

Township of Southgate

Administration Office

185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0

Phone: 519-923-2110

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Web: www.southgate.ca

Staff Report CAO2022-054

Title of Report: White Rose Park Phase III 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 CAO2022-054 as information; and
That Council approve the allocation of 30 residential units of servicing capacity for Water and Wasterwater to the White Rose Park Phase 11 Residential Development Project to provide 10 single family dwellings and 25 townhomes; and

That Council approve a Hold condition be placed on the remaining 47 units of servicing capacity for Water and Wasterwater to the White Rose Park Phase III for the purpose of services for 20 single family and 33 townhome residential properties and that the Hold condition be reflected in the White Rose Park Phase III Servicing Capacity Allocation Agreement; and

That Council consider approving the allocation of 30 residential units of servicing capacity for Water and Wasterwater to the White Rose Park Phase III Residential Development Project by municipal By-law 2022-127 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 this staff report as Attachment #1.

Staff Comments:

The White Rose Park Phase III residential development project is now at the stage where the Township needs to consider the allocation servicing capacity for the 77 ERU being constructed for this project. The Township only has 182 units of ERU of capacity to allocate to 2 developments. The White Rose Park Phase III request for

30 single family dwellings (SFD) needing 30 ERU and 58 townhome units needing 47 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 White Rose Park's Construction Manager is included in this staff report as Attachment #2.

The White Rose Park Phase III Residential Development project will allocate 10 ERU for 10 SFD homes and 20 ERU for 25 Townhouses for a total of 30 ERU of water and wastewater allocation capacity being required. The Township will place a hold on 47 ERU of servicing capacity for the White Rose Park Phase III project for the allocation of 20 SFD homes and 33 Townhomes, 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 White Rose Park Phase III commercial and 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 30 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 30 residential units of reserve servicing capacity of water and wastewater to the White Rose Park Phase III residential development project by Township By-law 2022-127 at the September 7, 2022 meeting.
3. That Council approve the White Rose Park Phase III Residential Development Project Water and Wastewater Final Servicing Capacity Allocation Agreement. A copy of the White Rose Park Phase III approved Final Servicing Capacity Allocation Agreement in by-law 2022-127.

Respectfully Submitted,

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

Dave Milliner – CAO

dmilliner@southgate.ca

519-923-2110 x223

Jim Ellis – PW Mgr.

jellis@southgate.ca

519-923-2110 x224

- Attachment #1 – Triton 2022 Reserve Service Capacity Calculations report dated March 28, 2022
- Attachment #2 – White Rose Park letter dated August 19, 2022 requesting Project Servicing Capacity Allocation