance with the User Fee and Service Charges By-law.

STAKEHOLDER IMPACTS:

Staff of the Planning and Development Division and Public Works Department have jointly worked together to prepare this report.

Notice:

All developers on the County's development mailing list (which includes all those individuals and companies that submitted letters/requests for this allocation review) have been notified of this matter coming before Council in Committee (CIC) on December 5, 2017 and the need to register as a delegation to speak about the matter. In addition, the public meeting notice included information regarding an open house held on November 29, 2017 addressing the Servicing Allocation 2017 Year End Update and Recommendations. The open house is held in advance of the report going to Council in Committee as an open drop-in session for developers, Council members, and the general public to review the subject report recommendations (*PED-PD-39-2017*) and discuss the report with staff.

REPORT IMPACTS:

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. 2017 Servicing Capacity – Water and Wastewater Plants.
2. Status of Developments and Servicing Allocations to Specific Development Proposals/Additional Recommended Allocations to Specific Development Proposals for:
 - A. Caledonia
 - B. Cayuga
 - C. Dunnville
 - D. Hagersville
 - E. Jarvis
 - F. Townsend
 - G. Lake Erie Industrial Park