

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: August 28, 2018

REPORT NO.: PLS-2018-0073

RE: Conditional water allocation for 249-251 Guelph Street (6 SDE from the Georgetown Non-Residential Pool)

RECOMMENDATION:

THAT Report No. PLS-2018-0073, dated August 28, 2018, regarding the “Conditional water allocation for 249-251 Guelph Street (6 SDE from the Georgetown Non-Residential Pool)” be received;

AND FURTHER THAT 6 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 249-251 Guelph Street (Site Plan D11SPA18.004) conditional on the issuance of building permits within 12 months of the date of Council approval of this report, failing which, Council may, at its discretion, withdraw the respective water allocation.

BACKGROUND:

On July 9, 2018, Council approved a Zoning By-law Amendment (By-law 2018-0041) to incorporate the site, municipally known as 249-251 Guelph Street, into By-law 2010-0050 to facilitate the development of the 2-storey commercial building. The 2-storey building is currently the subject of Site Plan application D11SPA18.004, which will implement the approvals granted under By-law 2018-0041 and address the detailed design of the proposal; see **SCHEDULE 1 – PROPOSED SITE PLAN**.

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
- allocation of servicing has been approved by the Region of Halton.

Conditional Site Plan approval has been issued by the Town and staff anticipates that the Site Plan Agreement will be executed before Council considers this report on September 10th. This report recommends allocation of the necessary 6 SDE for the Region of Halton to clear the servicing condition.

COMMENTS:

The Recommendation Report to lift the Holding (H1) Provision from 249-251 Guelph Street is also being brought forward to Council for consideration on September 10, 2018, in order to allow work on the 2-storey commercial building to commence in the fall.

This report recommends that 6 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 249-251 Guelph Street, conditional on the issuance of building permits for the commercial building within 12 months of the date of Council approval of this report. Should building permits not be issued within the 12 month period Council may, at its discretion, withdraw the respective water allocation. The allocation of the 6 SDE will satisfy the condition of the Holding (H1) Provision that allocation has been granted by the Town, to the satisfaction of the Region.

If Council approves the allocation of 6 SDE to 249-251 Guelph Street the following amounts will remain in the respective Georgetown water allocation pools:

- 198 SDE in the residential infill pool; and
- 12 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 supports our quality of life.

FINANCIAL IMPACT:

Water allocation is required to allow projects to advance through the land and building approvals process. Development triggers the 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 6 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to the 2-storey commercial development at 249-251 Guelph Street, conditional on the issuance of building permits for the development within 12 months of the date of Council approval of this report.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Steve Burke". The signature is fluid and cursive, with the first name "Steve" and last name "Burke" clearly distinguishable.

Steve Burke, Acting Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is fluid and cursive, with the first name "Brent" and last name "Marshall" clearly distinguishable.

Brent Marshall, CAO