



Report of the Commissioner of Corporate Services

Acquisition of Land for the York Region Sewage Works Project

North YDSS Expansion Program - 1625 St. John's Sideroad, Town of Aurora

1. Recommendations

1. Council approve acquisition of a portion of property at 1625 St. John's Sideroad, Town of Aurora, required for the York Region Sewage Works Project - North York Durham Sewage System ("North YDSS") Expansion Program.
2. Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.

2. Purpose

This report seeks Council approval to acquire land for a future trunk sewer and connection chamber, air management facility, and construction compound and work area to facilitate the North YDSS Expansion Program (the "Program"). Property location is shown on the map in Appendix A.

Private Attachment 1 will be considered in private pursuant to section 239(2)(c) of the *Municipal Act, 2001*, because it relates to acquisition of land by the Region.

Key Points:

- The Regional Municipalities of York and Durham are working together to carry out the York Region Sewage Works Project, a long-term wastewater infrastructure project across the Towns of East Gwillimbury, Newmarket, Aurora, Ajax and the cities of Markham, Richmond Hill, and Pickering
- The York Region Sewage Works Project will add or expand wastewater sewers, pumping stations and enhancements to the Duffin Creek Water Pollution Control Plant on the shore of Lake Ontario in the City of Pickering

- The property that is the subject of this report is part of the North YDSS Expansion, which is one of three major programs comprising the York Region Sewage Works Project

3. Background

The need to expand sewers south to Lake Ontario is identified by the *Supporting Growth and Housing in York and Durham Regions Act, 2022*

The previously proposed wastewater treatment solution, known as Upper York Sewage Solutions, was based in the Lake Simcoe watershed to support growth in northern towns in York Region. The *Supporting Growth and Housing in York and Durham Regions Act, 2022* mandated that the project be changed to a Lake Ontario solution, directing, transporting and treating wastewater at the Duffin Creek Water Pollution Control Plant on the shore of Lake Ontario in the City of Pickering in Durham Region.

As detailed in the update to Council on [April 25, 2024](#), the Minister of the Environment, Conservation and Parks confirmed that York and Durham Regions can proceed with implementation of the York Region Sewage Works Project.

North YDSS Expansion is one of three programs associated with the York Region Sewage Works Project

York Region Sewage Works Project consists of 28 infrastructure components divided into three programs: 1) North YDSS Expansion, 2) South YDSS Expansion; and 3) YDSS Primary System Expansion.

This report is for property requirements to support the North YDSS Expansion (first program noted).

Land is required for trunk sewer construction and future infrastructure

Acquisition of a portion of 1625 St. John's Sideroad in the Town of Aurora is required for the location of trunk sewers, connection chamber, a possible air management facility, and construction compound and work area. The property was identified as key to the Program and required for the construction of North YDSS Expansion infrastructure.

4. Analysis

Multiple sites were considered for compounds and future air management facility

Several sites were reviewed, investigated, and evaluated, with the site at 1625 St. John's Sideroad deemed most suitable. The location served as a key linkage area for the project, with easy corner access, making this site optimal. A willing seller was also a key component in acquiring these lands.

This site will be used as a compound during construction and eventually this site will be used for an air management facility.

The property at 1625 St. John's Sideroad is an 89.8-acre development parcel, portions of which are LSRCA regulated. The Region's requirement comprises 4.2 acres at the southeast corner of St. John's Sideroad and Leslie Street.

Environmental due diligence is underway

Environmental due diligence is currently underway for the property. Results will be reviewed by staff in consultation with Legal Services and, if necessary, steps will be taken to minimize the Region's exposure to environmental risk and liability. Staff may report to Council with recommendations depending on the nature and extent of the impacts.

Independent appraisal reports established value to support the offer of purchase and sale

In accordance with the Region's Corporate Land Acquisition Policy, reports were prepared by two independent appraisers. Staff used these reports to support the final negotiated purchase price.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. Funding required to complete property acquisition for this property has been included in the 2026 Capital Budget for Public Works – Environmental Services.

6. Local Impact

The Program will provide wastewater servicing to accommodate anticipated growth in York and Durham Regions to 2051. The primary function is to service growth in Towns of Aurora, East Gwillimbury, and Newmarket.

7. Conclusion

This report seeks Council approval to authorize the acquisition of land at 1625 St. John's Sideroad, Town of Aurora, to support the York Region Sewage Works Project – North YDSS Expansion Program. This Program is essential for long term development and growth because it increases the overall sewer capacity in the Region, ensuring future population growth can be serviced efficiently.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

November 18, 2025

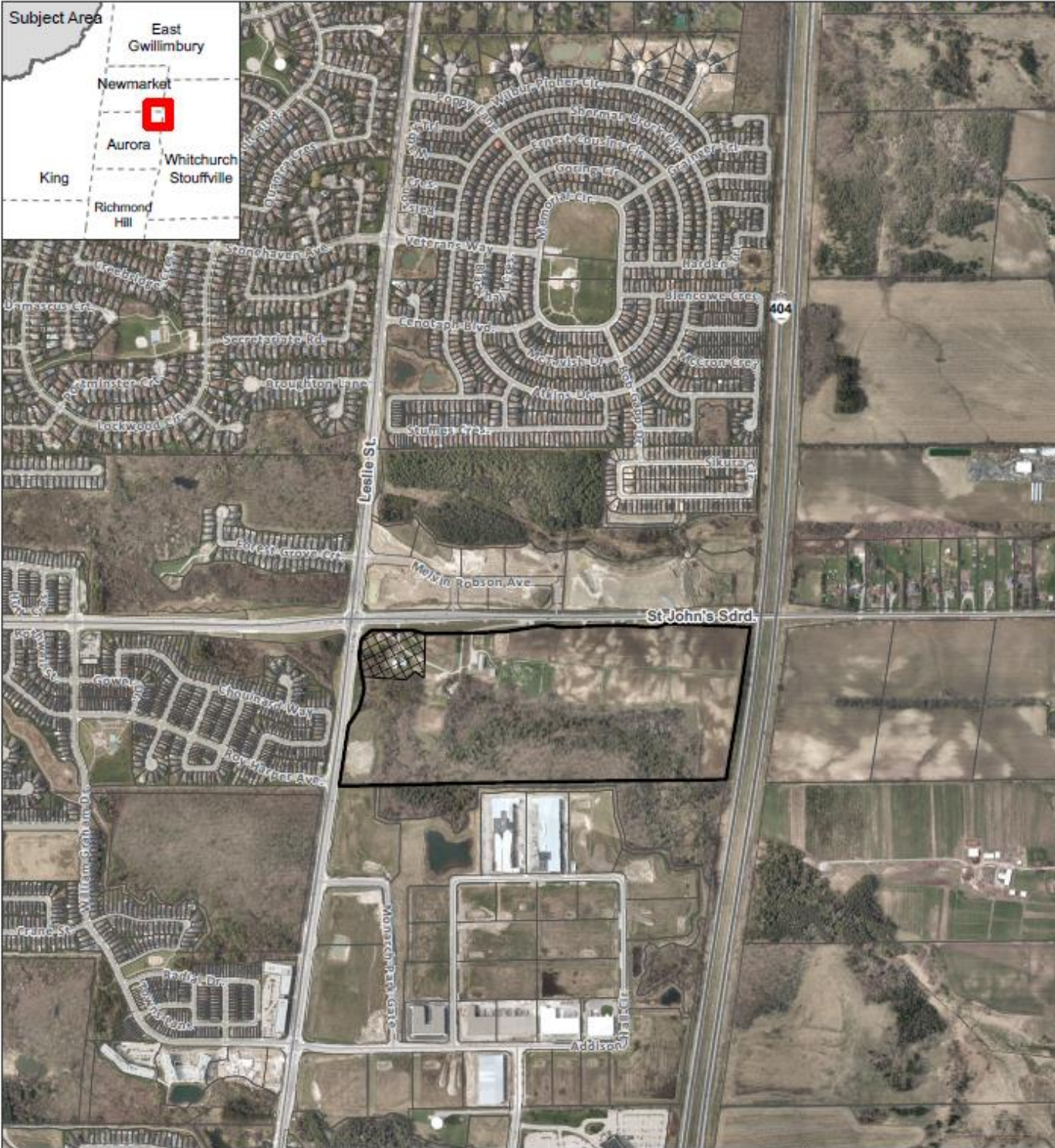
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Appendix A – Property Schedule and Location Map

Private Attachment 1 – Proposed Compensation (16909153)

**Property Schedule
Acquisition of Land
North YDSS Expansion Program
1625 St. John's Sideroad
Town of Aurora**

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Weslie Creek Development Inc.	1625 St. John's Sideroad, Aurora	Part 1 Draft Plan 65R-41618	Fee Simple (4.2 acres)



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services September 2025</p> <p>Data: King's Printer for Ontario 2003-2025</p> <p>Imagery: © First Base Solutions Inc. 2021 See York.ca for disclaimer information.</p>	<p>Location Plan Acquisition of Land North YDSS Expansion Program 1625 St. John's Sideroad Town of Aurora December 4, 2025</p>  	<ul style="list-style-type: none">  Subject Property  Interest Required  Parcel  Road
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