

MEMORANDUM

Date: August 29, 2022

From: Krystal Kalbol, P. Eng., Corporate Leader - Operations

To: Aaron Hair, RPP, Division Leader - Community Planning

Re: Giorgi Subdivision Zoning By-law Amendment Application ZBA-28-2021 and Draft Plan of Subdivision Public Meeting (347 Renaud Line)

A comprehensive review of the sanitary servicing related to the above zoning by-law application was completed by Engineering & Infrastructure. The following was determined related to the sanitary servicing.

A Sanitary Trunk Sewer Agreement was entered into in March of 2003 pertaining to the lands serviced by the Oakwood trunk sewer (conveyance) to the Denis St. Pierre Wastewater Treatment Plant (DSP plant) (treatment).

This agreement was entered into with the “Town of Lakeshore” and four (4) adjacent property owners (signatories). All parties to the agreement required sanitary conveyance capacity within an Oakwood trunk sewer (to be constructed) and treatment capacity at the DSP plant to proceed with developing their respective lands. This agreement forms the only documentation that outlines the servicing strategy within the area along Oakwood Avenue between Rourke Line and County Road 25 (East Puce Road).

The Oakwood trunk sewer was constructed from the DSP plant to County Road 25 between 2002 and 2004.

Pursuant to section 13, the agreement reserves sanitary treatment capacity for “the lands that are the subject of this Agreement” and pays for the relative sanitary sewer conveyance capacity through a specific number of units allocated to each developer as outlined in the agreement.

Along with servicing reservation, the agreement outlined all associated fees, due at the time of development, as a cost sharing mechanism to construct the trunk sewer at a size relative to the allocated capacities. This allocated capacity remains available today both within the sewer (conveyance) and at the DSP plant (treatment). The subject lands were committed allocation for a period of 20 years (to March 2023) as identified in the agreement.

A breakdown of the lands within the agreement have been summarized below (also see attached maps):

MEMORANDUM

PROPERTIES THAT ARE SUBJECT TO THIS AGREEMENT/SIGNATORIES	
Area	Maximum Number of Dwelling Units Reserved for sewage treatment capacity
River Ridge	1157
D'Amore	342
St. John	95
Girard	312
PROPERTIES THAT ALSO CONTRIBUTE TO REIMBURSEMENT/OTHER BENEFITTING LANDS	
Area	Maximum Number of Dwelling Units Reserved for sewage treatment capacity
Piroli	72
Moison	91
Renaud Line	288
Chelsea Park	175
Public Property	N/A

This specific development, Giorgi Subdivision, was identified as part of the “Renaud Line Development” within the agreement. The Giorgi Subdivision lands were owned by Helen St. John at the time the Sanitary Trunk Sewer Agreement was entered into in 2003. Helen St. John was not a signatory to the Agreement and, to date, the Giorgi Subdivision lands, which remain undeveloped, have not contributed to, or otherwise shared in the costs of construction of the Oakwood trunk sewer. No part of the Oakwood trunk sewer was constructed upon the Giorgi Subdivision lands.

The overall Renaud Line Development, of which the Giorgi Subdivision lands comprise a part, was allocated 288 residential units of flow paid (Rosewood) or to be paid (Giorgi) for in the Oakwood trunk conveyance system. This allocation was determined based upon an assumed density of 10 units/hectare throughout the Renaud Line Development.

Recognizing that the Renaud Line landowners are not signatories to the Agreement and do not have any contractual entitlement to a reserve of sanitary capacity, the Municipality has generally sought to adhere to the planned sanitary allocation for those lands identified as “Other Benefitting Lands” in the Agreement.

The “Renaud Line Development” lands in the attached map is a combination of 3 separate developments where 2 are undeveloped and 1 has been constructed. Rosewood Subdivision constructed 98 units of the allocated 288 units in 2005. Giorgi Subdivision is proposing to develop 107 units of the allocated 288 units under the amendment application.

MEMORANDUM

The below summarizes the remaining unit allocation for the Renaud Line Development:

Total Unit Allocation in agreement to “Renaud Line Development”	288
Rosewood Subdivision (<i>completed</i>)	-98
Giorgi Subdivision (<i>current request for allocation</i>)	<u>-107</u>
Remaining Units for “Renaud Line Development”	83

The Rosewood Subdivision developed at a density of 12.6 units/hectare and the Giorgi Subdivision proposes to develop at a density of 13.9 units/hectare.

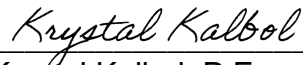
The remaining parcel of undeveloped land that forms part of the “Renaud Line Development” is approximately 13.1 hectares. If only 83 units of capacity are allocated to these remaining lands, then these remaining lands would only be able to develop at a density of 6.3 units/hectare, assuming the Municipality continues to adhere to the allocations planned for in 2003¹.

Although there is capacity currently within the Oakwood trunk sewer and at the DSP plant, the Giorgi proposal raises a significant capacity concern in that the request for the increase in density (R1 zoning to R2 zoning) will leave limited units and/or capacity to fully develop (even at the current zoning) the remaining Renaud Line Development in accordance with the allocations reflected in the Agreement.

The effect of the Giorgi Subdivision lands being approved for development at a higher density than was planned for when the Oakwood trunk sewer was designed is that we can anticipate a shortfall of available capacity in areas serviced by the Oakwood trunk sewer when other later developments come forward.

If the Giorgi Subdivision within the Renaud Line Development and/or other areas serviced by the Oakwood trunk sewer are approved at higher densities than were planned and allocated in 2003, then the Municipality should anticipate an eventual lack of sanitary capacity within these areas, such that further development may have to await the installation of additional sanitary capacity through either upgrades to the Oakwood trunk sewer and/or the installation of a further sanitary line.

If you have any questions or require additional information, please contact the undersigned.



Krystal Kalbol, P.Eng.
Corporate Leader, Operations

¹ The Sanitary Trunk Sewer Agreement expires in March 2023.