



## REPORT

---

**TO:** Mayor Bonnette and Members of Council

**FROM:** Jeff Markowiak, Director of Development Review

**DATE:** September 15, 2022

**REPORT NO.:** PD-2022-0046

**SUBJECT:** Halton Region release of 300 SDE for the Georgetown allocation pools and 300 SDE for the Acton allocation pools

---

### **RECOMMENDATION:**

THAT Report No. PD-2022-0046, dated September 15, 2022, regarding “Halton Region release of 300 SDE for the Georgetown allocation pools and 300 SDE for the Acton allocation pools” be received;

AND FURTHER THAT the allocation pools for the Georgetown Urban Area be renamed to the Georgetown Residential pool and Georgetown Non-Residential pool;

AND FURTHER THAT the 300 single detached equivalents (SDE) of water system capacity for the Georgetown Urban Area allocation pools be distributed as follows: 250 SDE to the Georgetown Residential pool and 50 SDE to the Georgetown Non-residential pool;

AND FURTHER THAT the allocation pools for the Acton Urban Area be consolidated into one pool referred to as the Acton Flex pool;

AND FURTHER THAT the 300 single detached equivalents (SDE) of water system capacity for the Acton Urban Area be distributed to the Acton Flex pool;

AND FURTHER THAT staff be authorized to allocate future well and stream based SDE releases from the Region of Halton to the appropriate Georgetown and Acton allocation pools as required and also transfer SDE between the Georgetown pools as necessary.

## **KEY POINTS:**

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

- On September 7, 2022, the Region of Halton released 300 single detached equivalents (SDE) of water system capacity to the Georgetown Urban Area allocation pools and 300 SDE to the Acton allocation pools.
- The 300 SDE for the Georgetown Urban Area represents the release of the remaining available groundwater system capacity obtained under the 2014 Permit to Take Water. No additional capacity will be available for Georgetown until the lake-based transfer occurs.
- The Acton groundwater system does not have the same constraints affecting Georgetown. Additional allocation requests for Acton can be reviewed in the future as required, subject to system monitoring results.
- To help best allocate SDE to future development projects requiring servicing capacity Town staff are recommending that the allocation pools for both the Georgetown and Acton urban areas be renamed or reorganized. The report also proposes how the received SDE capacity should be allocated to the renamed/reorganized pools.
- This report is also recommending that Town staff be authorized to allocate any future well and stream based SDE releases from the Region to the appropriate Georgetown and Acton allocation pools. Town staff will provide Council with annual updates on allocation activities undertaken by staff associated with the Georgetown and Acton Urban Area allocation pools.

## **BACKGROUND AND DISCUSSION:**

On September 7, 2022, the Region of Halton issued a letter notifying the Town of Halton Hills of the release of the following groundwater-based servicing capacity:

- 300 single detached equivalents (SDE) to the Georgetown Urban Area system;  
and
- 300 single detached equivalents (SDE) to the Acton Urban Area system.

The release of the SDE capacity was provided by the Region in response to requests by Town staff for additional servicing allocation due to impending deficits in Acton and anticipated near future demands in Georgetown; see SCHEDULE 1 – HALTON REGION LETTER.

The 300 SDE for the Georgetown Urban Area represents the release of the remaining available groundwater system capacity obtained under the 2014 Permit to Take Water. The 2014 PTTW was for 1,800 SDE, of which 1,500 had previously been released to the Town through 2019. The Region has suggested that the Ministry of Environment will not issue any further permits to take groundwater for Georgetown and that no additional capacity will be available for Georgetown until the lake-based transfer for South Georgetown occurs.

The 300 SDE released for the Acton Urban Area was made available as a result of service and infrastructure upgrades completed by the Region in Acton over the past few years. Additional allocation should also be available for Acton as a result of these upgrades should it be required in the future, subject to system monitoring results by the Region.

Upon receipt of SDE allotment from the Region the Town’s practice has been for Council to distribute the additional water system capacity to the respective Georgetown and Acton allocation pools. The following amounts currently exist in each of the pools:

<b>Georgetown Urban Area</b>	
Pool Name	Existing SDE
Residential Infill	254
Residential Greenfield	0
Non-Residential	39
<b>Total</b>	<b>293</b>

<b>Acton Urban Area</b>	
Pool Name	Existing SDE
Residential	2
Flex	4
Non-Residential	0
<b>Total</b>	<b>6</b>

To help best allocate SDE to future development projects requiring servicing capacity, Town staff are recommending that the allocation pools for both the Georgetown and Acton urban areas be renamed/reorganized, as follows:

**Georgetown Urban Area**

- Combine the Residential Infill and Residential Greenfield pools into one pool labelled “Residential”. The Non-Residential pool would remain as is.
- Given that Georgetown’s pre-Sustainable Halton Designated Greenfield Area is essentially built out, it is anticipated that the majority of future residential development projects requiring ground based SDE allocation will be within the built boundary of Georgetown. Therefore, it makes sense to simply distinguish the allocation pools between residential and non-residential only.

**Acton Urban Area**

- Consolidate the Residential, Flex and Non-Residential pools into one pool labelled “Flex”.
- Acton is not experiencing the same residential development pressure as Georgetown which means there is not as great a need to reserve some SDE for future non-residential development. Therefore, it makes sense to maintain flexibility with the Acton allocation pool to ensure staff can assign SDE to projects as needed.

Once renamed and reorganized, Town staff recommends the 300 SDE released for each of Georgetown and Acton be distributed to the respective pools as follows:

<b>Georgetown Urban Area</b>			
Pool Name	Existing SDE	Proposed SDE Allocation	Total SDE
Residential	254	250	504
Non-Residential	39	50	89
<b>Total</b>	<b>293</b>	<b>300</b>	<b>593</b>

<b>Acton Urban Area</b>			
Pool Name	Existing SDE	Proposed SDE Allocation	Total SDE
Flex	*6	300	306
<b>Total</b>	<b>6</b>	<b>300</b>	<b>306</b>

*\* Represents the 4 existing SDE in the Flex pool plus the 2 in the Residential pool. The Residential pool is proposed to be merged with the Flex pool.*

This report is also recommending that Town staff be authorized to:

- distribute any future well and stream based SDE releases from the Region to the appropriate Georgetown or Acton allocation pools; and
- transfer SDE between allocation pools in Georgetown to address potential shortfalls (i.e. transfer SDE from the Residential pool to the Non-residential pool).

Town staff will provide Council with annual updates on allocation activities undertaken by staff for the Georgetown and Acton Urban Area allocation pools that are associated with the recommendations made in this report.

#### **STRATEGIC PLAN ALIGNMENT:**

This report aligns to the Town’s Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth as one of the Town’s Strategic priorities.

#### **RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

#### **PUBLIC ENGAGEMENT:**

Public Engagement was not needed as this report is administrative in nature.

**INTERNAL CONSULTATION:**

Planning staff have consulted with the appropriate Town departments and the Region of Halton in preparation of this report.

**FINANCIAL IMPLICATIONS:**

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer