

Regional Clerk,

Please add the below as my communication for Item F.2.2 on York Region's agenda tomorrow.

I am thoroughly confused by this agenda item and servicing plans in the Lake Simcoe Watershed in general. I thought that York Region Council was waiting for approval for the UYSS. Now it appears in desperation a previous option that was not financially viable is being pursued b/c three developers are willing to pay \$9M for the upgrades to the Mount Albert Water and Wastewater system and not be reimbursed. Why have Region staff and East Gwillimbury staff initiated this again, when it has not been planned or budgeted for? I continue to express my extreme concern about York Region's ability to follow it's Water and Waste Water Servicing Master Plan and the influence of developers to advance infrastructure based on their ability to pay and upfront costs. It is not fair to other landowners, developers who may have viable projects that meet regional planning priorities but do not have the financial means to advance their projects.

I do not understand under what authority you are able to execute this agreement? Is it compliant with York Region procurement policy? Why has the CAO and East Gwillimbury staff made this a priority now right before a public meeting on the future Water and Wastewater Master Plan on May 19 as well as upgrades to the ongoing MCR process. It makes a mockery of all other studies that are ongoing and undermines good land-use planning. How and why do these developments even have zoning and development applications in if they do not have approved servicing capacity? And why oh why would you proceed to open up so much more land in East Gwillimbury in the draft 2051 Regional Official Plan when you can't even service what is already approved? Who really initiated this the development community, staff or BILD who paid for the consulting report to expand lands in East Gwillimbury?

What it looks is a sole source by three developers purchasing water and wastewater servicing capacity in a sensitive watershed with specialized legislation (the Lake Simcoe Protection Plan). If it is at the developer's sole cost with no reimbursement what gives the Region and staff the authority to execute the agreement and how can it not be a sole source for those developers paying? It is a fine line and the opportunity has to be open to all developers not just those that approach the Region.

Developer Group has reviewed study findings and agreed to fund approximately \$9 million in required upgrades

Recommendations from the Region studies were presented to the Developer Group and Town of East Gwillimbury staff on November 8, 2021. These upgrades were not planned or budgeted by the Region given that earlier studies identified plant expansion as cost prohibitive. To advance these upgrades and secure additional servicing capacity, the

Developer Group has agreed to fund Region-delivered design and construction work. The parties agree that the upgrades will be implemented at the Developer Group's sole cost with no reimbursement. It's also agreed that the upgrades are not included in the Regional Development Charges Bylaw and do not qualify for Development Charge Credit Agreement under the Development Charge Credit Policy.

Thank you,
Irene Ford