



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: June 18, 2019

REPORT NO.: PLS-2019-0052

RE: Halton Region release of 200 SDE to be deposited into the Georgetown Urban Area Water Allocation Pools

RECOMMENDATION:

THAT Report No. PLS-2019-0052, dated June 18, 2019, regarding “Halton Region release of 200 SDE to be deposited into the Georgetown Urban Area Water Allocation Pools” be received;

AND FURTHER THAT 200 single detached equivalents (SDE) of water system capacity be distributed as follows:

- 170 SDE to the Georgetown residential infill pool; and
- 30 SDE to the Georgetown non-residential pool.

PURPOSE OF REPORT:

The purpose of this report is to advise Council that the Halton Region has released 200 single detached equivalents (SDE) of water system capacity from the Georgetown groundwater supply to the Town of Halton Hills and provides a recommendation for the distribution of the 200 SDE to the different Georgetown allocation pools.

The release of the 200 SDE has no relationship to the recent discussions regarding the availability of lake based water and waste water services for the Vision Georgetown lands.

BACKGROUND:

In 2014 the Region of Halton received an amended Permit to Take Water which resulted in 1,800 SDE of groundwater supply being made available for the Georgetown Urban Area. Prior to 2019 the Region had only released 1,300 of the 1,800 SDE to the Town. The Region had indicated they would release the remaining 500 SDE once sufficient monitoring had occurred of the previous allotment to ensure that there are no concerns with the servicing system response.

Of the 1,300 SDE previously released by the Region, the Town currently only has 131 SDE remaining to allocate to development in Georgetown. In anticipation of development occurring over the next 5 years that will require the additional water system capacity, Planning brought forward a report in July 2018 that recommended Council direct staff to request Halton Region release the remaining 500 SDE (Report PLS-2018-0065). In support of this request, staff provided the Region with the necessary information to monitor all previous SDE allocated by the Town prior to July 2018.

In response to the Town's request, the Region issued a memorandum on June 5, 2019, notifying Halton Hills of the release of 200 SDE to the Georgetown Urban Area Water Allocation Pools; see **SCHEDULE 1 – HALTON REGION MEMO**. The Region suggests that the monitoring data provided by Town staff only supports the release of 200 SDE instead of all of the remaining 500 SDE that was requested by the Town. The Region's rationale is that not all of the previous allotment to Georgetown since 2014 has been fully built out, which affects their ability to properly ensure there are no concerns with the servicing system response. The Region is not able to provide a timeline for the release of the other 300 SDE until more of the previous allotments are actually built out and able to be monitored.

For Council's information, the gap in timing between SDE allocation and actual build out exists because the Region requires SDE allocation to occur as part of the approval process for most Planning Act applications. However, for many projects there is a significant time gap between obtaining Planning Act approval, construction starting and occupancy occurring. For example, projects such as the HHVHI Phase 6 Subdivision, Rockport Senior's Building (224 Maple Ave.), Amico Building 1 (42 Mill St.) and Freshhouse Foods meat processing plant (71 Todd Rd.) all have received substantial water allocations but are not currently constructed, occupied or operating to allow monitoring of their water/sanitary usage to occur.

COMMENTS:

On receipt of an SDE allotment from the Region the Town's practice has been for Council to distribute the allotted water system capacity to the respective Georgetown residential and non-residential pools. The following amounts currently exist in the respective Georgetown water allocation pools:

- 110 SDE in the residential infill pool; and
- 21 SDE in the non-residential pool.

Town staff recommends the proposed distribution of the 200 SDE allotment as follows:

- 170 SDE in the residential infill pool; and
- 30 SDE in the non-residential pool.

Should Council support the recommended distribution the following amounts would be available in the respective Georgetown pools:

- 280 SDE in the residential infill pool; and
- 51 SDE in the non-residential pool.

The allotment recommended above should ensure sufficient water system capacity exists in each pool to accommodate residential and non-residential development proposals anticipated to occur over the next 2-3 years. However, should all of the projects currently under review by the Town be approved and constructed within that same period the Town will require the release of the remaining 300 SDE. Town staff will continue to send occupancy and uptake information to the Region to allow them to monitor the servicing system response in order to support the release of the 300 SDE.

RELATIONSHIP TO STRATEGIC PLAN:

This report supports the following strategic directions outlined in Council's 2014-2018 Strategic Action Plan:

Achieve Sustainable Growth:

- To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.

Provide Sustainable Infrastructure & Services:

- To maintain and enhance community infrastructure and services that support our quality of life.

FINANCIAL IMPACT:

Water allocation is required to allow projects to advance through the land use and building approvals process. Development triggers collection of various monies throughout the approvals process and ultimately results in the expansion of the Town's assessment base.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

No public notification or engagement is required for the distribution or allocation of water system capacity.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendations outlined in this report are not applicable to the Strategy's implementation.

COMMUNICATIONS:

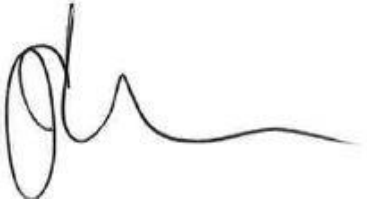
A copy of this report and Council's decision will be forwarded to the Region of Halton.

CONCLUSION:

This report recommends that the 200 SDE released by the Region of Halton to the Town be distributed to the different Georgetown Urban Area Water Allocation Pools as follows:

- 170 SDE in the residential infill pool; and
- 30 SDE in the non-residential pool.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to be 'John Linhardt', with a stylized, flowing script.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to be 'Brent Marshall', with a stylized, flowing script.

Brent Marshall, Chief Administrative Officer