
HALDIMAND COUNTY

Report PDD-52-2021 Servicing Allocation – 2021 Year End Update and Recommendations



For Consideration by Council in Committee on December 7, 2021

OBJECTIVE:

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

RECOMMENDATIONS:

1. THAT Report PDD-52-2021 Servicing Allocation – 2021 Year End Update and Recommendations be received;
2. AND THAT Haldimand County Water and Wastewater Treatment Capacities included as Attachment 1 to Report PDD-52-2021 be accepted as the basis for servicing allocation recommendations;
3. AND THAT these proposals are deemed to be consistent with the Provincial Policy Statement 2020, the Provincial Growth Plan 2020, and other matters of provincial interest;
4. AND THAT the Servicing Allocation proposals recommended in Attachment 2 to report PDD-52-2021, deemed to conform to the Haldimand County Servicing Allocation Policy and By-law 1073/10, be approved.

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Reviewed by: Shannon VanDalen, MCIP, RPP, CMMI, Manager of Planning and Development

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Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

A Servicing Allocation Policy and By-law was approved by Council in 2010 (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. Servicing allocation requests by community are presented together with recommendations for approval for specific periods of time. All requests that have been received have been referenced within the report.

The remaining capacity in Haldimand County equates to a total of 18,717 new residents. Haldimand County is in a positive situation regarding servicing. 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 (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 implements 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 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, 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 and has been prepared jointly by the Planning & Development and Engineering & Capital Works 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;
- 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 all water requests and a single unit for wastewater requests have been established at 0.9 m³/day of wastewater and 2.0 m³/day for water which was derived from actual per capita usage investigations.

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 population and per capita basis, which would assign values 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 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. It is noted that all allocations that have or otherwise would be assigned a deadline of December 31, 2022 will be given a deadline of March 31, 2023. This extended timeline is to accommodate for the election and the settling in of Council into a new term.

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 Places to Grow requirements are achieved. 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.

ANALYSIS:

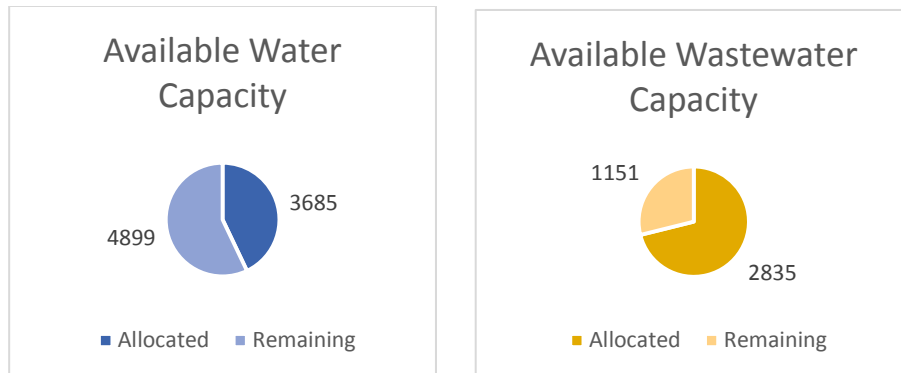
The following chart summarizes the water and wastewater capacity for each urban area of Haldimand County, as well as the Lake Erie Industrial Park. **Green** indicates that there is surplus capacity available to allocate to all servicing submission requests plus all forecasted servicing identified in the Master Servicing Plan for the community; **yellow** indicates that current approved development can be serviced but in accordance with the master servicing plan, additional capacity is needed for future development; and, **red** indicates that there is insufficient treatment capacity today, to be allocated to formal submissions requesting servicing.

Water	Wastewater
Caledonia	Caledonia
Cayuga	Cayuga
Dunnville	Dunnville
Hagersville	Hagersville
Jarvis	Jarvis
Townsend	Townsend
Lake Erie Industrial Park	Lake Erie Industrial Park

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 (based on a 95th percentile) is currently at 35% of the permitted max day volume under the Hamilton/Caledonia Water Servicing Agreement. Based on planning values identified within this report, potable water supply for Caledonia is not considered a limiting factor to development.

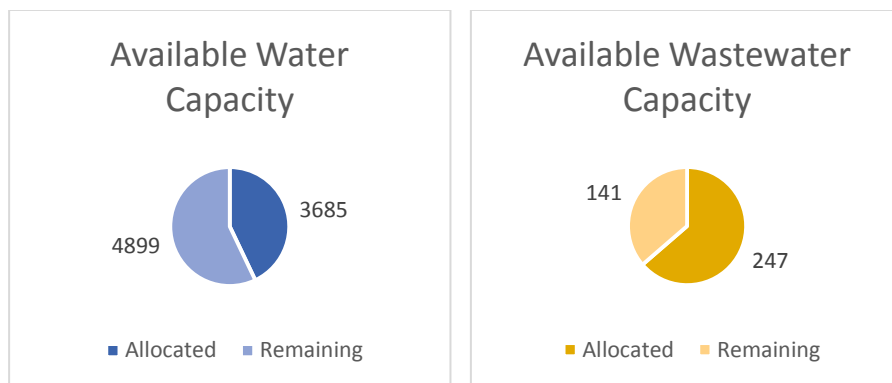
Caledonia’s wastewater is treated by the Caledonia Wastewater Treatment Plant. Based on the remaining available wastewater capacity after all current projects are completed and the new projects are allocated, Caledonia can support an additional 3,799 residents or approximately 1,583 new dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County.



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 35% 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.

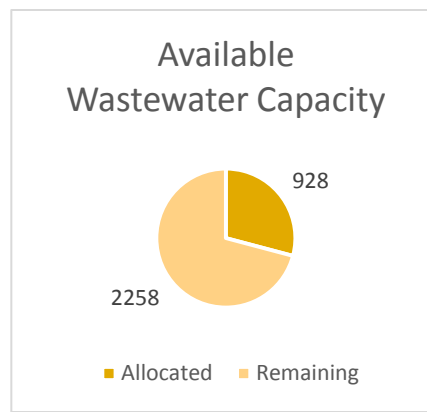
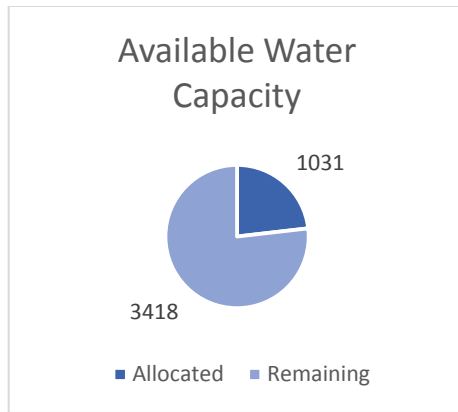
Its wastewater is treated by the Cayuga Wastewater Treatment Plant. Based on the remaining available wastewater capacity after all current projects are completed and the new projects are allocated, Cayuga can support an additional 463 residents or 193 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County.



Dunnville

Dunnville’s water is supplied by the Dunnville Water Treatment Plant, which receives water from Lake Erie via an intake in Port Maitland. The maximum day demand of the Dunnville water system (based on a 95th percentile) is currently at 55% 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.

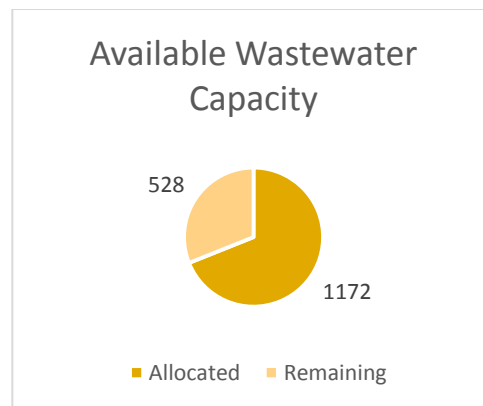
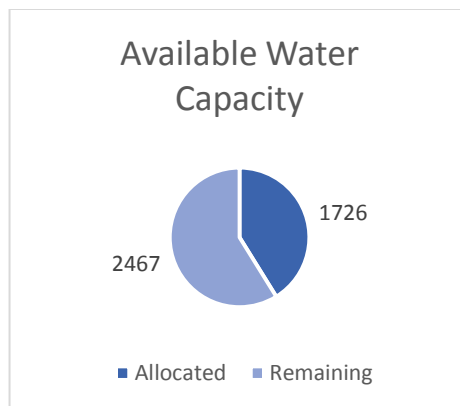
Dunnville’s wastewater is treated by the Dunnville Wastewater Treatment Plant. Based on the remaining available wastewater capacity after all current projects are completed and the new projects are allocated, Dunnville can support an additional 7,548 residents or 3,145 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County.



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 (based on a 95th percentile) is currently at 70% of the rated treatment capacity of the Nanticoke Water Treatment Plant. Based on planning values identified within this report, potable water supply for Hagersville is not considered a limiting factor to development.

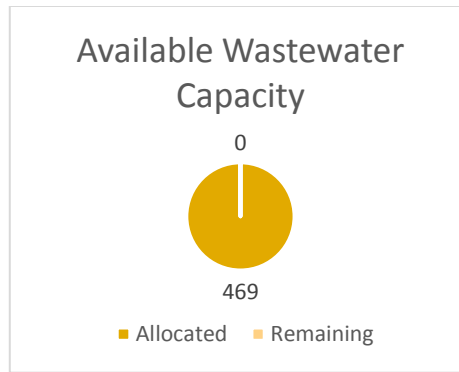
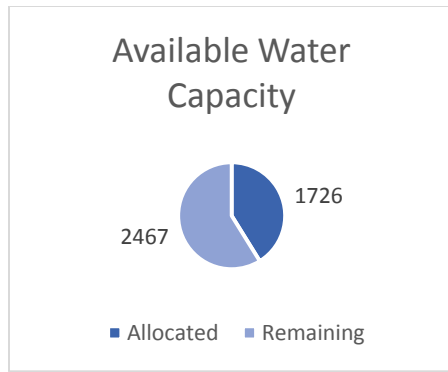
Hagersville’s wastewater is treated by the Hagersville Wastewater Treatment Plant. Based on the remaining available wastewater capacity and after all current projects are completed and the new projects are allocated, Hagersville can support an additional 1,742 residents or 726 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County.



Jarvis

Jarvis’s potable water is supplied by the Nanticoke Water Treatment Plant. As such, the maximum day demand for Jarvis mirrors that of the other communities on the Nanticoke water system and equates to 70% (based on a 95th percentile) 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.

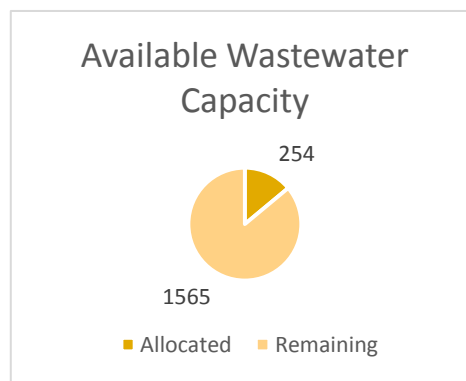
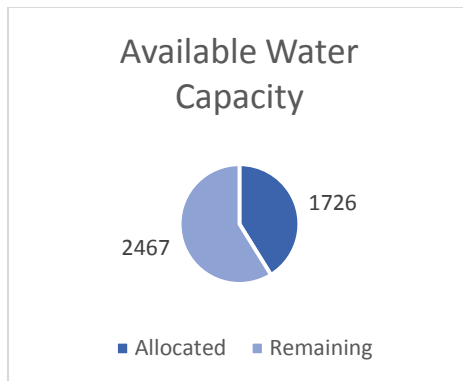
Jarvis wastewater is treated at the Jarvis lagoon. While the Jarvis lagoons have reached their hydraulic capacity, a new wet well and forcemain is currently being constructed to convey a portion of wastewater flow to the Townsend Lagoons for treatment. Upon completion of this work (scheduled for summer 2022) additional wastewater capacity will be formally realized. For the purposes of this allocation exercise, the additional wastewater treatment capacity associated with this project has been conditionally assumed and allocated to development project requesting allocation at this time.



Townsend

Townsend’s water is supplied by the Nanticoke Water Treatment Plant. As such, the maximum day demand for Townsend mirrors that of the other communities on the Nanticoke water system and equates to 70% (based on a 95th percentile) 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.

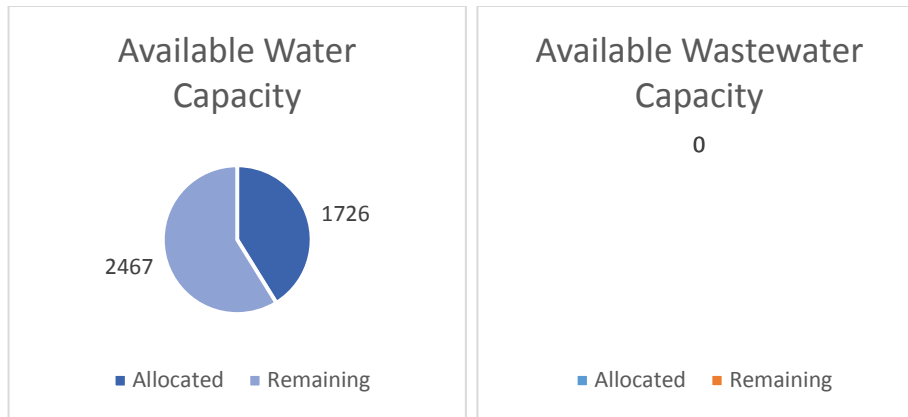
Its wastewater is treated at the Townsend lagoon. Based on the remaining available wastewater capacity and after all current projects are completed and the new projects are allocated, Townsend can support an additional 5,165 residents or 2,152 dwelling units in accordance with the Statistics Canada value of 2.4 persons per dwelling unit for Haldimand County.



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 70% (based on a 95th percentile) 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.

Lake Erie Industrial Park wastewater is treated at the LEIP lagoon. LEIP 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, activities are currently underway to update the 2011 Municipal Class Environmental Assessment (MCEA) for a new wastewater treatment plant to service the LEIP area. Updating the MCEA is considered a key component of the development of a Master Servicing Plan for the LEIP area.



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 2021 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

ATTACHMENTS:

1. 2021 Servicing Allocation Table.
2. Recommended Servicing Allocations to Specific Developments.