



REPORT

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

REPORT FROM: Jeff Markowiak, Director of Development Review

DATE: February 3, 2020

REPORT NO.: PD-2020-0012

RE: Conditional water allocation for 10759 Eighth Line (6 SDE from the Georgetown residential infill pool)

RECOMMENDATION:

THAT Report No. PD-2020-0012, dated February 3, 2020, regarding the "Conditional water allocation for 10759 Eighth Line (6 SDE from the Georgetown residential infill pool)" be received;

AND FURTHER THAT 6 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown residential infill pool to 10759 Eighth Line 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:

On February 10, 2020, Council approved a Zoning By-law Amendment (Report PD-2020-0007) to permit the creation of 5 new single detached residential lots (6 total including the retained lot) on the property municipally known as 10759 Eighth Line (Georgetown); see SCHEDULE 1- CONCEPTUAL SITE PLAN. The site is also currently the subject of a Consent application to formally create the 5 new lots, which was reviewed concurrently with the Zoning By-law Amendment application.

This report recommends allocation of 6 SDE to 10759 Eighth Line to facilitate the development of the 5 new lots and 1 retained lot.

COMMENTS:

As per Region of Halton comments, the 5 new single detached lots and 1 retained lot require 6 single detached equivalents (SDE) of capacity as the previous residence that existed on-site was serviced by private well and septic. The Region of Halton requires

allocation of the 6 SDE as a condition of the Consent application, which is anticipated to receive conditional approval shortly. Certificates to allow the creation of the 5 new lots cannot be issued until Council approves the necessary SDE allocation.

If Council approves the allocation of 6 SDE to 10759 Eighth Line the following amounts will be left remaining in the respective Georgetown water allocation pools:

- 273 SDE in the residential infill pool; and
- 47 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 has 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.

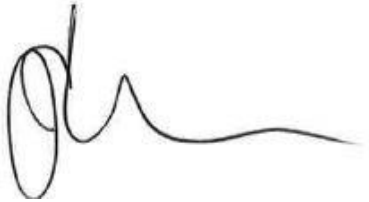
COMMUNICATIONS:

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 residential infill pool to the 5 new single detached lots and 1 retained lot that were previously approved to be created at 10759 Eighth Line. The allocation of the 6 SDE is recommended to be conditional on the issuance of building permits for the single detached dwellings 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 Development

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

Brent Marshall, Chief Administrative Officer