



## KEY INFORMATION REPORT Planning Building and Enforcement March 9, 2021

### **SUBJECT: Development Projects seeking Water/Sewer Capacity**

#### **BACKGROUND:**

A total of eleven (11) allocation requests have been prepared for the March 9, 2021 Council meeting, with more coming. Several new development proponents are putting together their applications to reserve capacity. In addition, some existing development proposals need to be considered for water and sewer allocation.

For Council's benefit, a list of projects being considered in 2023 and beyond are listed below under the title "Projected Applications".

#### **DEVELOPMENT APPLICATIONS IN THE WORKS**

1. Dundas Manor:  
**5 units** (estimate). The water/sewer demand change from old building to new building has not been calculated yet. This assumes the old building is closed or demolished.
2. Woods Subdivision (Winchester – Northeast corner):  
**78 units** (Phase 1). This subdivision has draft approval & ECA approval. Engineering complete.

#### **WATER/SEWER APPLICATIONS COMING (2021)**

3. Creative Dev. Ventures:  
**45 units** (Phase 1). Proposing a mixed-use development in Chesterville comprised of **36 Residential units** and **9 Commercial units** (old Papa Gus Restaurant property (corner of County Road #43 and Queen Street))
4. Oligo Developments:  
**35 unit condo** (Phase 1). This is a new proposal for two (2) 35 unit buildings off St. Lawrence Street.
5. Moderna Homes:  
**50 townhomes**. Plans to extend Louise Street (south end) and develop street townhomes.

## **PROJECTED APPLICATIONS (2023 and beyond)**

6. Wellings of Winchester: Phases 4 (120 units) and 5 (114 units)
7. Winfields Subdivision: Proposal for approx. 150 units (about 3-5 years out)
8. Woods Subdivision: Phases 2, 3 and 4 (19 singles, 24 semi-detached, and 13 townhomes = 56 units)
9. Dream Haven Subdivision (Esper Lane): Phase 2 (56 units)
10. Oligo Developments: Phase 2 (35 units)
11. Old Dundas Manor: (Possible re-use) (? units)
12. Industrial Proposals (40-50 units)
13. Commercial Proposals (5-10 units)

## **EXPECTED CAPACITY REQUESTS (2021):**

In short, the Township of North Dundas expects to get additional requests for capacity which far exceed the available capacity:

- 5 units Dundas Manor (estimate for additional beds)
- 12 units Infill and conversions
- 78 units Woods Subdivision Development
- 35 units Oligo (Phase 1)
- 25 units Moderna Homes (Phase 1 at approx. 25 units)
- 45 units Creative Dev. Ventures

**200 units**

## **REMAINING CAPACITY:**

- 240 units as of Feb. 23, 2021
- 46 units of existing under construction development
- 162 units Mar. 9, 2021 Council to consider)
- 5 units Dundas Manor
- 12 units for infill
- 15 units left (If all requests to date are approved)

168 units short of expected requests for the next two years.

## **Options for Council to Consider:**

1. Consider reducing existing requests
2. Consider approving next phases of development only
3. Promote water conservation to reduce demand