

## REPORT

**REPORT TO:** Chair and Members of the Planning, Public Works and Transportation Committee

**REPORT FROM:** Jeff Markowiak, Manager (Acting) of Development Review

**DATE:** May 16, 2018

**REPORT NO.:** PLS-2018-0047

**RE:** Conditional water allocation for 167-171 Mountainview Road North (8 SDE from the Georgetown residential infill pool)

### RECOMMENDATION:

THAT Report No. PLS-2018-0047, dated May 16, 2018, regarding the “Conditional water allocation for 167-171 Mountainview Road North (8 SDE from the Georgetown residential infill pool)” be received;

AND FURTHER THAT 8 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown residential infill pool to 167-171 Mountainview Road North (Site Plan D11SPA17.003) conditional on the issuance of building permits within 18 months of the date of Council approval of this report, failing which, Council may, at its discretion, withdraw the respective water allocation.

### BACKGROUND:

The property municipally known as 167-171 Mountainview Road North is currently the subject of Site Plan application D11SPA17.003 for a 9-unit bungalow townhouse development; see the site plan attached as **SCHEDULE 1**. In July 2016 Council approved a site specific Zoning By-law amendment to permit the townhouse development. Staff is currently reviewing the third Site Plan submission for the project, which is expected to resolve the few minor outstanding issues that remain.

The site is subject to a Holding (H1) Provision, which may be lifted once Council is satisfied that:

- an appropriate Site Plan agreement has been executed; and
- the allocation of servicing has been approved by the Region of Halton.

Staff anticipates the Site Plan agreement to be finalized next month (June 2018). This report recommends allocation of the necessary 8 SDEs for the Region of Halton to clear the servicing condition.

**COMMENTS:**

Town staff is targeting the July 9, 2018, Council meeting to bring forward a report recommending the removal of the Holding (H1) Provision in order to allow work on the townhouse development to commence during the summer.

This report recommends that 8 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown residential infill pool to 167-171 Mountainview Road, conditional on the issuance of building permits for the townhouse development within 18 months of the date of Council approval of this report. Should building permits not be issued within the 18 month period Council may, at its discretion, withdraw the respective water allocation. The allocation of the 8 SDEs will allow the Region of Halton to clear the servicing condition of the Holding (H1) Provision prior to the July 9, 2018, Council meeting targeted for the Holding Removal report.

If Council approves the allocation of 8 SDE to 167-171 Mountainview Road North the following amounts will be left remaining in the respective Georgetown water allocation pools:

- 362 SDE in the residential infill pool; and
- 113 SDE in the non-residential pool.

**RELATIONSHIP TO STRATEGIC PLAN:**

This report supports the following strategic directions outlined in Council's 2014-2018 Strategic Action Plan:

**Achieve Sustainable Growth:**

- To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.

**Provide Sustainable Infrastructure & Services:**

- To maintain and enhance community infrastructure and services that support our quality of life.

**FINANCIAL IMPACT:**

Water allocation is required to allow projects to advance through the land and building approvals process. Development triggers collection of various monies throughout the approvals process and ultimately results in the expansion of the Town's assessment base.

**CONSULTATION:**

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

**PUBLIC ENGAGEMENT:**

No public notification or engagement is required for the allocation of water system capacity.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendations outlined in this report are not applicable to the Strategy's implementation.

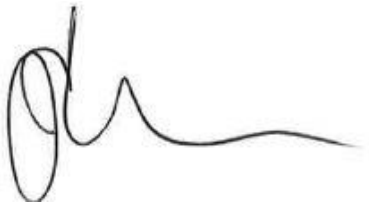
**COMMUNICATIONS:**

A copy of this report and Council's decision will be forwarded to the Applicant and the Region of Halton.

**CONCLUSION:**

This report recommends that 8 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown residential infill pool to the 9-unit bungalow townhouse development at 167-171 Mountainview Road, conditional on the issuance of building permits for the development within 18 months of the date of Council approval of this report.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'John Linhardt', with a stylized, flowing script.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read 'Brent Marshall', with a stylized, flowing script.

Brent Marshall, CAO