

Township of Southgate**Administration Office**

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Staff Report CAO2020-060

Title of Report: Flato Glenelg Carriage House Residential Development -
Servicing Allocation of Water & Wastewater Capacity

Department: Administration

Council Date: October 7, 2020

Council Recommendation:

Be it resolved that Council receive staff report CAO2020-060 as information; and
That Council approve the allocation of 170 residential units of servicing capacity for water and wastewater to the Flato Glenelg Carriage House Residential Development Project to serve 118 single family dwellings and 65 townhomes;
That Council consider approving the allocation of 170 residential units of servicing capacity for water and wastewater to the Flato Glenelg Carriage House Residential Development Project by Township By-law 2020-113 at the October 7, 2020 meeting; and
That Council authorize the Mayor and the Clerk to sign the Flato Glenelg Carriage House Residential Development Project Final Servicing Capacity Allocation Agreement.

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Background:

The Township of Southgate allocates servicing capacity for water and wastewater to development in the Village of Dundalk for these area rated services.

The present Dundalk Water and Sewage Treatment Reserve Capacity from the 2020 Reserve Firm Capacity Report has 1,886 equivalent residential units (ERU) (1660 ERU of water capacity remain after Flato Glenelg & Block 75 Seniors Apartment project allocations) for water and 413 ERU (187 ERU of wastewater capacity remains after Glenelg & Block 75 allocations) for wastewater servicing of uncommitted available capacity. A copy of the Triton Report dated April 23, 2020, reporting on the 2020 Dundalk Servicing Capacity is presented with staff report CAO2020-058 as Attachment #1 in this Council meeting agenda.

Staff Comments:

The Flato Glenelg Carriage House Residential Development Project is now at the stage where the Township needs to consider allocation servicing capacity for the 183 residential unit being constructed for this project. There will be 118 single family dwellings (SFD) and 65 townhome units constructed. The 2020 Triton Report on the Dundalk Reserve Servicing Capacity supports this allocation. Further the

letter from Crozier Engineering presented with staff report CAO2020-058 as Attachment #2 in this Council meeting agenda recommends that the capacity allocation for servicing allocated to a townhouse residential unit would be the equivalent of 0.8 ERU of consumption. This 0.8 factor of servicing capacity allocation for a Townhouse residential unit is supported by Triton and Southgate staff as the number we will use in the future for this type of development allocation.

The Flato Glenelg Carriage House Residential Development project will allocate 118 ERU for the SFD and 52 ERU with 0.8 ERU used as the allocation per townhouse unit (65 townhouse units) for a total of 170 ERU of water and wastewater allocation capacity being required.

Staff recommends that Council approve this service capacity allocation for the Flato Glenelg Carriage House Residential Development Project by Municipal By-law and authorize the Final Servicing Capacity Allocation Agreement for signing by the Mayor and Clerk.

Financial Impact or Long Term Implications

There is no financial impact to the municipality as a result of this report that will impact the normal municipal operating costs. We are presently working at expanding our wastewater treatment capacity that will require capital investments and the use of Development Charges we are collecting for this purpose.

The allocation of 170 ERU of capacity will be consumed with the construction of this residential development and will start to generate taxation dollars, plus water and sewer user revenues for the Township.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023): By means of appropriate policies, incentives and development partners, the Township will facilitate a significant increase in the supply and variety of both rental and purchase housing/accommodation within Southgate.

Concluding Comments:

1. That Council receive this staff report as information.

2. That Council approve the allocation of 170 residential units of reserve servicing capacity of water and wastewater to the Flato Glenelg Carriage House Residential Development Project by Township By-law 2020-113 at the October 7, 2020 meeting.
3. That Council approve the Flato Glenelg Carriage House Residential Development Project Water and Wastewater Final Servicing Capacity Allocation Agreement. A copy of the Flato approved Final Servicing Capacity Allocation Agreement is included in this report as Attachment #1.

Respectfully Submitted,

CAO approval.: Original Signed By **Public Works Mgr.: Original Signed By**

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- Attachment #1 – Flato Glenelg Carriage House Residential Development Project Water and Wastewater Final Servicing Capacity Allocation Agreement