

MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: John McMulkin, Planner – Development Review

DATE: August 27, 2018

MEMORANDUM NO.: PLS-2018-0012

RE: Registration of Halton Hills Village Homes Inc. 16 Subdivision – Phase 6
File No.: D12SUB HHVHI 16 (24T-97012/H) – Phase 6
Owner: Halton Hills South Property Corporation
Location: Part Lot 11, Concession 10 Esquensing; Plan 20M-1208

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to advise Council of the recent registration of Phase 6 of the Halton Hills Village Homes Inc. 16 (HHVHI 16) plan of subdivision, located in Georgetown South. Building permits may now be issued for the lots within Phase 6, which represents the last remaining greenfield development in Georgetown South.

BACKGROUND:

Phase 6 of the Halton Hills Village Homes Inc. 16 plan of subdivision is located in the southeast corner of in Georgetown South. The M-Plan for Phase 6 was registered on August 17, 2018, as Plan 20M-1208; see **SCHEDULE 1 – DRAFT M PLAN**. The registration of Phase 6 represents the final approval of a 6-phase residential draft plan of subdivision (File No. 24T-97012/H). Phases 1 to 4 of the subdivision have been built out and Phase 5 is currently under construction. The construction of Phase 6 may also proceed now that the plan has been registered; see **SCHEDULE 2 – SUBDIVISION PHASING PLAN**. Remington Homes will continue to be the home builder for Phase 6.

A total of 403 dwelling units will be constructed within Phase 6 consisting of: 256 single detached dwellings; 31 semi-detached dwellings (62 units); two street townhouse blocks (15 units); and, a 70-unit senior's housing block (for which a Zoning By-law Amendment and other implementing applications will be required). The entire Halton Hills Village Homes Inc. 16 subdivision (Phases 1 through 6) represents a total of 1209 dwelling units.

On February 9, 2015, Council allocated 417 SDE of water to Phases 5 and 6 of the Halton Hills Village Homes Inc. 16 subdivision (Report No. PDS-2015-0001). This allocation provided sufficient servicing capacity for the build out of the rest of the HHVHI 16 lands.

COMMENTS:

The Town allocated water to Phases 5 and 6 of the HHVHI 16 subdivision in 2015 as part of the 2014 Permit to Take Water (PTTW) received by the Region of Halton. The Region has indicated that they will not release any of the remaining 500 SDE obtained under the 2014 PTTW until the impact of the Phase 5 and 6 allocations on the groundwater system has been tested. The Town has already forward information to the Region to track and document water usage related units within Phase 5 that have been occupied. Town staff will continue to forward occupancy permit data to the Region for Phase 6 as construction occurs.

CONCLUSION:

It is recommended that this memorandum be received for information.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak".

Jeff Markowiak, Acting Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall".

Brent Marshall, CAO