

Township of Southgate

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Staff Report CAO2022-056

Title of Report: Flato East Phase 11 Development Project - Servicing
Allocation for Water & Wastewater Capacity

Department: Administration

Council Date: September 7, 2022

Council Recommendation:

Be it resolved that Council receive staff report CAO2022-056 as information; and
That Council approve the allocation of 152 residential units of servicing capacity for Water and Wasterwater to the Flato East Phase 11 Commercial and Residential Development Project to provide 29 units for a commercial use, 42 single family dwellings and 101 townhomes; and

That Council approve that a Hold condition be placed on the remaining 50 units of servicing capacity for Water and Wasterwater to the Flato East Phase 11 for the purpose of servicing for 50 single family detached residential properties and that the Hold condition be reflected in the Flato East Phase 11 Servicing Capacity Allocation Agreement; and

That Council consider approving the allocation of 152 residential units of servicing capacity for Water and wasterwater to the Flato East Phase 11 Commercial and Residential Development Project by municipal By-law 2022-125 at the September 7, 2022 meeting.

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 2022 Reserve Firm Capacity Report has 1,999 equivalent residential units (ERU) of available allocation for water and 182 ERU of wastewater capacity remains available allocations. A copy of the Triton Report dated March 28, 2022, reporting on the 2022 Dundalk Servicing Capacity is included with a previous staff report in this Council agenda.

Staff Comments:

The Flato East Phase 11 commercial and residential development project is now at the stage where the Township needs to consider the allocation servicing capacity for the 202 ERU being constructed for this project. The Township only has 182 units of ERU of capacity to allocate to 2 developments. The Flato East Phase 11 request is

for 92 single family dwellings (SFD) needing 92 ERU, 101 townhome units needing 81 ERU and a commercial development needing 29 ERU.

Note: The Townhouse residential unit allocation factor is 0.8 to calculate the allocated servicing capacity of this development type.

The 2022 Triton Report on the Dundalk Reserve Servicing Capacity does not support this amount of water and wastewater allocation. The letter from MBHC Planners is included in this staff report as Attachment #1.

The Flato East Phase 11 Development project will allocate 29 ERU for commercial development, 42 ERU for the SFD and 81 ERU for 101 Townhouses for a total of 152 ERU of water and wastewater allocation capacity being required. The Township will place a hold on 50 ERU of servicing capacity for the Flato East Phase 11 project for the allocation of 50 SFD units until it becomes available when the Township's wastewater upgrades begin construction in 2023.

Staff recommends that Council approve this service capacity allocation for the Flato East Phase 11 commercial and residential development project by Municipal By-law and authorize the Final Servicing Capacity Allocation Agreement (Attachment #2) 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 152 ERU of capacity will be consumed with the construction of this commercial and 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 152 residential units of reserve servicing capacity of water and wastewater to the Flato East Phase 11 commercial and residential development project by Township By-law 2022-125 at the September 7, 2022 meeting.
3. That Council approve the Flato East Phase 11 Commercial and Residential Development Project for Water and Wastewater Final Servicing Capacity Allocation Agreement. A copy of the Flato East Phase 11 Servicing Capacity Allocation Agreement is included in this report as Attachment #2.

Respectfully Submitted,

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

Dave Milliner – CAO

Jim Ellis – PW Mgr.

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- Attachment #1 – MBHC Planners letter dated August 11, 2022 requesting Flato East Phase 11 Project Servicing Capacity Allocation
- Attachment #2 – Flato East Phase 11 Commercial and Residential Development Project Water and Wastewater Final Servicing Capacity Allocation Agreement