



The Town of Niagara-On-The-Lake

Department of Community
& Development Services
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1593 Four Mile Creek Road
P.O. Box 100
Virgil, Ontario
L0S 1T0

Report: CDS-18-017 **Committee Date:** April 09, 2018

Due in Council: April 16, 2018

Report To: Community & Development Advisory Committee
Subject: 723 King Street - Request for Sanitary Allocation

1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 the request for sanitary allocation for one new dwelling unit at 723 King Street be approved.

2. PURPOSE / PROPOSAL

The purpose of this report is to review a request for sanitary allocation, submitted by the property owner, which is a condition of consent for the creation of one new lot for single-detached dwelling use at 723 King Street. Given the restrictions related to sanitary capacity for Old Town and Virgil, Town Staff recently completed a review of the remaining sanitary capacity in these two urban areas with the existing sewage treatment plant.

3. BACKGROUND

An application for Zoning By-law Amendment with respect to the lands to facilitate the development of a new parcel for the construction of a single-detached dwelling was approved on October 16, 2017. Subsequently, an application for consent (B-26/17) to create one new lot for residential use was granted provisional approval at the Committee of Adjustment hearing on October 19, 2017. One of the conditions of approval requires that permission be obtained to connect to the municipal sanitary system, including confirmation from Council that capacity is allocated for the new lot. In order to fulfill this condition of consent, the property owner has now put forward a request to Council for sanitary allocation. The request was submitted in the form of a letter, attached as **Appendix A** to this report.

Staff are not aware of a firm date for operation of the new wastewater treatment plant, and accordingly are limited to evaluating the capacity of the existing plant for the purposes of determining available capacity for new development.

4. DISCUSSION / ANALYSIS

Staff recently completed a review of the most recent Regional report on reserve sanitary servicing capacity and an analysis of all unbuilt approved and draft-approved residential development in Old Town and Virgil. Through the review, it was estimated that there is remaining available capacity for 18 residential dwelling units. Capacity has since been granted to one of the available residential dwelling units. As such, Staff estimate that capacity remains for approximately 17 residential dwelling units. This amount represents less than 5% of the available capacity in the existing plant, and accordingly is consistent with section 4.6 of Town Policy CC-GEN-006A, "Allocation of Wastewater Servicing Policy", which reserves up to 5% of available capacity for "specific development projects considered to be in the broader interests of the overall community", including infill development.

Staff note that there is an additional request for sanitary allocation being considered as part of this Council agenda for 421 Johnson Street. If both the request for servicing allocation at 723 King Street and the request for servicing allocation at 421 Johnson Street are granted approval, there would be remaining capacity for 15 dwelling units.

5. STRATEGIC PLAN

Not applicable.

6. OPTIONS

Not applicable.

7. FINANCIAL IMPLICATIONS

There are no added costs to the Town as a result of this approval for sanitary allocation. The applicant is responsible for all costs associated with connecting to the sanitary sewer system.

8. COMMUNICATIONS

Staff will continue to monitor residential development in the Virgil and Old Town urban areas to ensure that the remaining available capacity is not surpassed prior to the new wastewater treatment plant coming online. This threshold is subject to change depending on the timing of specific developments and whether any fail to secure final approval.

9. CONCLUSION

Staff estimate that there is sufficient reserve capacity for the new lot (one new dwelling unit) at 723 King Street. Staff recommend that Council approve the request for sanitary allocation.

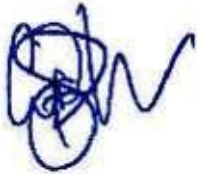
Respectfully submitted,



**Jesse Auspitz, MCIP, RPP
Planner II**



**Eric Withers, MCIP, RPP
Manager of Planning (A)**



**Craig Larmour
Director of Community
& Development Services**



**Holly Dowd
Chief Administrative Officer**

ATTACHMENTS



Appedix A - Request for Sanitary Allocation.pdf

WEB ATTACHMENTS

ATTACHMENTS FOR LINK

First Capital of Upper Canada - 1792

February 14, 2018

Mr. Jesse Auspitz, MCIP RPP
Planner II
Town of Niagara –on-the-Lake
1593 Four Mile Creek Road, Box 100
Virgil, ON
L0S 1T0

Dear Mr. Auspitz:

RE: Consent Application B-26/17 Conditions of Consent to Sever a Lot at 723 King Street, Condition 11 – Permission from Council to Connect to the Municipal Sanitary System

Pursuant to the provisions of Section 53 of the Planning Act, the consent to sever the lot at 723 King Street was declared to be final in November 2017.

With respect to Condition 11 of the Consent Application; that permission be obtained for Part 2 to connect to the municipal sanitary system and that capacity be allocated for the new building lot, Part 2, on the attached survey; I would respectfully request that Council confirm that required capacity is allocated and that permission is granted to connect to the sanitary system.

Sincerely yours

A handwritten signature in black ink, appearing to read 'Paul Dietsch', written over the typed name below.

Paul Dietsch, Owner

Enc.