

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 (2024); existing draft approvals of subdivision will receive an allocation deadline of two years (2023); site plans will receive an allocation deadline of two years (2023); and 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 March 31, 2023 to account for the upcoming election timelines.

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 2022, except for Jarvis and the LEIP, where there is a lack of wastewater servicing capacity.

Caledonia

Statistics	Water	Wastewater
Current remaining capacity	9,035 m ³ /day	3,986 m ³ /day
Infilling development allocation	452 m ³ /day	199 m ³ /day
Recommended to receive allocation	3,436.3 m ³ /day	2,635.8 m ³ /day
Servicing capacity remaining to provide allocation*	5,146.7 m ³ /day	1,151.2 m ³ /day

*This represents the water available after developments specifically in Caledonia are allocated. It does not represent the combination of Cayuga and Caledonia, which share a water supply provided via an agreement with the City of Hamilton.

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-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
PL28T-2018-074 McClung South	140.2	146.0	83 townhouses 80 singles	December 31, 2023	Draft plan approved	5
PLSP-HA-2018-208 Phase 2 Slack Plaza	11.0	12.0	18 units residential	March 31, 2023	Site plan under review LPAT dismissed	5
PLSP-HA-2020-032 McClung Phase 4 Commercial Block	37.6	57.5	Commercial and office	March 31, 2023	Under construction	6
PL28T-2019-061 Caledonia Gateway Phase 1	368.6	552.9	280 residential units	November 2, 2030	Draft plan approved	5
PLSP-HA-2014-097 Zizza Townhouses	12.0	13.9	14 townhouses	n/a	Under construction Included for tracking purposes	5
PL28T-2013-158, 159 McClung Phases 1-3, 3B	490.0	567.3	Singles and townhouse units	n/a	Constructed Included for tracking purposes	3
PL28T-2013-158, 159 McClung Phase 8	254.2	288.5	225 units	n/a	Draft plan approved Pre-servicing agreement	4
Total	1482.9	1,834.1				

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-2006-501 Grand York Estates (Hamlet of York)	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.				
28T-2015-070 Beattie Estates	680.6	788.1	678 Units Singles and townhouses	n/a	Draft plan approved Zoning approved	4	Yes	Yes	December 31, 2024
PL28T-2013-158, 159 McClung Phase 5B	22.1	24.3	20 Units	n/a	Draft plan approved	4	Yes	Yes	December 31, 2024
PL28T-2013-158, 159 McClung Phase 7	157.0	221.4	148 Units	n/a	Draft plan approved	4	Yes	Yes	December 31, 2024
PL28T-2013-158, 159 McClung Phases 9 & 10	236.2	504.9	360 Units	n/a	Draft plan approved	4	Yes	Yes	December 31, 2024
Total	1142.9	1,593.2							

Cayuga

Statistics	Water	Wastewater
Current remaining capacity	9,035 m ³ /day	387 m ³ /day
Infilling development allocation	452 m ³ /day	19 m ³ /day
Recommended to receive allocation	248.2 m ³ /day	227.5 m ³ /day
Servicing capacity remaining to provide allocation*	8334.8 m ³ /day	140.5 m ³ /day

*This represents the water capacity available after developments specifically in Cayuga are allocated. It does not represent the combination of Cayuga and Caledonia, which share a water supply provided via an agreement with the City of Hamilton.

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
PL28-2011-128 Thorburn Village	91.2	91.7	33 singles 2 semis 60 townhouses Commercial block	December 31, 2023	Draft plan approved Zoning approved Detailed design reviewed Agreement to be completed	6
PL28-2011-130 Cadillac Estates	86.4	99.0	101 singles	December 31, 2023	Draft approved	1
28-T-89010 Hudson Estates/Toscani	35.1	40.6	41 Singles	n/a	Complete Included for tracking purposes	2
28T-2008-502 Terra Nova	10.3	11.9	12 Singles	n/a	Complete Included for tracking purposes	3
PLSP-2017-196 Haldimand County Administration Building	4.5	5.0	Municipal Offices	n/a	Complete Included for tracking purposes	6
Total	227.5	248.2				

Developments Requiring Council Consideration for Servicing Capacity

None for 2021.

Dunnville

Statistics	Water	Wastewater
Current remaining capacity	4,449 m ³ /day	3,186 m ³ /day
Infilling development allocation	222 m ³ /day	159 m ³ /day
Recommended to receive allocation	809 m ³ /day	768.6 m ³ /day
Servicing capacity remaining to provide allocation	3,418 m ³ /day	2,258.4 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
OP-HA-7-04 & Z-HA-36-04 No Frills	40.0	48.0	Commercial	March 31, 2023	Zoning approved	6
PLSP-HA-2012-134 Meritage Landing Phase 3	54.7	63.4	49 Townhouses 39 stacked semis	March 31, 2023	Site plan under review	3
Schilstra/Moodie George Street Proposal (roll # 02400634910)	30.2	35.0	30 residential units	March 31, 2023	Preliminary concept Pre-consultation meeting August 4, 2021	3
PLSP-HA-2020-023 205 South Cayuga Street East	21.0	26.7	30 apartments	March 31, 2023	Site plan approved	4
PL28CD-2017-125 Cross Street Landing	8.9	7.7	8 residential infill units	n/a	Complete Included for tracking purposes	3
PL28CD-2012-120 Heron Landing	25.7	29.7	30 Singles	n/a	Complete Included for tracking purposes	5
Frank Marshall Business Park (FMBP)	530.0	530.0	Industrial	n/a	Allocation reserved for future development Included for tracking purposes	4
Gateway to FMBP	20.0	20.0	No proposal	n/a	Allocation reserved for future development Included for tracking purposes	4
Total	730.5	760.5				

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-2021-078 444 Tamarac Street	9.1	14.9	3 singles 6 semis	n/a	Under review	3	Yes	Yes	December 31, 2024
Silverthorne Alder Street School Site Proposal (roll # 02400311804)	29.0	33.6	15 apartment units 5 townhouses 7 semis	December 31, 2021	Pre-consultation meeting October 3, 2013	5	No	No	n/a
Total	38.1	48.5							

Hagersville

Statistics	Water	Wastewater
Current remaining capacity	4,193 m ³ /day	1,700 m ³ /day
Infilling development allocation	210 m ³ /day	85 m ³ /day
Recommended to receive allocation	945.2 m ³ /day	1,087.1 m ³ /day
Servicing capacity remaining to provide allocation*	3,037.8 m ³ /day	527.9 m ³ /day

*This represents the water capacity available after developments specifically in Hagersville are allocated. It does not represent the combination of Hagersville, Jarvis, Townsend, and the Lake Erie Industrial Park, which share a water supply from the Nanticoke Water Treatment Plant.

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
28T-2002-501 ACCUII Crystal Lake	12.0	13.9	14 singles 21 singles (future phase)	December 31, 2023	Draft approved	3
AG-HA-7-2012 Walpole Square Phase 7B	18.8	21.8	22 singles	n/a	Complete Included for tracking purposes	2
PLAG-HA-2013-145 Walpole Square Phase 8A	23.1	26.7	12 singles 15 townhouses	n/a	Complete Included for tracking purposes	2
PLAG-HA-2015-064 Walpole Square Phase 8B	32.5	37.6	17 singles 21 townhouses	n/a	Complete Included for tracking purposes	4
PL28T-2014-151 Walpole Square Phase 9	27.4	31.7	32 singles	n/a	Complete Included for tracking purposes	4
PL28T-2017-129 Empire Livingston	128.3	148.5	150 Singles	n/a	Complete Included for tracking purposes	3
Total	263.7	286.7				

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-2020-196 Smith Farms	750.0	625.0	500 singles and towns	n/a	Under review	6	Yes	Yes	December 31, 2024
28T-90007 Woodland Country Estates Phase 1	73.4	33.5	31 units	n/a	Redline revision approved	5	Yes	Yes	December 31, 2024
Total	823.4	658.5							

Jarvis

Statistics	Water	Wastewater
Current remaining capacity	4,193 m ³ /day	0 m ³ /day*
Infilling development allocation	210 m ³ /day	0 m ³ /day*
Recommended to receive allocation	397.4 m ³ /day	468.8 m ³ /day
Servicing capacity remaining to provide allocation**	3597.6 m ³ /day	0 m ³ /day*

*Allocation will be available after the connection of a new forcemain between Townsend and Jarvis. This is anticipated to be completed in the first half of 2022.

**This represents the water capacity available after developments specifically in Jarvis are allocated. It does not represent the combination of Hagersville, Jarvis, Townsend, and the Lake Erie Industrial Park, which share a water supply from the Nanticoke Water Treatment Plant.

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-2011-110 Gusenbauer (Millmont Estates) Phase 1	41.0	47.5	48 townhouses	March 31, 2023	Site plan approval required	3
PL28T-2017-086 Jarvis Meadows Phase 3B	243.0	136.8	95	December 31, 2023	Draft plan approved	3
PL28T-2014-082 Jarvis Meadows Phase 2	52.5	60.7	52 Singles 14 Semis	n/a	Complete Included for tracking purposes	2
PL28T-2017-086 Jarvis Meadows Phase 3A	118.8	137.6	139 singles	n/a	Complete Included for tracking purposes	3
PLSP-HA-2015-115 Cargo Ease	2.5	2.8	Industrial	n/a	Complete Included for tracking purposes	4
Total	457.8	385.4				

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
Jarvis Car Wash	11.0	12.0	Commercial	n/a	Pre-consultation meeting June 2, 2017	3	Yes	Yes	December 31, 2023
Total	11.0	12.0							

Townsend

Statistics	Water	Wastewater
Current remaining capacity	4,193 m ³ /day	1,819 m ³ /day
Infilling development allocation	210 m ³ /day	91 m ³ /day
Recommended to receive allocation	173.1 m ³ /day	162.6 m ³ /day
Servicing capacity remaining to provide allocation*	3809.9 m ³ /day	1,565.4 m ³ /day

*This represents the water capacity available after developments specifically in Townsend are allocated. It does not represent the combination of Hagersville, Jarvis, Townsend, and the Lake Erie Industrial Park, which share a water supply from the Nanticoke Water Treatment Plant.

Developments with Allocation Servicing Capacity – Not Fully Constructed

None for 2021.

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
SP-HA-2-2007 Trailside in Townsend	25.7	29.7	30 townhouses	n/a	Site plan approved	5	Yes	Yes	December 31, 2023
Trailside in Townsend Phase 2 (roll # 33908031640)	37.4	41.0	70 townhouses	n/a	Pre-con complete	5	Yes	Yes	December 31, 2023
Trailside in Townsend Phase 3 (roll # 33908031620)	99.5	102.4	125 single, semi, and townhouse units	n/a	Concept	5	Yes	Yes	December 31, 2023
Total	162.6	173.1							

Lake Erie Industrial Park

Statistics	Water	Wastewater
Current remaining capacity	4,193 m ³ /day	0 m ³ /day
Infilling development allocation	210 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*	4,193 m ³ /day	0 m ³ /day

*This represents the water capacity available after developments specifically in the Lake Erie Industrial Park are allocated. It does not represent the combination of Hagersville, Jarvis, Townsend, and the Lake Erie Industrial Park, which share a water supply from the Nanticoke Water Treatment Plant.

Developments with Allocation Servicing Capacity – Not Fully Constructed

None for 2021.

Developments Requiring Council Consideration for Servicing Capacity

None for 2021.