



# WESTON CONSULTING

planning + urban design

Council of the Town of Grand Valley  
5 Main Street North  
Grand Valley, Ontario  
L9W 5S6

March 7, 2019  
File 8947

Dear Council,

**RE: Wastewater Treatment Allocation Request  
20 Scott Street & 0 Scott Street  
Town of Grand Valley**

Weston Consulting has been retained by Hrycyna Law Group, the authorized representative acting on behalf of Lisgar (Grand Valley) Ltd., the registered owner of the above noted properties, to prepare the following request for a wastewater treatment allocation from the Town of Grand Valley (Town). This request is made in accordance with the Town's Wastewater Treatment Capacity Allocation Policy adopted by Council Resolution 2016-12-3. A Standard Allocation Request Application Form and fee is attached to this submission to facilitate this request.

### Proposed Development

Hrycyna Law Group has made applications to the Town for approval of 26 residential units (see attached Development Concept Plan) through separate applications for Rezoning, Draft Plan of Subdivision / Condominium Approval and Consent providing for the creation of:

- Three (3) residential lots fronting Scott Street by Consent; and
- Nine (9) single detached lots and Fourteen (14) townhouse units by Plan of Subdivision.

### Allocated SDEs

On October 16, 2017 Hrycyna Law Group entered into an Allocation Agreement with the Town and other Developer Parties, to secure funding and allocation of Single Detached Equivalent (SDE) capacity for a wastewater surge tank to provide for the partial development of participating landowner properties. Lisgar (Grand Valley) Ltd. was allocated twelve (12) SDEs as a participating landowner and Development Party to the Agreement.

On May 1, 2018 the Allocation Agreement was further amended by the Town and Developer Parties to "loan" an additional 200 Unallocated SDEs (Loaned SDEs) to participating landowners as a result of new capacity reporting by the Town's engineers. These Loaned

SDEs are available for immediate use but are to be returned back to the reserve of unallocated SDEs at the time that the surge tank is constructed. Lisgar (Grand Valley) Ltd. was allocated 5 Loaned SDEs in accordance with the percentage contributions established under the original Agreement.

The property at 20 Scott Street has two existing houses comprising of a 2-bedroom dwelling and 1-bedroom dwelling. These houses are fully serviced and therefore have 2 allocated SDEs.

Based on the foregoing, Lisgar (Grand Valley) Ltd. has 2 existing SDEs, a committed allocation of twelve (12) SDEs and five (5) Loaned SDEs.

### Required SDEs

The following table provides a summary of required SDEs by proposed unit type:

<b>Unit Type</b>	<b>No. of Units</b>	<b>SDE Equivalent / Unit</b>	<b>Required SDEs</b>
Single Family – by Consent	3	1	3
Single Family – by Subdivision	9	1	9
Townhouse – by Subdivision	14	.79	12
<b>TOTAL</b>	<b>26</b>		<b>24</b>

### Request to Council

The total SDE requirement to complete site services for the 26 lot development on the subject lands is a total allocation of 24 SDEs. 2 SDEs have already been allocated to the subject property. The Allocation Agreement dated May 1 2018, allocated 5 SDEs for immediate use leaving an outstanding requirement of 17 SDEs. Through the Surge Tank Expansion Allocation Agreement dated October 16 2017, 7 additional SDEs will be allocated but not until the surge tank is completed. Lisgar (Grand Valley) Ltd therefore requires an additional allocation of 17 SDEs to meet its site servicing obligation and requests that 17 SDEs be allocated form the Town’s reserve fund in accordance with the Town of Grand Valley Wastewater Treatment Capacity Allocation Policy. Once the surge tank is completed Lisgar (Grand Valley) Ltd. will return 7 SDEs back into the reserve fund for a total net draw of 10 SDEs.

### Wastewater Treatment Allocation Policy

The Town’s Wastewater Treatment Allocation Policy, established by Resolution 2016-12-3, provides a framework for allocation of wastewater capacity. A copy is attached to this submission for reference. Items 1 and 9 describe, in part, the application and administration of the Wastewater Treatment Capacity and Allocation Policy and is reproduced below.

#### *Application of this Policy*

1. *Any development which meets all of the following criteria shall require an allocation of Capacity pursuant to this policy:*
  - a. *The development is proposed to be located in the Settlement Area of the Town, as defined in the Town's Official Plan;*
  - b. *The development is proposed to be serviced by means of connection to the WWTP;*
  - c. *The development requires approvals(s) under the Planning Act or Condominium Act, 1998 other than a minor variance and/or removal of a Holding provision; and,*
  - d. *The development requires more than 5 Single Detached Equivalents ("SDE") of Capacity, as determined by the Town Engineer in his or her sole discretion.*

The proposed development meets each of the criteria set out in Item 1 relating to the application of Wastewater Treatment Capacity and Allocation Policy:

- a) The proposed development is located in the Town of Grand Valley Urban Settlement Area as defined by the Built Boundary of the Town of Grand Valley Official Plan;
- b) The proposed development is to be serviced by means of a connection to the WWTP;
- c) The proposed development requires approvals under the *Planning Act, 1990* and the *Condominium Act, 1998; and,*
- d) The 24 SDE requirement for the proposed development exceeds the minimum 5 SDE threshold.

In addition to requirements discussed above, Section 9 of the Town of Grand Valley Wastewater Treatment Allocation Policy states that:

*In cases where there are multiple requests for provisional allocation and insufficient capacity to grant all requests, it is the sole discretion of Council to assess all competing requests in order to identify need and priority in accordance with the following criteria:*

- a. *The stage of the proposed development in the planning and engineering process;*
- b. *Infilling or minor extension of existing built-up area may be preferred over development that is not contiguous with the existing built up area;*
- c. *Achieving the residential intensification/infilling targets of the Official Plan and/or applicable Provincial policy;*
- d. *Provision of minor or major road(s) or the completion of existing local streets;*
- e. *Provision of lands for a public park, trail way, recreational facility or other key elements of public infrastructure;*
- f. *Provision of serviced employment lands;*
- g. *Contribution towards diversification or variety of unit types, tenures, lot sizes, etc.;*
- h. *Prior investment in public infrastructure improvements by the proponent or related parties;*

- i. *Financial contribution towards infrastructure improvements;*
- j. *Neutral or positive financial impact on the Town;*
- k. *Prepayment of development charges to fund ongoing public growth-related initiatives, such as towards work required to expand the WWTP;*
- l. *Sustainability;*
- m. *Housing needs;*
- n. *Employment and economic development;*
- o. *Any other public benefits or factors as determined by Council.*

It is our opinion that the proposed development should be evaluated as a priority site within the Town of Grand Valley and the provision of allocation and the utilization of reserve resources should be advanced based on the following:

- a. Applications for Zoning By-law Amendment, Consent, Draft Plan of Subdivision, Draft Plan of Condominium have been received by the Town and deemed 'Complete' in accordance with the *Planning Act*.
- b. The proposed development should be evaluated as a 'priority site' as it constitutes both infill and residential intensification within an existing built-up area of the Town.
- c. The townhouse component of the redevelopment proposes a density of approximately 60 units per net hectare (UPH) which is consistent with the Official Plan's density policies and will contribute to the Town's 12% intensification target and towards achieving the County's overall target of 40%.
- d. The development is proposed to be accessed by both municipal public road and private laneway. The existing Scott Street dead-end is to be improved to include a turning circle as part of the proposed development.
- g. The proposed development contributes to the diversification of housing types, tenures and lot sizes by incorporating a variety of dwelling units including townhomes, condominium single-detached dwellings and freehold single-detached dwellings.
- h. Hrycyna Law Group has entered into a joint funding agreement with a number of local area developers and the Town of Grand Valley to provide funding for infrastructure and system upgrades to the WWTP including a surge tank.
- i. Hrycyna Law Group has committed to contribute \$63,158.00 in order to fund their proportionate share of the construction of the surge tank.
- j. The proposed development will have a positive financial impact of the Town by introducing an additional 26 residential units increasing the local tax base and providing additional residential property taxes.
- k. Based on the most current Development Charges Schedule (By-law 2014-36, as amended) the proposed development will contribute approximately \$640,354.00 in development charges revenues to fund ongoing public growth-related initiatives and infrastructure projects.

- l. The proposed development represents a sustainable pattern of development by promoting a compact land use pattern within a settlement area located in an area in which appropriate infrastructure and public service utilities are available.
- m. There remains a strong demand for family-friendly ground-orientated dwelling forms within the Town of Grand Valley. The shortage of short-term serviced land supplemented by land constraints has limited affordable housing options. The proposed development addresses these issues and the Towns future growth demands.
- n. Not Applicable.
- o. Not Applicable.

The proposed development meets the criteria set out in Section 1 and 9 of the Town of Grand Valley Wastewater Treatment Capacity Allocation Policy. The proposed development is a contributing factor in the creation of wastewater treatment surge capacity. Further, the requested allocation of 17 SDEs will provide for the completion of the proposed development in a manner that is consistent with allocation policy priorities as set out by the Town.

We respectfully request that the Council of the Town of Grand Valley accept this request and grant 17 SDEs from the Unallocated SDE reserve to fully service the proposed development.

Yours truly,

**Weston Consulting**

**Per:**



for

Kevin Bechard, BES, MSc, RPP  
Senior Associate

- c. D. Hrycyna, Hrycyna Law Group