



## REPORT

### Planning and Development Council

**Meeting Date: May 10, 2021**

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**FROM:** Planning Services Department

**DATE:** April 27, 2021

**SUBJECT:** 2012 Halton Region Water and Wastewater Allocation Program  
File No.: 42.05.10

**LOCATION:** North of Dundas Street

**WARD:** Ward 7

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#### RECOMMENDATION

That the Town of Oakville advise Halton Region of its consent to permit Mattamy Development Corporation to transfer servicing allocation to its Graydon Banning property (Town file Z.1324.05, 24T-15006).

#### KEY FACTS

The following are key points for consideration with respect to this report:

- When Halton Region initiated the 2012 Halton Region Water and Wastewater Allocation program, over 14,000 new servicing units were provided for the towns of Oakville and Milton for new greenfield development.
- Through a 2013 report, Oakville Town council supported the allocation program, and the servicing of several properties in Oakville, totalling nearly 5,000 units.
- Mattamy Development Corporation secured a substantial amount of the Oakville allocation, up to 2100 units, and a minimal amount of additional allocation is currently being sought for the Graydon Banning property which was draft approved by the Local Planning Appeal Tribunal on 20 March, 2020.

## **BACKGROUND**

The 2012 allocation program, as instituted by Halton Region, requires landowners desiring servicing allocation to enter into financial agreements with the Region and pre-pay the proportionate costs based upon the number of units that they request. The allocation program applies to lands outside of the Built Boundary, therefore the lands north of Dundas Street which represents the Town's last remaining "greenfield" area available for large subdivision development.

The allocation program agreement executed by the landowners and Halton Region, permits moving servicing units among a landowner's properties, and between municipalities, subject to the consent of the respective local Councils.

These units are known as "single detached equivalent units" (SDEs).

Mattamy Development Corporation holds properties in both Milton and Oakville. The Oakville properties subject to this report are within the first phase of development, as identified in the NOESP, and which are adjacent to the north side of Dundas Street. Mattamy has previously servicing allocation for the Graydon Banning property. Through refinements to the draft plan of subdivision during the application's review, additional servicing is needed for the grade-related component of the plan.

## **COMMENTS**

Mattamy has requested moving 32 SDEs from a property in Milton to the Graydon Banning property located on the north side of Dundas Street, east of Third Line. (See appendix A.)

The executed allocation agreement allows the transfer of units between municipalities where the local Council, by resolution, consents to the transfer of units. Halton Region circulated the Town of Milton with Mattamy's request as well, meaning that the consent of both town Councils is required prior to the transfer being acceptable.

The Graydon Banning draft plan of subdivision and Zoning By-law Amendment applications (File Z.1324.05, 24T-15006/1324) were deemed complete by the Town in November 2015. The applications were subject to a public information meeting in February 2017 and a statutory public meeting in March 2017. The applications were subsequently appealed to the OMB (now LPAT) in May 2017 due to lack of decision. The LPAT draft approved the plan of subdivision in March 2020.

The application proposes 277 grade-related residential units, as well as blocks for employment uses, natural heritage system, village squares and a stormwater management pond. (See appendix B.) There is a mixed-use block (Neighbourhood Centre) and a High Density block which do not currently have allocation and are part of subsequent development phases. The transfer request at this time does not affect these blocks and they will require servicing through the next allocation program when commenced by Halton Region.

In 2018, Oakville Council consented to the transfer of additional SDEs to Graydon Banning in order to facilitate a comprehensive review of the application and in order to have conditions of draft plan approval prepared in advance of the LPAT hearing.

The development of this property allows Halton Region to continue to co-ordinate the extension of the William Halton Parkway with Mattamy. The future regional road right-of-way will link the future 16 Mile Creek bridge crossing to the east, with lands already owned by Halton Region which connect to the current terminus of the William Halton Parkway at Third Line. Conveyance of the lands needed for the right-of-way should expedite the design and construction of the regional road.

## **CONSIDERATIONS**

### **(A) PUBLIC**

Broader public participation is not a requirement of the allocation program. Public participation is an inherent component of the approval of any related development application. Halton Region held a number of presentations, open to the public, with respect to the allocation program through 2012 and 2013 and has also consulted widely with the development community.

### **(B) FINANCIAL**

None arising from this report.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

All requirements of other departments and users will be addressed through the associated planning application process.

### **(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- be the most liveable town in Canada

**(E) CLIMATE CHANGE/ACTION**

All developments supported for allocation are assessed through the normal plan review process, to ensure compliance with the Town's sustainability objectives.

**CONCLUSION**

Should Council consent to the transfer of 32 SDEs to the Graydon Banning property, it will allow for a comprehensive development of the first phase of the draft plan of subdivision, as approved by the LPAT.

**APPENDICES**

Appendix A – Location Map

Appendix B – Graydon Banning draft plan of subdivision

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