



MEMORANDUM

TO: Mayor Lawlor and Members of Council

FROM: Jeff Markowiak, Director of Development Review

DATE: November 22, 2024

MEMO NO.: PD-2024-012

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

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).

Following adoption of the amended delegation by-law 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.

The last update staff provided was in October 2023.

COMMENTS:

Since October 2023 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 October 2023	Allocation Since October 2023	Total Remaining SDE
Residential	298	91	207
Non-Residential	86	0	86
Total	384	91	293

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

- 77 SDE to the McGibbon 169-unit condominium project in Downtown Georgetown, which received Zoning By-law Amendment approval in 2021 and Site Plan approval in April 2024; and,
- 7 SDE to the Town initiated 12-unit affordable housing apartment building at 17 Guelph Street.

It should be noted in 2022 the Region of Halton released to the Town 300 SDE of water system capacity to the Georgetown allocation pool. This 300 SDE represented the release of the remaining available groundwater system capacity (1,800 SDE) originally obtained under the 2014 Permit to Take Water.

However, on November 5, 2024, the transfer from the ground water system to the lake-based system for properties in Georgetown South was completed successfully. The conversion is intended to make approximately 2,600 units of additional system capacity available for the ground-based system to support intensification opportunities elsewhere in Georgetown. Town staff are working with the Region to identify when the additional ground-based SDE will be released to the Town.

Acton Servicing System:

Pool Name	SDE as of October 2023	Allocation Since October 2023	Total Remaining SDE
Flex	269	0	269
Total	269	0	269

Since 2023 none of the current development projects under review in Acton advanced to a stage where servicing allocation was required.

In 2022 the Region of Halton also released 300 SDE of water system capacity to the Acton Servicing System, which 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