



## MEMORANDUM

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

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

**DATE:** October 17, 2023

**MEMO NO.:** PD-2023-005

**SUBJECT:** Well and Stream Based-Servicing (Groundwater) Allocation Update

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### **PURPOSE OF THE MEMORANDUM:**

The purpose of this memo is to provide Council with an update regarding allocation of SDE from the Georgetown and Acton well and stream-based (groundwater) systems.

### **BACKGROUND:**

In May 2022 Council passed amendments to the Town's Delegation By-law to delegate certain legislative and administrative functions to senior staff, including the authority to approve well and stream-based servicing allocation. Prior to delegation of authority staff was required to bring a report forward to Council to approve any allocation equal to, or greater than 5 single detached equivalents (SDE).

In September 2022 the Region of Halton released to the Town 300 SDE of water system capacity to the Georgetown allocation pools and 300 SDE to the Acton allocation pool.

Following adoption of the amended delegation by-law and receipt of the additional SDE, Town staff committed to provide Council with annual updates regarding SDE being allocated from the Georgetown and Acton groundwater systems to approved development projects or individual property owners seeking to switch from private to municipal services.

### **COMMENTS:**

Since September 2022 the following amounts of SDE have been allocated from each of the Georgetown and Acton groundwater systems:

Georgetown Servicing System (includes Glen Williams):

| Pool Name       | SDE as of Sept. 2022 | Allocation Since Sept. 2022 | Total Remaining SDE |
|-----------------|----------------------|-----------------------------|---------------------|
| Residential     | 504                  | 206                         | 298                 |
| Non-Residential | 89                   | 3                           | 86                  |
| <b>Total</b>    | <b>593</b>           | <b>209</b>                  | <b>384</b>          |

Projects/sites of note that received allocation during this period include:

- 32 SDE to the Eden Oak McMaster Street and Megan Drive 32-lot subdivision in Glen Williams which was approved via settlement before the Ontario Land Tribunal (OLT) in March 2023;
- 111 SDE to the Trafalgar Meadows 131-unit townhouse development, which received Zoning By-law Amendment approval in 2020; and,
- 45 SDE to Phases 2 & 3 of Amico's development on the former Memorial Arena lands, which received Official Plan and Zoning By-law Amendment approval in 2020.

It should be noted that additional allocation is anticipated to occur before the end of the year, including for projects such as the McGibbon condo development (77 SDE).

The 300 SDE released to the Town in 2022 for the Georgetown Servicing System 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 to 2022. 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.

Acton Servicing System:

| Pool Name    | SDE as of Sept. 2022 | Allocation Since Sept. 2022 | Total Remaining SDE |
|--------------|----------------------|-----------------------------|---------------------|
| Flex         | 306                  | 37                          | 269                 |
| <b>Total</b> | <b>306</b>           | <b>37</b>                   | <b>269</b>          |

Projects/sites of note that received allocation during this period include:

- 30 SDE to 306 Main Street North to facilitate construction of a transport terminal that obtained conditional Site Plan approval in June 2023; and,
- 6 SDE to the 12-unit affordable housing project which received Official Plan and Zoning By-law Amendment approval in 2022.

The 300 SDE released for the Acton Servicing System 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.

**CONCLUSION:**

This memo is intended to be received for information purposes.

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer