



## **Administration and Operations Committee Report**

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**To:** The Chair and Members of the Administration and Operations Committee  
**From:** Rob Walton, General Manager of Operations  
Stefanie DiGiovanni, Project Engineer  
**Date:** June 17, 2025  
**Report #:** RPT-0144-25  
**Subject:** St. George Water and Wastewater Allocation Policy  
**Purpose:** For Approval

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### **Recommendation**

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Whereas water and wastewater servicing capacity are currently limited within the County of Brant's urban settlement area of St. George;

And Whereas the St. George Wastewater Treatment Plant (WWTP) is being upgraded and expanded to a total capacity of 3,900 cubic meters per day (m<sup>3</sup>/day);

And WHEREAS there is a need to limit servicing allocation for new development within the St. George Urban Settlement Area to within the new WWTP capacity;

That Staff recommend that the St. George Water and Wastewater Servicing Allocation Policy be approved in principle subject to public consultation and final approval by Council in July.

### **Executive Summary**

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The County of Brant (the County) has developed a Water and Wastewater Allocation Policy to guide future development in St. George, addressing the community's limited servicing capacity. As growth continues, the County is responsible for ensuring that water and wastewater infrastructure can support new developments in a sustainable and cost-effective manner.

To plan for long-term needs, the County completed two (2) Municipal Class Environmental Assessments (Class EAs) recommending upgrades to the community's infrastructure. The wastewater treatment plant will be expanded to a capacity of 3,900 m<sup>3</sup>/day, and a new water treatment facility with additional wells will be constructed to provide redundancy. However, total proposed development exceeds the available wastewater capacity, requiring a strategic allocation approach.

The County has prepared a policy to allocate this limited capacity based on practical servicing considerations, prior agreements with landowners, and efficient land use. A significant portion of the expanded capacity will be directed to the Landowners Group, which

has agreed to finance part of the infrastructure costs, easing the County's financial burden. The Infrastructure Front-Ending Agreement with the Landowners Group is detailed in RPT-0143-25 St. George Infrastructure Front-Ending Agreement and will be considered at the June 17, 2025, Administration and Operations Committee Meeting. The remaining capacity will be allocated to the existing community, infill development, and other future growth.

County Council is recommended to approve this allocation policy in principle so that it can be shared with other developers for comments to ensure transparency and consistency in future planning decisions.

## **Strategic Plan Priority**

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Strategic Priority 2 - Focused Growth and Infrastructure

## **Impacts and Mitigation**

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### Social Impacts

This allocation policy will support the sustainable growth proposed in St. George, providing capacity for both new greenfield developments as well as infill and intensification of the built area.

### Environmental Impacts

The ultimate capacity of the upgraded St. George Wastewater Treatment Plant is based on the limits of the receiving water body. An assimilative capacity study was performed and determined that no environmental impacts will be observed due to this increased loading to the creek with the new permitted effluent limits.

### Economic Impacts

The water supply and wastewater treatment projects for St. George are large financial commitments. Fortunately for the County, the \$35M grant from the Province and the Infrastructure Financing Agreement will keep the County within our borrowing limits.

## **Report**

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### Background

The County's water and wastewater collection and treatment systems have finite capacity. As part of the development approval process, the County is responsible for ensuring that servicing capacity is allocated in a sustainable, cost-effective, fair and logical manner and legally by by-law as per Section 86.1 of *the Municipal Act*. Prior to the approval of any new development and commitment of County water and wastewater services, the County regularly conducts a detailed analysis of the current water and wastewater capacities to ensure capacity exists or will be available for the proposed development. This analysis is done using a County-built tool that tracks the water and wastewater system capacities based on both current and projected flows. The tool includes a current list of proposed developments, and it tracks them through the planning process, from draft plan approval, through registration (when capacity is committed), to final occupancy and connection to the

water and wastewater systems. The current system capacities for the water and wastewater systems in St. George are presented in Attachment 1.

The County initiated the St. George Water and Wastewater Servicing Class Environmental Assessments (Class EAs) in 2014 to determine the preferred alternatives to expand system capacities to accommodate anticipated community growth within the 25-year planning horizon. The study did not consider servicing the full build-out of the St. George settlement area as this was beyond the planning horizon.

The St. George Wastewater Servicing Class EA was completed in April 2021 and recommended expanding the existing wastewater facility (WWTP) to an increased rated capacity of 3,900 m<sup>3</sup>/d.

The St. George Water Servicing Class EA was completed in September 2023 and recommended construction of a new water treatment facility including two (2) new bedrock wells located south of Howell Road and west of St. George Road. The new water treatment facility does not increase the system capacity but provides firm capacity (redundancy).

In July 2022, an Interim Control By-Law (By-law 88-22) was enacted, putting a one-year pause on development within St. George to allow staff to complete a Comprehensive Master Plan Study. The purpose of the study was to coordinate the recommendations of the Municipal Comprehensive Review, Class Environmental Assessments for water and wastewater, the Parks Master Plan and Natural Heritage System, a community wide Transportation Management Plan and to conform with the policies of the Growth Plan. This would then be incorporated into the County's New Official Plan. The water and wastewater servicing report that was prepared for this study presented a preliminary capacity allocation plan along with a proposed servicing plan (watermain network and sewage collection pipes not water supply or wastewater treatment) for the full settlement boundary.

## Analysis

County Staff prepared the St. George Allocation Policy to allocate the available capacity of the expanded WWTP to the proposed development lands. Capacity allocation is prioritized based on several factors, including but not limited to:

- what is most practical for the extension of existing infrastructure,
- prior agreements with Landowners, and
- the most efficient use of land and infrastructure.

The estimated cost of the proposed Wastewater Plant is \$60M and the Water Plant is \$14M. A grant has been received from the Province towards the cost of the WWTP (\$35M Grant) but the cost and ability to borrow all the money required for development-related projects is putting a strain on the financial resources of the County. The Landowners Group has agreed to front-end finance some of the costs for this infrastructure as part of a separate agreement with the County (see RPT 0143-25 St. George Infrastructure Front-Ending Agreement). As a result of this arrangement, some allocation is reserved for the Landowners Group in exchange for the financing.

Based on the information above, capacity of the expanded St. George WWTP will be allocated as follows:

<b>Development</b>	<b>Wastewater Flow, m<sup>3</sup>/day (average day)</b>
A) Existing Community (2024)	625
B) Landowner's Group (Losani, Empire, Riverview, Pinevest, Stremma)	2,500
C) Infill Developments*	363
D) Increased Development Density or developments not previously considered	412
Total	3,900

*\*Refer to By-Law number 31-18, LPAT Case number PL180470, By-Law 81-23, and STG-1 SSPA*

The detailed terms and conditions of this allocation are presented in Attachment 2.

The Landowners Group was consulted throughout the development of this allocation policy via negotiations regarding the financing agreement. Additional public consultation proposed for this project includes:

- Engage Brant
- Direct communication with potential developers in the settlement boundary
- Direct communication with developers with questions
- No public meeting
- Reporting back to Council in July

### Summary and Recommendations

This Report and RPT-0143-25 St. George Infrastructure Front-Ending Agreement should be read together as they are closely related subject matter.

Staff recommend that Council approve the St. George Water and Wastewater Allocation Policy in principle and that public consultation be undertaken prior to Council considering final approval in July.

### **Attachments**

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1. St. George Water and Wastewater Capacity Tracking Figures
2. St. George Water and Wastewater Allocation Policy

**Reviewed By**

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M. Maxwell, Director of Engineering and Infrastructure Planning  
C. Glassford, Assistant County Solicitor  
D. Mellor, General Manager of Operations

**Copied To**

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A. Bazzard, Director of Environmental Services  
A. Dyjach, General Manager of Development Services

**By-law and/or Agreement**

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By-law Required	Yes
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No