



REPORT

TO: Mayor Bonnette and Members of Council

FROM: Jeff Markowiak, Director of Development Review

DATE: September 9, 2021

REPORT NO.: PD-2021-0058

SUBJECT: Conditional water allocation for 303 Armstrong Avenue (5 SDE from the Georgetown non-residential pool)

RECOMMENDATION:

THAT Report No. PD-2021-0058, dated September 9, 2021, regarding the “Conditional water allocation for 303 Armstrong Avenue (5 SDE from the Georgetown non-residential pool)” be received;

AND FURTHER THAT 5 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 303 Armstrong Avenue conditional on the issuance of a building permit within 18 months of the date of Council approval of this report, failing which, Council, may at its discretion, withdraw the respective water allocation.

KEY POINTS:

The following are key points for consideration with respect to this report:

- On August 23, 2021, the Town issued Conditional Site Plan approval for a transport terminal at 303 Armstrong Avenue (Georgetown). One of the conditions that must be satisfied before Final Site Plan approval can be granted is the allocation of 5 SDE of water system capacity to the development.
- This report recommends the allocation of 5 SDE from the Georgetown non-residential pool to 303 Armstrong Avenue to satisfy the Site Plan condition and facilitate the construction of the transport terminal.

BACKGROUND AND DISCUSSION:

The property municipally known as 303 Armstrong Avenue in Georgetown is currently the subject of a Site Plan application (File No. D11SPA20.003) for a transport terminal, which includes a two-storey 297.0 m² building and associated truck parking; see SCHEDULE 1 – LOCATION MAP and SCHEDULE 2 – SITE PLAN DRAWING.

Conditional Site Plan approval was issued for the transport terminal on August 23, 2021. One of the remaining conditions to be satisfied prior to issuing Final Site Plan approval is the allocation of 5 single detached equivalents (SDE) of water to the project, as required by the Region of Halton.

This report recommends that 5 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 303 Armstrong Avenue, conditional on the issuance of a building permit for the truck transport building proposed for the site within the 18 months of the date of Council approval of this report. Should a building permit not be issued within the 18-month period Council may, at its discretion, withdraw the respective water allocation. The allocation of the 5 SDE will allow the Region of Halton to clear their servicing condition outlined in the August 23, 2021, Site Plan Terms & Conditions document.

If Council approves the allocation of 5 SDE to 303 Armstrong Avenue the following amounts will be left remaining in the respective Georgetown water allocation pools:

- 259 SDE in the infill residential pool; and
- 42 SDE in the non-residential pool.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Planning staff has consulted with the appropriate Town departments and the Region of Halton in preparation of this report.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

John Linhardt, Commissioner of Planning and Development

Chris Mills, Acting Chief Administrative Officer