

## **REPORT**

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Jeff Markowiak, Manager of Development Review

**DATE:** June 29, 2018

**REPORT NO.:** PLS-2018-0065

**RE:** Conditional water allocation for 71 Todd Road (Georgetown)

### **RECOMMENDATION:**

THAT Report No. PLS-2018-0065, dated June 29, 2018, regarding "Conditional water allocation for 71 Todd Road (Georgetown)" be received;

AND FURTHER THAT 150 single detached equivalents (SDE) of water system capacity be transferred from the Georgetown residential infill pool to the Georgetown non-residential pool;

AND FURTHER THAT 241 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown non-residential pool to 71 Todd Road (Site Plan D11SPA17.011) 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;

AND FURTHER THAT Council direct staff to request that Halton Region release the remaining 500 SDE obtained under the 2014 amended Permit to Take Water.

### **BACKGROUND:**

The property municipally known as 71 Todd Road is currently the subject of Site Plan application D11SPA17.011 for a 2,050 m<sup>2</sup> (22,000 sq.ft.) two-storey addition to the existing 8,180 m<sup>2</sup> (88,000 sq.ft.) industrial building to facilitate its conversion into a food processing plant. JBell Holdings purchased the existing vacant industrial building in 2016 with the intentions of moving the principal operations for Freshhouse Consumer Food Brands to Georgetown. Freshhouse Foods provides meat and food products for a number of private label retailers across Canada. The new processing plant is anticipated to create approximately 130 new jobs in the community.

As part of the Site Plan application, the Applicant submitted a Water Usage and Sanitary Discharge report that confirms that 242 SDE will be required for the food processing plant (241 new SDE plus the 1 SDE credited to the site). The large SDE requirement is due to the amount of water needed for food processing wash down purposes, as regulated by the Canadian Food Inspection Agency.

The Town does not currently have enough SDE available in the non-residential pool to allocate 241 SDE to 71 Todd Road. Presently, the Georgetown Urban Area Pool has a total of 460 SDE available, which are distributed as follows:

<b>Georgetown Urban Area Water Allocation Pool</b>				
	<b>Res – Infill</b>	<b>Res – Greenfield</b>	<b>Non-Res</b>	<b>Total</b>
SDE	350	0	110	<b>460</b>

The Site Plan application review for the building addition is nearing completion. However, the Region of Halton has indicated they cannot support the issuance of Site Plan approval until the 241 SDE have been allocated to 71 Todd Road to facilitate the property's use as a food processing plant. JBell Holdings intends to begin construction of the building addition this summer with full operation of the food processing plant to occur within the first quarter of 2019.

#### **COMMENTS:**

##### Transfer of SDE from Res-Infill pool to Non-Res pool:

The Georgetown non-residential pool currently only has 110 SDE available. To facilitate the food processing plant a transfer of 131 SDE from the Georgetown residential infill pool to the non-residential pool would be required. However, this would leave 0 SDE remaining in the non-residential pool, which could prevent the development of any other current or proposed non-residential projects in Georgetown. Therefore, this report is recommending that 150 SDE be transferred so that 19 SDE would remain in the non-residential pool to accommodate other commercial, industrial or institutional proposals.

Should Council support the transfer of the 150 SDE it could have implications for residential infill development proposals currently under review by the Town or anticipated to occur within Georgetown over the next few years. A list of these development proposals and their estimated water allocation requirements is outlined below:

<b>Georgetown Residential Infill Development Proposals</b>	
<b>Project</b>	<b>Estimated SDE</b>
McGibbon Condominium	65
Memorial Arena Phases 2 & 3	46
Credit River Ridge Seniors Building (Mountainview & John)	67
Civic Centre Surplus Lands	97
Eden Oak Megan & McMaster Subdivision (Glen Williams)	32
Lindsay Court Townhouse Redevelopment	93
Bishop's Court Phase 2 (Glen Williams)	28
<b>Total</b>	<b>428</b>

The transfer of 150 SDE out of the infill residential pool would leave 200 SDE remaining to accommodate the above listed developments. It should be noted that this list does

not include preliminary proposals that have not yet advanced past the pre-consultation stage.

#### Request to Halton Region for 500 SDE:

In 2014 the Region of Halton received an amended Permit to Take Water, which resulted in a total of 1,800 SDE available to the Town of Halton Hills. To date, the Region has released 1,300 of the 1,800 SDE to the Town. The Region has indicated that they will release the remaining 500 SDE once sufficient monitoring has occurred of the previous allotments to ensure there are no concerns with the servicing system response.

Town staff already anticipated that the 500 SDE will be required in the near future as the 350 SDE presently in the Georgetown residential infill pool is not sufficient to accommodate the residential development proposals currently under review by the Town, should they be approved. However, the 71 Todd Road proposal creates a more immediate need for the 500 SDE.

Therefore, this report is recommending that Council direct Town staff to request Halton Region to release the remaining 500 SDE as the additional capacity will ensure that there is sufficient water available for the 71 Todd Road proposal and the estimated SDE that may be required to accommodate the residential infill projects listed above.

#### Future Servicing:

By 2021 the Region is expected to have completed their extension of lake-based services to Halton Hills to accommodate the south-west Georgetown expansion area (Vision Georgetown). The lake-based services will also be extended to the rest of Georgetown South, thereby removing it from the ground-based system currently servicing all of Georgetown. This would allow the SDE presently servicing Georgetown South to be made available to the rest of Georgetown to accommodate infill development. This should relieve any long-term pressure on the ground-based system to accommodate infill development in Georgetown.

#### **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:**

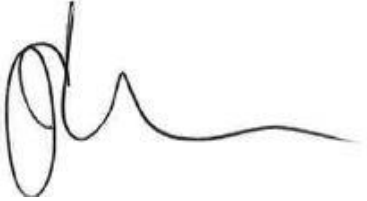
A copy of this report and Council's decision will be forwarded to the Applicant and the Region of Halton.

### **CONCLUSION:**

This report recommends that 150 single detached equivalents (SDE) of water be transferred from the Georgetown residential infill pool to the Georgetown non-residential pool and further that 241 SDE be allocated from the non-residential pool to 71 Todd Road in order to facilitate a food processing plant on the property. The allocation is recommended to be conditional upon the issuance of building permits for the project within 12 months of the date of Council approval of this report.

The report also recommends that Council direct staff to request Halton Region to release the remaining 500 SDE of water obtained under the 2014 amended Permit to Take Water. The 500 SDE are required to accommodate infill development proposals currently under review by the Town or anticipated to occur within Georgetown over the next few years.

Reviewed and Approved by,

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

John Linhardt, Commissioner of Planning and Sustainability

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

Jane Diamanti, Acting CAO