

REPORT

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

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: May 23, 2019

REPORT NO.: PLS-2019-0038

RE: Conditional water allocation for 15 Mountainview Road North (10 SDE from the Georgetown non-residential pool) and the transfer of 20 SDE from the Georgetown residential infill pool to the non-residential pool

RECOMMENDATION:

THAT Report No. PLS-2019-0038, dated May 23, 2019, regarding “Conditional water allocation for 15 Mountainview Road North (10 SDE from the Georgetown non-residential pool) and the transfer of 20 SDE from the Georgetown residential infill pool to the non-residential pool” be received;

AND FURTHER THAT 10 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 15 Mountainview Road North (Site Plan D11SPA18.009) conditional upon 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;

AND FURTHER THAT 20 single detached equivalents (SDE) of water system capacity be transferred from the Georgetown residential infill pool to the Georgetown non-residential pool.

BACKGROUND:

The property municipally known as 15 Mountainview Road North is currently the subject of Site Plan application D11SPA18.009 for a one-storey Kia automotive dealership; see SCHEDULE 1 – SITE PLAN DRAWING. The dealership is currently under construction, in accordance with the conditional building permits issued by the Town earlier this year.

Conditional Site Plan approval for the dealership was issued by the Town on May 16, 2019. One of the remaining conditions required by the Region of Halton to be satisfied prior to issuance of Final Site Plan approval is the allocation of 10 single detached equivalents (SDE) of water to the project.

COMMENTS:

This report recommends that 10 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 15 Mountainview Road North, conditional on the issuance of full building permits for the Kia automotive dealership 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 10 SDE will allow the Region of Halton to clear their servicing condition outlined in the May 16, 2019, Site Plan Terms & Conditions document.

If Council approves the allocation of 10 SDE to 15 Mountainview Road North the following amounts will be left remaining in the respective Georgetown water allocation pools:

- 130 SDE in the residential infill pool; and
- 1 SDE in the non-residential pool.

The 1 remaining SDE in the non-residential pool will not be sufficient to accommodate other commercial and industrial proposals that are expected to require SDE allocation within Georgetown in the next few months. Therefore, this report is also recommending that 20 SDE be transferred from the Georgetown residential infill pool to the non-residential pool to accommodate future development. The transfer of the 20 SDE would result in the following amounts in the respective Georgetown water allocation pools:

- 110 SDE in the residential infill pool; and
- 21 SDE in the non-residential pool.

While the transfer of 20 SDE out of the residential infill pool is not anticipated to have any immediate negative impacts to residential development in Georgetown, the remaining 110 SDE (or the original 130 SDE) will not be sufficient to accommodate all of the residential proposals currently under review by the Town, should they be approved. As such, in July 2018 Town staff obtained direction from Council (through Report PLS-2018-0065) to request that the Region of Halton release the remaining 500 SDE obtained under the 2014 amended Permit to Take Water. Town staff continues to work with the Region on the release of the 500 SDE.

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:

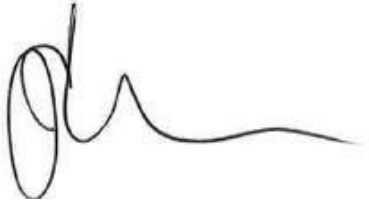
A copy of this report and Council's decision will be forwarded to the Applicant and the Region of Halton.

CONCLUSION:

This report recommends that 10 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to the Kia automotive dealership at 15 Mountainview Road North. The allocation of the 10 SDE is recommended to be conditional on the issuance of full building permits for the dealership within 12 months of the date of Council approval of this report.

This report also recommends that 20 single detached equivalents (SDE) of water be transferred from the Georgetown residential infill pool to the Georgetown non-residential pool.

Reviewed and Approved by,

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John Linhardt, Commissioner of Planning and Sustainability

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

Brent Marshall, Chief Administrative Officer