

Clause 8 in Report No. 15 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on October 20, 2016.

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Nobleton Water and Wastewater Class Environmental
Assessment Developer Funding

Committee of the Whole recommends adoption of the following recommendation contained in the report dated September 28, 2016 from the Commissioner of Finance:

1. The Regional Chair and the Regional Clerk be authorized to enter into an agreement with Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) to fund the Environmental Assessment for the potential expansion of the Nobleton Water Resource Recovery facility and water infrastructure.

Report dated September 28, 2016 from the Commissioner of Finance now follows:

1. Recommendations

It is recommended that:

1. The Regional Chair and the Regional Clerk be authorized to enter into an agreement with Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) to fund the Environmental Assessment for the potential expansion of the Nobleton Water Resource Recovery facility and water infrastructure.

2. Purpose

This report is to obtain authorization to allow Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) to advance funding required to complete an Environmental Assessment for the potential expansion of the Nobleton Water Resource Recovery facility and associated water infrastructure.

3. Background

The Nobleton Water Resource Recovery facility facilitated population growth in the Nobleton Community

The Nobleton Community Plan covers approximately 1,450 hectares (3,583 acres) of land with a projected population of approximately 6,500 people (see Attachment 1). To achieve this projected population it was necessary to build the Nobleton Water Pollution Control Plant.

A developer in the Nobleton Community advanced the construction of the Nobleton Water Resource Recovery Facility

As the construction of the Nobleton Water Pollution Control Plant was not included in the Region's 10 year capital plan, a landowner in the community requested that the construction of the required wastewater infrastructure be advanced through a prepaid development charge credit agreement. A prepaid development charge credit agreement was executed in 2008 and the plant was constructed.

Higher densities have enabled an increase in population within the existing Nobleton urban boundary

On May 30, 2016, King Council adopted the King Township Official Plan Review report, which revised the population target for the existing Urban Area Boundary of Nobleton to a range between 8,800 and 10,500 persons. The revised population target is a result of higher than expected densities being achieved by developers within the existing community. Accordingly, Township Council requested that the Region undertake an Environmental Assessment to determine how to accommodate the proposed population increase.

4. Analysis and Implications

An Environmental Assessment for the expansion of the Nobleton Water Resource Recovery facility and water infrastructure is required

To accommodate the proposed population increase in the Nobleton Community, sufficient wastewater and water servicing capacity must be made available. An Environmental Assessment is required to determine whether an expansion to the Nobleton Water Resource Recovery facility and water infrastructure is possible, and to identify a preferred alternative. The estimated cost of the Environmental

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Assessment is \$2 million. It is expected to take approximately three years to complete.

Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) have proposed to fund the cost of the Environmental Assessment

The proposed plant expansion and water infrastructure are not included in the Region's 10 year capital plan or Development Charge Bylaw. Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik), have requested that the wastewater and water works be advanced to facilitate full buildout of their lands. These landowners have indicated that they are willing to advance the timing of the required infrastructure by entering into a prepaid development charge credit agreement with the Region.

However, as the works are not included in the Region's capital plan and Development Charge Bylaw, Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) are not eligible to recover their costs. Should the infrastructure works be included in the Region's capital plan and Development Charge Bylaw in the future, the landowners would then be eligible to recover any funds they provide for these works. The landowners have been made aware of this and have agreed to proceed with the funding of the Environmental Assessment at their risk.

Regional staff and Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) have agreed to some key principles for a Nobleton Water Resource Recovery facility Expansion Environmental Assessment Agreement

Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) have agreed to the following key Environmental Assessment funding agreement principles:

- Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) will fund 100% of the estimated cost of the Nobleton Resources Recovery facility Expansion and water infrastructure Environmental Assessment estimated at \$2 million.
- Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) provide 50% of the estimated cost upon execution of the agreement and 50% prior to award of the contract to carry out the Environmental Assessment.
- The Region will tender and award the Environmental Assessment.

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- The Region will continue to work with the landowners to develop principles of an agreement that may advance the construction of the plant and water infrastructure, depending upon the outcome of the Environmental Assessment and future decisions of Council.

Approval of the participating landowners and Regional Council will be required to advance the construction of the works

Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) have agreed to advance the funding of the Environmental Assessment and have also expressed an interest in advancing the funding of the potential expansion costs of the plant and water infrastructure. They have agreed to continue to work with staff from the Region and the Township of King to develop principles of a Prepaid Development Charge Credit Agreement for any necessary wastewater and water infrastructure works identified through the Environmental Assessment. These principles will be the subject of a future report to Council.

This report is consistent with the York Region Official Plan

This report is consistent with the York Region Official Plan, which says that it is the policy of Council to ensure that the provision of water and wastewater servicing within communities be coordinated with land use planning approvals to achieve complete communities and to assist in the sequencing of growth within communities.

5. Financial Implications

Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) have agreed to provide financing to advance the Environmental Assessment timing for the potential expansion of the Nobleton Water Resource Recovery facility and water infrastructure at an estimated cost of \$2 million. The cost of the Environmental Assessment will be included in the total cost of the works if these works are included in a future Development Charge Bylaw. If a prepaid development charge credit agreement is executed, the landowners would be eligible to recover the cost of the Environmental Assessment.

If the plant expansion is ultimately included in the Region's capital plan, staff would recommend that projects of equivalent value be removed from the plan.

6. Local Municipal Impact

The advancement of the Nobleton Environmental Assessment for the Nobleton Water Resource Recovery facility facilitates the servicing and build-out of the

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plans of subdivisions within the Nobleton Community. It is the responsibility of the Township of King to allocate sewer capacity to the Nobleton Community.

7. Conclusion

This report outlines the funding arrangement proposed by Star Westview Inc. (Treasure Hill) and Crisdan Holdings Inc. (Mozaik) to advance the timing of the Environmental Assessment of the Nobleton Water Resource Recovery facility and water infrastructure.

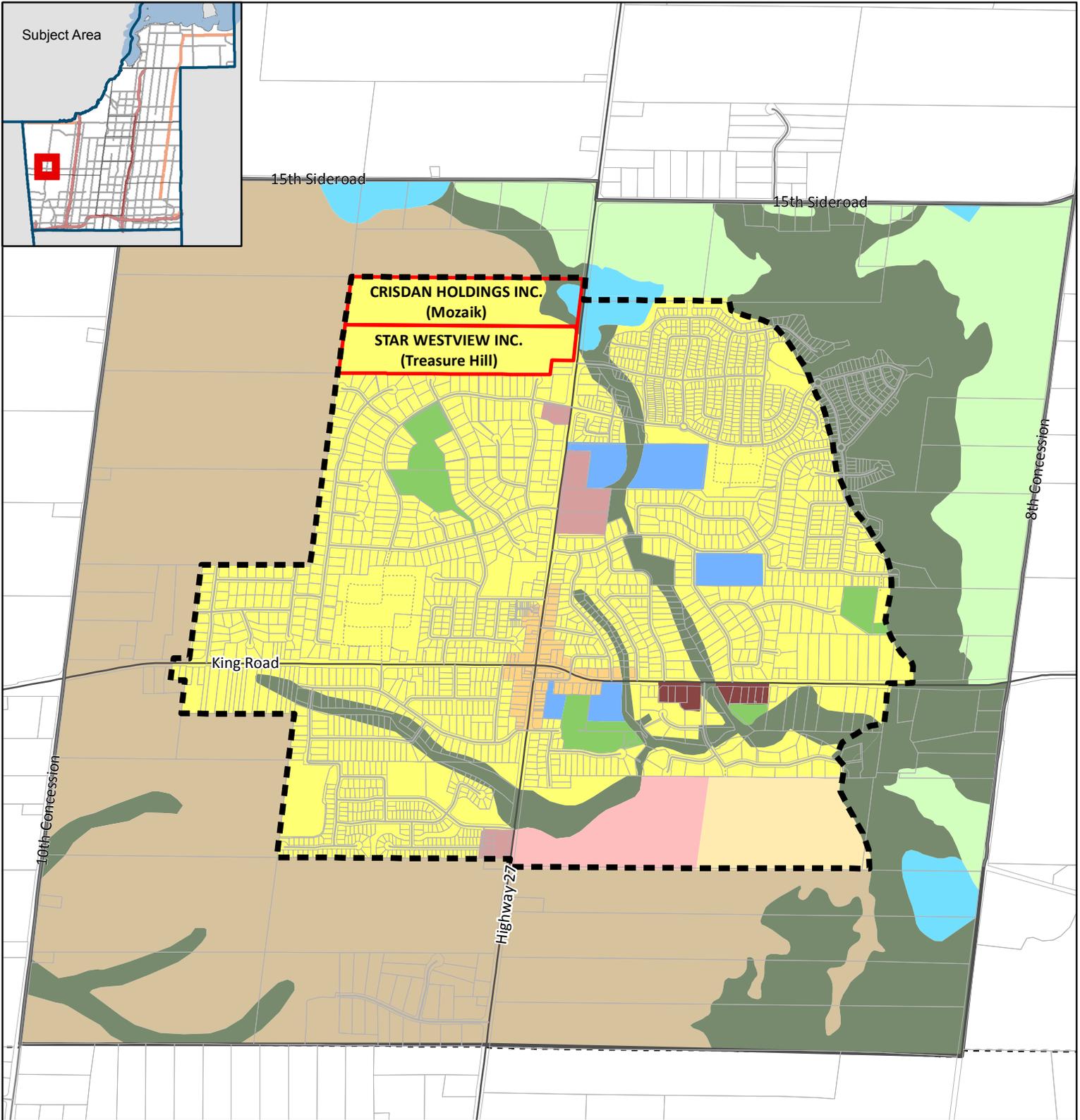
For more information on this report, please contact Warren Marshall, Director, Controllership Office, at ext. 71601.

The Senior Management Group has reviewed this report. September 28, 2016

Attachments (1)

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Accessible formats or communication supports are available upon request



yorkmaps

York Region

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Nobleton Community Plan Land Use

Nobleton Water Pollution Control Plant

October 13, 2016

Legend

Minor Road	Highway Service Commercial
Proposed Road	Business Area
Rural Road	Institutional
Regional Road	Park
Parcel Boundary	Natural Heritage
Urban Area Boundary	Wetland
Residential	Rural Area
Village Core	Agricultural Area
	Deferred Residential