

## 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. The “Track Record” criterion has again been applied in this report and used as an evaluation tool for the seventh 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 3 years (2023); existing draft approvals of subdivision will receive an allocation deadline of 2 years (2022); site plans will receive an allocation deadline of 2 years (2022); 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 1 year (end of 2021).

Below is a summary of: the servicing capacity required for each current development; a synopsis of each development including the number of residential units; the current allocation deadline and the status of the project; the assessment scoring; whether the development is recommended to receive servicing allocation; and the new proposed allocation deadline.

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). Through previous servicing allocation reports, the County has committed servicing allocation to all developments in the first category. The second category represents those developments that are currently 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 proposed 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 servicing capacity 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 2021 with the exception of Jarvis where there is no reserve available currently and all allocation has been granted to existing developments.

A. Caledonia

There is currently a large supply of water and an enhanced wastewater capacity available for Caledonia developments as a result of process limitations being addressed. The water in Caledonia is supplied from Hamilton and the County holds a water supply contract with the City of Hamilton.

**Remaining Capacity: Wastewater = 3,909 m<sup>3</sup>/day & Water = 9,022 m<sup>3</sup>/day**  
**Infilling Development Allocation (5% of remaining Wastewater Capacity) = 195m<sup>3</sup>/day**  
**Servicing Capacity Remaining to provide Allocation Wastewater = 3,714 m<sup>3</sup>/day**

**1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:**

<b>DEVELOPMENT NAME</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WASTEWATER</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WATER</b>	<b>Number of Residential Units/Type of Development</b>	<b>Current Allocation Deadline</b>	<b>Status</b>	<b>Assessment Scoring</b>
<i>Projects with Allocation and No Expiry</i>						
172 Argyle Street – Slack Plaza	32.0	28.0	Commercial, 51 Residential units	N/A	Constructed	5
Wendy'5s	7.0	6.0	Restaurant	N/A	Constructed	5
Fair Grounds	22.0	20.0	Fair Grounds	N/A	Constructed	4
Caledonia Old Mill	3.0	4.0	Commercial/Office	N/A	Constructed	4
<i>GM CDS – Extensions/Approvals</i>						
McKenzie Meadows Phase 1	169.3	196.0	109 Street Townhouses, 63 Singles, 46 Group Townhouses	December 31, 2021	Draft approved Zoning Approved Pre-servicing agreement	6
Zizza Townhouses	12.0	13.9	14 Townhouses	December 31, 2021	Zoning approved. Site Plan approved. Construction Underway	5
McClung South	140.18	146.0	83 Townhouses 80 singles	December 31, 2021	Draft Plan Approved	5
Empire Communities-McClung Phase 1-3, 3B	490	567.3	Singles and Townhouse units	December 31, 2021	Registered. Under construction	3
Empire Communities-McClung Phase 4	167.6	194	196	December 31, 2021	Registered. Construction underway	3
Phase 2 Slack plaza	11.0	12.0	18 Units Residential	December 31, 2021	Site Plan in review LPAT dismissed	5
McClung Phase 4 Commercial Block	37.6	57.5	Commercial/Office	December 31, 2022	Site Plan Approved	6

Caledonia Gateway	368.6	552.9	Commercial/Institutional/ Residential	N/a	Draft Plan Approved	5
Empire Communities McClung Phases 5-7	562	650	484 Singles 83 Townhouses	N/a	Draft Approved - Pre-servicing agreement	4
<b>TOTAL</b>	<b>2,022.28</b>	<b>2,447.6</b>				

## 2) Developments Requiring Council Consideration for Servicing Capacity:

<b>DEVELOPMENT NAME</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WASTEWATER</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WATER</b>	<b>Number of Residential Units/Type of Development</b>	<b>Current Allocation Deadline</b>	<b>Status</b>	<b>Extension Request Received?</b>	<b>Assessment Scoring</b>	<b>Recommended to Receive Allocation</b>	<b>Recommended Allocation Deadline</b>
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2020									
<i>Existing Projects Not Recommended for Allocation</i>									
Grand York Estates-Hamlet of York	47.0	54.5	55 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.				
Beattie Estates	680.6	788.1	678 units – mix of Singles and Townhouses	n/a	Draft Plan approved. Zoning Approved	n/a	4	No	n/a
<b>TOTAL</b>	<b>727.6</b>	<b>842.6</b>							

**Recommended to Receive Allocation = 2,022.3 m<sup>3</sup>/day**

**Remaining Capacity Wastewater = 1,691 m<sup>3</sup>/day**

### Infill Capacity:

The allocations retain a healthy residual capacity being available for the infill reserve.

B. Cayuga

There is currently ample wastewater servicing capacity to allocate to all approved and proposed development proposals in the Cayuga area, including capacity for those proposals which previously did not receive capacity. On the water side, there is sufficient water capacity for developments in Cayuga. The water in Cayuga is supplied from Hamilton as the County currently holds a water supply contract with the City of Hamilton.

**Remaining Capacity: Wastewater = 400 m<sup>3</sup>/day & Water = 9,022 m<sup>3</sup>/day**

Infilling Development Allocation = 20 m<sup>3</sup>/day

**Servicing Capacity Remaining to Provide Allocation = 380 m<sup>3</sup>/day**

**1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:**

<b>DEVELOPMENT NAME</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WASTEWATER</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WATER</b>	<b>Number of Residential Units/Type of Development</b>	<b>Current Allocation Deadline</b>	<b>Status</b>	<b>Assessment Scoring</b>
<i>Projects with Allocation and No Expiry</i>						
Hudson Estates/Toscani	35.1	40.6	41 Singles	Development Registered	Under Construction	2
Thorburn Village	91.2	91.7	33 Singles 2 Semis, 60 Townhouses Commercial block	December 31, 2021	Zoning Amendment and Draft Plan approved. Detailed Design reviewed, Agreement to be completed	6
Cadillac Estates	86.4	99	101 Singles	December 31, 2021	Draft approved	1
Terra Nova	10.3	11.9	12 Singles	n/a	Services Constructed and project Registered. Dwelling construction underway.	3
Municipal Administration Building	4.5	5.0	Municipal Offices	n/a	Constructed	6

<i>GM CDS – Extensions/Approvals</i>						
Loomis Dental Clinic	1.6	1.4	Commercial	December 31, 2020	Application approved	5
Van Osch	1.0	0.9	Semi-detached	December 31, 2020	Committee of Adjustment approved	5
42 Seneca - Zizza	1.7	2.0	2 Semi units	December 31, 2020	Severance approved	5
41 Munsee	1.7	2.0	2 Semi units	December 31, 2020	Approved Severance and Variance Application	5
<b>TOTAL</b>	<b>233.5</b>	<b>254.5</b>				

**2) Developments Requiring Council Consideration for Servicing Capacity:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2020									
<i>Existing Projects Not Recommended for Allocation</i>									
None for 2020									
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>							

**Recommended to Receive Allocation (current developments) = 233.5 m<sup>3</sup>/day**

**Remaining Capacity Wastewater = 146.5 m<sup>3</sup>/day**

Infill Capacity:

The allocations retain a healthy residual capacity available for the infill reserve.

C. Dunnville

There is currently a large supply of water and wastewater capacity available for the developments within Dunnville, as well as to maintain a healthy reserve and capacity available for potential future developments. The water supply for Dunnville is supplied from Lake Erie and servicing the immediate area.

**Remaining Capacity: Wastewater = 3,410 m<sup>3</sup>/day & Water = 4,476 m<sup>3</sup>/day**

Infilling Development Allocation (5% of Remaining Capacity) = 171 m<sup>3</sup>/day

**Servicing Capacity Remaining to Provide Allocation = 3,239 m<sup>3</sup>/day**

**1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:**

<b>DEVELOPMENT NAME</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WASTEWATER</b>	<b>Servicing Capacity Requirements (m<sup>3</sup>/day) WATER</b>	<b>Number of Residential Units/Type of Development</b>	<b>Current Allocation Deadline</b>	<b>Status</b>	<b>Assessment Scoring</b>
<i>Projects with Allocation and No Expiry</i>						
Heron Landing	25.7	29.7	30 Singles	n/a	Under Construction	5
Frank Marshall Business Park (FMBP)	530.0	TBD	Industrial	n/a	Subdivision Registered	4
Haldimand County Land-Gateway to FMBP (Former site of TSC) proposal	20.0	20.0	No proposal	n/a	n/a	4
Dunnville Retirement Home	21.8	18.8	38 Bed Nursing Home	n/a	Constructed	6
<i>GM CDS – Extensions/Approvals</i>						
No Frills	40	48	Commercial	December 31, 2021	Zoning approved	6
Meritage Landing Phase 3	54.7	63.4	49 Townhouses, 36 stacked Semis	December 31, 2021	Site Plan under review, Zoning approved	3
Moodie Schilstra George Street	30.2	35	10 Singles 20 Townhouses, 8 Apartments	December 31, 2021	Preliminary Concept	3
Alder Street School Site	29	33.6	15 Apartment units, 5 Townhouses, 7 Semis	December 31, 2021	Preliminary proposal	5
Cross Street Landing	8.9	7.7	8 Residential Infill units	December 31, 2021	Zoning approved, Site Plan approved	3
Aspen Apartments	8.0	9.3	14 Units (Affordable)	December 31, 2021	Under Construction	5
217 Main Street	4	3.6	4 Semi Units	December 31, 2021	Approved	5
205 South Cayuga Street East	21.0	26.7	30 Apartments	December 31, 2021	Site Plan Approved	4
<b>TOTAL</b>	<b>793.3</b>	<b>295.8</b>				

**2) Developments Requiring Council Consideration for Servicing Capacity:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) <b>WASTEWATER</b>	Servicing Capacity Requirements (m <sup>3</sup> /day) <b>WATER</b>	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2020									
<i>Existing Projects Not Recommended for Allocation</i>									
None for 2020									
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>							

**Recommended to Receive Allocation = 793.3 m<sup>3</sup>/day**

**Remaining Capacity Wastewater = 2,445.7 m<sup>3</sup>/day**

Infill Capacity:

The allocations also retain a healthy residual capacity being available for the infill reserve.

D. Hagersville

There is currently sufficient wastewater servicing capacity to allocate to all development proposals in the Hagersville area. The water in Hagersville is supplied from the Nanticoke Plant (which provides water services to Hagersville, Jarvis and Townsend and the Lake Erie Industrial Park); however, the more limiting factor presently is wastewater capacity.

As noted previously, there is work underway to reclaim sewage treatment capacity through inflow/infiltration (I/I) abatement work over the next few years. As the I/I capacity is quantified, it can be allocated to development in subsequent years.

**Remaining Capacity: Wastewater = 1,737 m<sup>3</sup>/day & Water = 4,227 m<sup>3</sup>/day**

Infilling Development Allocation (5% of Remaining Capacity) = 87 m<sup>3</sup>/day

**Servicing Capacity Remaining to Provide Allocation = 1,650 m<sup>3</sup>/day**

**1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
Walpole Square Phase 7 B	18.8	21.8	22 Singles	n/a	Registered and under Construction	2
Walpole Square Phase 8 A	23.1	26.7	12 Singles, 15 Townhouses	n/a	Registered and under Construction	2
Walpole Square Phase 8 B	32.5	37.6	17 Singles, 21 Townhouses	n/a	Registered and under Construction	4
Walpole Square Phase 9	27.4	31.7	32 Singles	n/a	Registered and under construction	4
<i>GM CSD – Extensions/Approvals</i>						
Empire Communities Hagersville Gardens (formerly Haldimand Gardens)	128.3	148.5	150 Singles	December 31, 2021	Pre-servicing Agreement in place under construction	3
ACCUII Crystal Lake	12.0	13.9	14 Singles, 21 Singles future phase	December 31, 2021	Draft approved	3
Plouffe 5 lots	4.5	5.0	5 singles	December 31, 2021	Severances approved	5
Winger	0.9	1.0	Single detached dwelling	December 31, 2021	Severance approved	5
<b>TOTAL</b>	<b>247.5</b>	<b>286.2</b>				



**2) Developments Requiring Council Consideration for Servicing Capacity:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2020									
Existing Projects Not Recommended for Allocation									
Dabirian Residential	153.9	178.2	270 senior Apartments	February 28, 2015	Zoning Approved Site Plan required	No	6	No	n/a
Dabirian Commercial	25.0	25.0	5 Commercial units	February 28, 2015	Zoning Approved Site Plan required	No	5	No	n/a
Lakewood Estates	619.8	711.9	380 Singles, 28 Townhouses, 300 Apartments, 10 commercial	n/a	Preliminary Concept. No Application	No	3	No	n/a
<b>TOTAL</b>	<b>798.7</b>	<b>915.1</b>							

**Recommended to Receive Allocation = 247.5 m<sup>3</sup>/day**

**Remaining Capacity Wastewater = 1,402.5 m<sup>3</sup>/day**

*Infill Capacity:*

The allocations also retain a full 5% residual capacity being available for the infill reserve; which is considered a sufficient amount for infilling capacity.

E. Jarvis

There is currently not sufficient wastewater servicing capacity to allocate to all proposed development proposals in the Jarvis area. The water in Jarvis is supplied from the Nanticoke plant which is currently operating at 65% of its rated capacity.

**Remaining Capacity: Wastewater = 0 m<sup>3</sup>/day & Water = 4,227 m<sup>3</sup>/day**

Infilling Development Allocation (5% of Remaining Capacity) = 0 m<sup>3</sup>/day

**Servicing Capacity Remaining to Provide Allocation = 0 m<sup>3</sup>/day**

### 1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
Jarvis Meadows Phase 1	62.9	70.4	28 Singles 12 Semis 24 Apartments/ Commercial	n/a	Registered - under Construction / near build-out	5
<i>GM CDS – Extensions/ Approvals</i>						
Gausenbauer (Millmont Estates) Phase 1	41	47.5	48 Townhouses	December 31, 2021	Site Plan Approval required	3
Jarvis Meadows Phase 2	52.5	60.7	52 Singles 14 Semis	December 31, 2021	Registered and under construction	2
County Fields	28.2	32.6	33 Residential	December 31, 2021	Registered and under construction	5
Cargo Ease	2.5	2.8	Industrial	n/a	Site Plan approved	4
<b>TOTAL</b>	<b>187.1</b>	<b>214</b>				

### 2) Developments Requiring Council Consideration for Servicing Capacity:

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
Jarvis Meadows Phase 3	118.8	137.6	139 Singles*	n/a	Plan review	Yes	3	Yes *Registration forthcoming	December 31, 2021
<i>Existing Projects Not Recommended for Allocation</i>									
Gausenbauer (Millmont) Estates Phase 2	39.3	45.5	46 Townhouses	n/a	Preliminary	No	3	No	n/a
Jarvis Car Wash	11	12	Commercial	n/a	Preliminary	Yes	3	no	
<b>TOTAL</b>	<b>169.1</b>	<b>195.1</b>							

\*Jarvis Meadows Phase 3 is recommended for service allocation for the 139 singles subject to the final approval of the Environmental Assessment associated with the concurrent update to the Jarvis Master Servicing Plan and construction of force-main(tender awarded) to deliver wastewater to Townsend.

**Recommended to Receive Allocation = 187.1 m<sup>3</sup>/day**

**Remaining Capacity Wastewater = 0 m<sup>3</sup>/day**

Infill Capacity:

The allocation does not have a sufficient capacity available for the infill reserve. The recommended allocations reduce the infill development allocation to 0%.

F. Townsend

There is currently a large supply of wastewater capacity available for Townsend developments. The water in Townsend is supplied from the Nanticoke plant.

**Remaining Capacity: Wastewater = 1,819 m<sup>3</sup>/day & Water = 4,227 m<sup>3</sup>/day**

Infilling Development Allocation (5% of Remaining Capacity) = 91 m<sup>3</sup>/day

**Servicing Capacity Remaining to Provide Allocation = 1,698 m<sup>3</sup>/day**

**1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
None for 2020						
<i>GM CDS – Extensions/Approvals</i>						
Parkview Meadows	30	33	Seniors Residence	December 31, 2020	Construction complete	4
<b>TOTAL</b>	<b>30.0</b>	<b>33.0</b>				

**2) Developments Requiring Council Consideration for Servicing Capacity:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2020									
<i>Existing Projects Not Recommended for Allocation</i>									
Riverwood Golf and Country Club ACCUII Res./Comm. complex	40.2	45.0	53 Apartments, Commercial	Feb. 28, 2015	OP/ Zoning approved Site Plan	No	6	No	n/a
Riverwood ACCUII Townhouses	25.7	29.7	30 Townhouses	Feb. 28, 2015	OP/ Zoning approved. Site Plan in process	No	5	No	n/a
<b>TOTAL</b>	<b>65.9</b>	<b>74.7</b>							

**Recommended to Receive Allocation = 30 m<sup>3</sup>/day**

**Remaining Capacity Wastewater = 1,698 m<sup>3</sup>/day**

Infill Capacity:

There are currently no infilling proposals in Townsend. However, there is ample supply of capacity within the infill reserve to accommodate future infill proposals.

G. Lake Erie Industrial Park

There is currently no additional wastewater servicing capacity available in the Lake Erie Industrial Park (LEIP) Lagoon. The water in the LEIP is supplied from the Nanticoke plant.

**Remaining Capacity: Wastewater = 0 m<sup>3</sup>/day & Water = 4,227 m<sup>3</sup>/day**

Infilling Development Allocation (5% of Remaining Capacity) = 0 m<sup>3</sup>/day

**Servicing Capacity Remaining to Provide Allocation = 0 m<sup>3</sup>/day**

**1) Developments with Allocated Servicing Capacity – Not Yet Fully Constructed:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Assessment Scoring
<i>Projects with Allocation and No Expiry</i>						
None for 2019						
<i>GM CDS – Extensions/Approvals</i>						
None for 2019						
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>				

**2) Developments Requiring Council Consideration for Servicing Capacity:**

DEVELOPMENT NAME	Servicing Capacity Requirements (m <sup>3</sup> /day) WASTEWATER	Servicing Capacity Requirements (m <sup>3</sup> /day) WATER	Number of Residential Units/Type of Development	Current Allocation Deadline	Status	Extension Request Received?	Assessment Scoring	Recommended to Receive Allocation	Recommended Allocation Deadline
<i>Projects Recommended for Allocation – To be approved by Council</i>									
None for 2019									
<i>Existing Projects Not Recommended for Allocation</i>									
None for 2019									
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>							

**Recommended to Receive Wastewater Allocation = 0 m<sup>3</sup>/day**

**Remaining Capacity Wastewater = 0 m<sup>3</sup>/day**

Presently, there are no wastewater capacity requests within the Lake Erie Industrial Park, and since the LEIP wastewater flow has exceeded rate flow capacity in the last two years, no additional capacity should be considered for allocation at this time. 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.