

Andrew Pascuzzo, Charanjit Aneja, Paul Toor

June 24, 2024 Council Meeting

Attention Mayor and Council;

- In May of 2022 a site plan application was submitted for 2 – three storey mixed use buildings, including 48 residential apartments at 150 King Street and a three storey hotel at 160 King Street
- Only recently did staff advise that the Mill Street pumping station required upgrades
- Staff initiated holding zone is proposed to be approved at Council on June 24
- The holding zone is proposed by staff to prevent a building permit from being constructed on the subject lands prior to the Mill Street pumping station being upgraded
- A site plan agreement began being drafted in the fall of 2023 and should be finalized now
- The holding zone should only reference the requirement for capacity within the pumping station, not a site plan agreement being in place
- The site plan agreement should already be in place and will include a requirement for capacity within the pumping station
- Council has the ability through the Development Charges Act and the Town's Development Charges Bylaw to enter into a pre-payment agreement with a property owner to freeze development charges for longer than 18 months

REQUEST TO COUNCIL – That council direct staff to enter into a pre-payment agreement to freeze development charges until the Town can provide servicing allocation at the Mill Street pumping station. This may take 3 years or more.

If the site plan agreement is not in place by June 24, do not approve the holding zone