

NOBLETON: MEETING PLANNING OBJECTIVES AND PROTECTING THE ENVIRONMENT

1 THE CHALLENGE

- The Provincial Policy Statement directs municipalities and Regions to make the most efficient use of servicing, and enables them to plan infrastructure beyond the normal 30-year growth horizon.
- But Policy 3.2.6.3 of the Growth Plan for the Greater Golden Horseshoe prevents municipalities from considering all viable servicing options
- Any options would still need to be reviewed through a municipal Class EA
- Need to align provincial policies to allow for jobs, environmentally friendly growth and long-term infrastructure planning

Growth Plan Policy 3.2.6.3

For *settlement areas* that are serviced by rivers, inland lakes, or groundwater, municipalities will not be permitted to extend water or wastewater services from a Great Lakes source unless:

- a. the extension is required for reasons of public health and safety, in which case, the capacity of the water or wastewater services provided in these circumstances will be limited to that required to service the affected settlement area, including capacity for planned development within the approved *settlement area* boundary;
- b. in the case of an upper- or single-tier municipality with an *urban growth centre* outside of the *Greenbelt Area*:
 - i. the need for the extension has been demonstrated;
 - ii. the increased servicing capacity will only be allocated to *settlement areas* with *urban growth centres*; and
 - iii. the municipality has completed the applicable environmental assessment process in accordance with the Ontario Environmental Assessment Act; or
- c. the extension had all necessary approvals as of July 1, 2017 and is only to service growth within the settlement area boundary delineated in the official plan that is approved and in effect as of that date.

2 BACKGROUND

2005 Greenbelt Plan (Policy 4.2.2.2) restricted lake-based servicing as a means of limiting growth



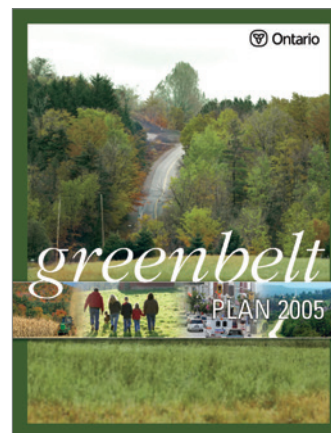
In 2017, similar policy (with some added flexibility) was transferred into the Growth Plan (now Policy 3.2.6.3)



The Growth Plan has introduced a far more advanced policy approach to growth management and limiting sprawl



Yet Policy 3.2.6.3 remains and has had the unintended consequence of restricting servicing options that, in some cases, are more costly for municipalities and place an unnecessary burden on the environment



2005 POLICY 4.2.2.2



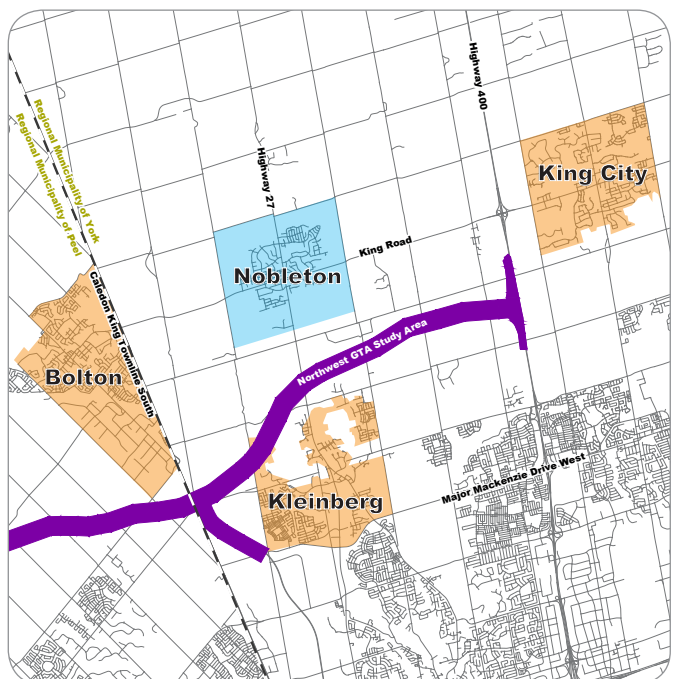
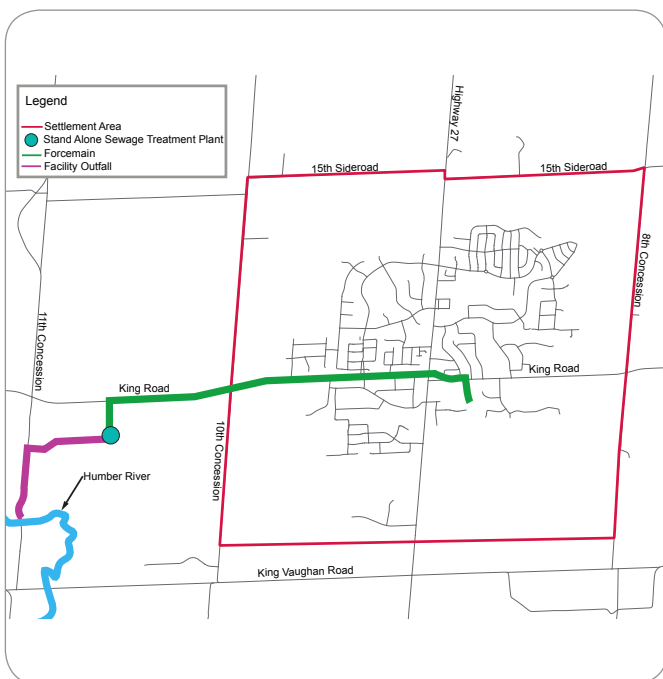
2017 POLICY 3.2.6.3 + Enhanced Growth Management Policies

3 NOBLETON

- Nobleton is serviced by a stand-alone wastewater treatment facility
- Discharges phosphorous into the Humber River
- Costly to maintain
- Limits growth within the settlement area
- A long-term, sustainable water and sewage solution is needed

4 LAKE-BASED SERVICING SYSTEM

- Lake-based servicing may not be appropriate for all settlement areas
- However, municipalities should be permitted to consider all servicing options through a Class EA review
- Nobleton is one example where extending the lake-based servicing system is a viable servicing option
- In the long term, a lake-based alternative would be a more economical, sustainable solution and would remove phosphorous loading into the Humber River
- Surrounding communities are serviced by lake-based systems (King City, Bolton and Kleinburg)



5 YORK REGION

York Region Staff & Council's recommendations to Province to revise the Greenbelt Plan and Growth Plan:

#20. The Province revisit policies regarding servicing communities in the Greenbelt and ORMCP, in consultation with municipalities and stakeholders" (May 2015)

#5. Revise the Plans to consider the extension of lake-based municipal servicing as a viable option to service existing communities within the Greenbelt and Oak Ridges Moraine Plan areas (Adapted from 2015 Recommendation No. 20)" (September 2016)

York Region Staff Report (May 2015):

"Extending lake-based municipal servicing into Greenbelt communities (example Community of Nobleton in King Township) is prohibited by the Greenbelt Plan. The same prohibition, however, does not seem to apply to communities within the Oak Ridges Moraine (example Village of Gormley in Whitchurch-Stouffville). Clarification is required in relation to these different standards, with apparently less restrictions on the Moraine. Further, within York Region there are communities on private sewage systems or standalone wastewater systems that are in close proximity of existing lake-based water and wastewater systems and a lake-based connection may potentially be a more preferable option (financially and environmentally) to service those communities. Regional staff is of the opinion that the Plans should allow for exploration of these alternatives".

6 THE SOLUTION

- The Provincial Government is consulting on changes to the Growth Plan
- A small change to 3.2.6.3 would allow Nobleton to grow within its approved limits in an economical and environmentally friendly way
- Would keep in place strong environmental protections for the Greenbelt
- In line with Provincial Policy Statement
- In line with provincial direction to increase housing supply, create jobs, attract business investment and better align with long term infrastructure planning



PROPOSED CHANGE TO 3.2.6.3

We are proposing adding the **highlighted** words and eliminating the words with ~~strikethrough~~

- a. in the case of an ~~upper- or single-tier~~ **inner ring** municipality: ~~with an urban growth centre outside of the Greenbelt Area;~~**
- i. the need for the extension has been demonstrated;**
- ii. the increased servicing capacity will only be allocated to existing settlement areas ~~with urban growth centres;~~ and**
- iii. the municipality has completed the applicable environmental assessment process in accordance with the Ontario Environmental Assessment Act; or**