



Report of the Commissioner of Public Works 2025 Servicing Capacity Assignment

1. Recommendation

1. Council authorize assignment of additional water and wastewater capacity of 88,348 persons to local municipalities.
2. Council authorize merging the remaining reserve capacity from the Not-for-Profit and Rental Housing programs.
3. The Regional Clerk circulate this report to local municipalities, Ministry of the Environment, Conservation and Parks, Ministry of Finance, Ministry of Municipal Affairs and Housing and Infrastructure Ontario.

2. Purpose

This report seeks Council approval to assign water and wastewater servicing capacity of 88,348 persons to support continued development in local municipalities serviced by the York Durham Sewage System (YDSS). It also requests merging the Region's Rental Housing Capacity Reserve and Not-for-Profit Capacity Reserve.

Key Points:

- This capacity assignment will facilitate growth of 88,348 persons in local municipalities serviced by the YDSS to 2029, which also supports the 2031 Provincial housing targets
- The 2026 10-year Capital Plan assumes developer financing to advance funds for the North YDSS Phase 2 and 3, and McCowan Sewer Phase 2 although credit agreements are yet to be finalized

- Merging the remaining Region-held capacity reserves for Not-for-Profit and Rental Housing will give increased flexibility to the local municipalities while achieving Council's priority for more affordable and attainable housing
- Timely servicing data collected from local municipalities maximizes the use of shared and new infrastructure. Capacity equivalent to roughly \$3.7B in potential development charge collections is committed by local municipalities to existing developments
- Digital tools are in-progress to enhance real-time tracking of development and servicing allocation data to support alignment between local growth interests with available Regional infrastructure
- In 2027, staff will assess capacity assignment needs to 2031 and provide update on delivery of YDSS infrastructure

3. Background

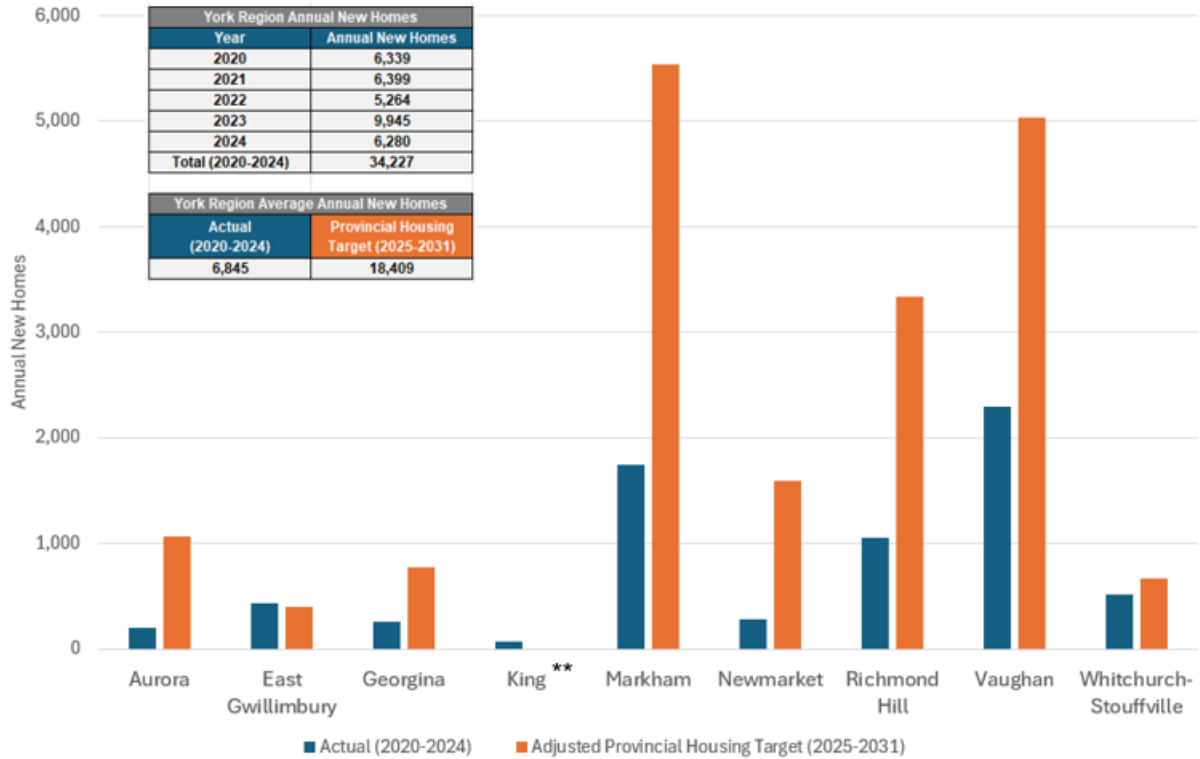
Phased water and wastewater capacity assignments to the end of 2023 have facilitated future growth to more than 1.4 million people across the Region

Phasing capacity assignment enables York Region and the local municipalities to effectively manage shared water and wastewater systems with a goal of sustaining system capacity for a minimum of four years of continued growth. Through application of the [June 23, 2005](#) Council approved Water and Wastewater Capacity and Servicing Assignment Protocol, York Region and the local municipalities can service a pipeline of developments in a way that best aligns local growth interests with available Regional infrastructure. In 2023, [Regional Council assigned 88,740 persons](#) (approximately 30,000 additional homes) of water and wastewater capacity resulting in a total future Region-wide serviceable population of over 1.4 million people (see Appendix A).

While Provincial housing targets have placed increased pressure on servicing demand across the Region, housing completions are not keeping pace

Predicting growth rates at the Regional level is important to assess demand for capacity in shared water and wastewater infrastructure. Using historical market trends based on housing completions does not align with the growth projections informed by Provincial housing targets. Between 2020 and 2024, actual housing completions in the Region averaged approximately 7,000 homes per year, as demonstrated in Figure 1. Provincial housing targets call for annual completion rates more than double this historical average. To achieve the 2031 Provincial housing targets in the next six years, the Region would have to grow by over double the growth rate realized in the past five years, at approximately 18,000 homes per year.

Figure 1
Recent Annual Rate of New Homes Completed vs Provincial Targets*



* Progress towards Provincial housing targets measured through housing starts

** King has not been assigned a Provincial housing target

York Region updated infrastructure plans and advanced works to support the 2031 Provincial housing targets

Supporting Growth and Housing in York and Durham Regions Act, 2022 mandated York and Durham Regions to expedite delivery of the York Region Sewage Works Project to support accelerated growth and housing in the Regions. To address capacity gaps created by accelerated growth and support Provincial housing targets reported to Council [September 7, 2023](#), the Region amended its Water and Wastewater Master Plans in [February 2025](#) and advanced several capital projects in the current 10-year Capital Plan. A portion of the capacity assigned through the [2023 Capacity Assignment Report](#) was contingent on completion of infrastructure projects (“trigger projects”) included in the Capital Plan. Several of those “trigger projects” have either been completed or are on track for completion to unlock capacity in respective service areas. An updated list of trigger projects and their current status is provided in Appendix B. An outlook for infrastructure projects that will support future capacity assignments is provided in Appendix C.

Region established a Capacity Assignment Working Group with local municipalities to monitor servicing capacity needs

Recognizing the complexity in identifying servicing capacity needs and managing capacity with shared infrastructure, a Capacity Assignment Working Group (Working Group) was created in 2024 with representatives from all nine local municipalities.

Throughout 2024 and 2025, the Working Group collaborated to maximize efficient use of available capacity in shared infrastructure. Some of the achievements include improved servicing data sharing processes and progress towards the goal of consistent allocation practices across all local municipalities. A collaborative review of the “Use It or Lose It” servicing capacity policy was completed to identify strategies for improving allocation policies and management frameworks, to help municipalities optimize decisions and reallocate capacity from aging applications to shovel-ready developments.

4. Analysis

2025 REGION-WIDE CAPACITY ASSIGNMENT

With this assignment added to previous ones, local municipalities can allocate servicing to about 96,000 new homes

Across the Region, 147,037 persons of previously assigned water and wastewater capacity were allocated by local municipalities to active developments, while 51,610 persons remained unallocated as of year-end 2024. These figures include communities serviced by standalone systems, where the Region has fully assigned the available capacity to respective municipalities. While currently unused capacity continues to support the development pipeline, staff recommend an additional assignment of 88,348 persons of servicing capacity to support future allocation needs in areas serviced by the York Durham Sewage System. This will bring the total available servicing capacity to 286,992 persons, which reflects around 96,000 new homes.

Table 1 summarizes the status of previously assigned capacity by nine local municipalities as of December 2024 and includes the additional assignment proposed through this report. Total available capacity for new homes is also shown in Figure 2.

Table 1
Water and Wastewater Servicing Capacity (In Persons)

Local Municipality	Allocated to Developments in Pipeline as of Yearend 2024 [A]	Unallocated [B]	2025 Capacity Assignment (YDSS Only)¹ [C]	Available for New Allocations [D] = [B + C]	Total Available Capacity [E] = [A + D]
Aurora	6,067	1,601	7,929	9,530	15,597
East Gwillimbury	10,211	697	8,667	9,364	19,575
Georgina	6,966	3,539 ²	N/A ³	3,539	10,505
King	4,178	473	0 ⁴	473	4,651
Markham	43,253	0	23,213	23,213	66,466
Newmarket	4,622	8,692	2,233	10,925	15,547
Richmond Hill	7,960	23,385	8,648	32,033	39,993
Vaughan	57,764 ⁵	7,586	32,658	40,244	98,008
Whitchurch-Stouffville	6,013	5,637	5,000	10,637	16,650
Total	147,034	51,610	88,348	139,958	286,992

¹ All or part of this capacity is subject to sewershed dedications and/or completion of trigger projects. See Appendix B for details

² Includes 1,243 persons reserved by the Town of Georgina Council to Keswick Business Park

³ Non-YDSS. Capacity to be made available through future assignments for Sutton subject to completion of trigger projects as described in Appendix C

⁴ Capacity to be made available through future assignments for Nobleton and King City subject to completion of trigger projects as described in Appendix C

⁵ Includes capacity committed to Block 27 through funding agreement

Standalone systems have adequate capacity to support planned development that is ready to build

As of year-end 2024, there were 14,216 persons of unregistered capacity in the Region's standalone system communities (included in Table 1 within respective municipalities). Approximately 6,000 persons of this capacity remained unallocated. This is sufficient to support currently planned community development needs and contributes towards meeting Provincial housing targets. A summary of capacity status at each standalone community is shown in Appendix D.

Capital projects have been initiated to address additional capacity needs identified in the communities of Mount Albert, Nobleton and Sutton. The Region will continue to monitor capacity consumption in these communities and review capital plans to ensure adequate servicing is available for approved growth in the near-term. While optimization studies of existing facilities are ongoing, future capacity needs will be considered through the Region's annual review of infrastructure plans.

North York Durham Sewage System Expansion Phase 1 works will generate long awaited system capacity to support 30,000 persons of new growth

During preliminary design of the North YDSS Expansion Phase 1 works, staff reassessed the resulting capacity based on actual locations of the proposed developments within the service areas and found that up to 30,000 persons (approximately 10,000 new homes) could be accommodated in the shared system through the project (previously reported as 25,000 persons). With a portion of this capacity advanced in 2023 and the remainder advanced through the current assignment, total North YDSS Expansion Phase 1 capacity will be fully available once the projects are commissioned. York Region has optimized the project delivery process to make capacity available as early as 2028. Advancing the entire Phase 1 capacity expedites the planning approval process with the local municipalities.

CAPACITY TO MEET PROVINCIAL HOUSING TARGETS

Based on historical growth rates, available capacity may enable up to 13 years of growth

Since the Province introduced housing targets in 2022, the total capacity made available to support municipalities' pledge to achieve housing targets is just under 120,000 homes (Figure 2). Actual housing progress in the Region in the first three years of the pledge totaled just under 24,000 homes. Based on historical growth rates, the total available capacity may enable up to 13 years of growth. As shown in Figure 2, residual capacity in some areas plus future infrastructure projects will support the balance of capacity (approximately 30,000 homes) required to meet the total housing target of 150,000 homes.

Figure 2
Capacity Needed to Meet Provincial Housing Targets by 2031

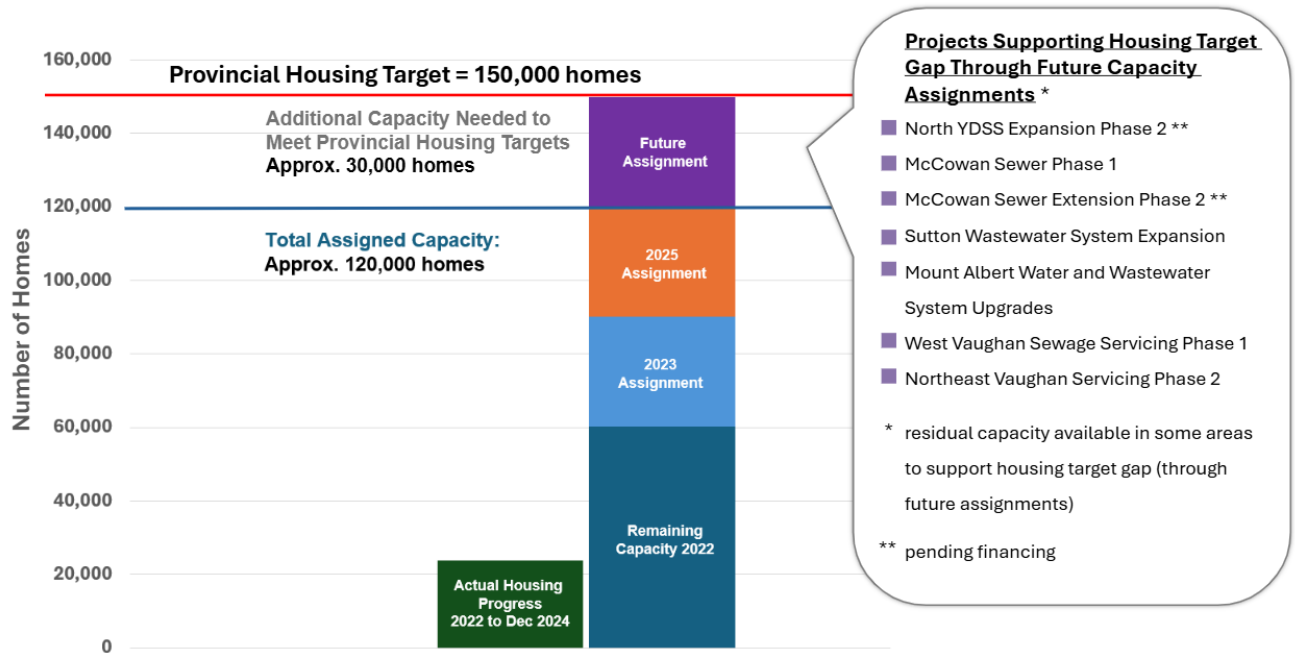
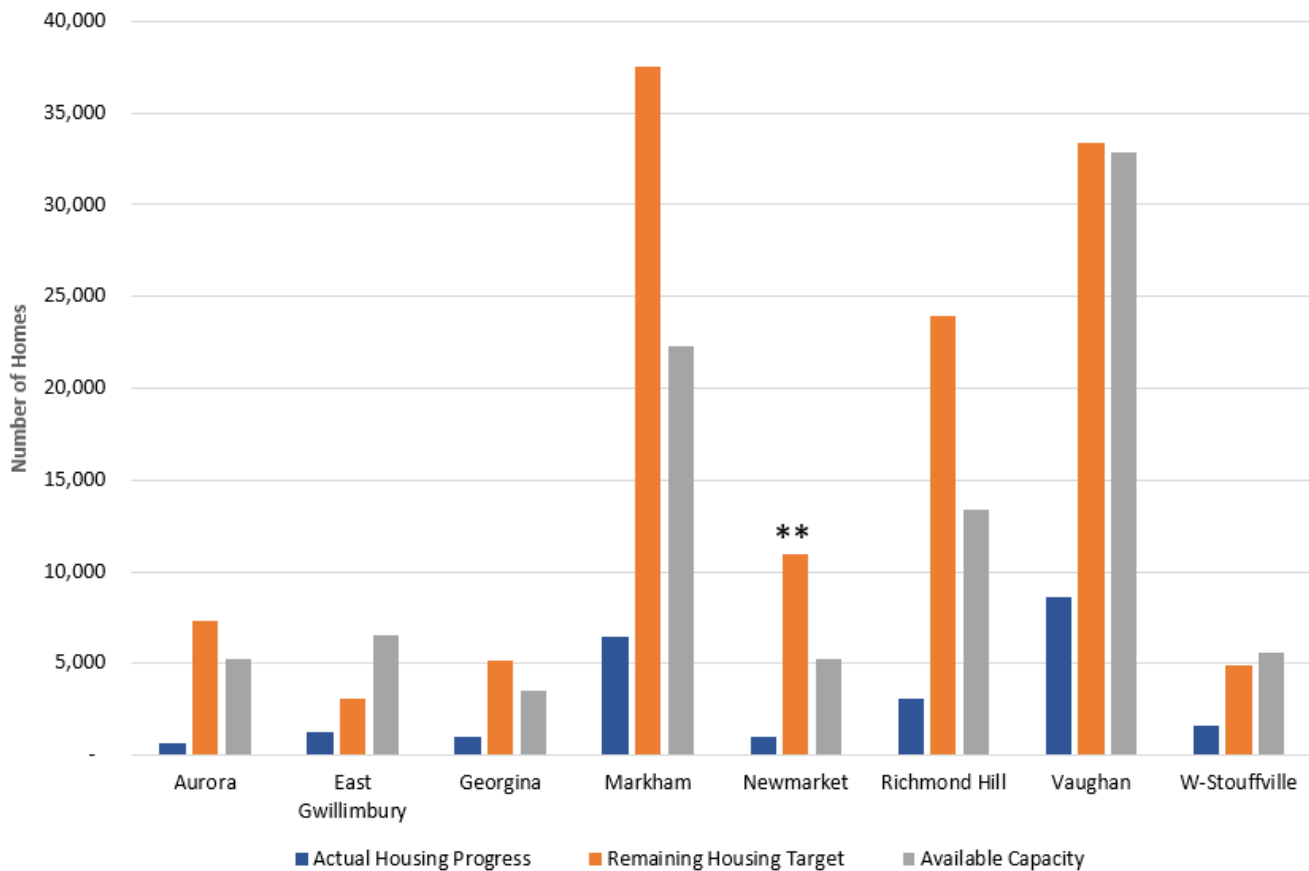


Figure 3 shows housing progress by local municipalities in the first three years (2022 to 2024) since the municipalities pledged to achieve the provincial housing targets. Also shown are remaining units required to meet the targets and the updated available servicing capacity.

Figure 3

Capacity Available for New Homes by Municipality vs. Housing Target*



* King has not been assigned a Provincial housing target

** The Town of Newmarket pledged to build half (6,000 homes) of the Provincial housing target (12,000 homes) by 2031.

OTHER OPPORTUNITIES FOR MORE CAPACITY

Implementation of inflow and infiltration reduction programs have created over 18,000 persons of capacity to date, helping to bridge capacity gaps

Since 2011, partnerships between the Region, local municipalities and developers have delivered inflow and infiltration (I&I) reduction programs, reducing extraneous wastewater flows, and recovering capacity lost through normal degradation. These have allowed the Region to defer costly capital upgrades to the wastewater network.

The Region continues to engage the developer community in capacity constrained areas to participate in the developer-funded I&I reduction program in exchange for servicing capacity for new developments. To date, several developer-funded I&I reduction projects across the Region have been completed and created a total of 15,417 persons of capacity. East Gwillimbury continues to administer the Sustainable Development Incentive Program (SDIP), integrating I&I prevention

strategies into infrastructure design and construction and creating additional capacity for the participating developments. A total of 2,620 persons of capacity has been created through the SDIP in the Town of East Gwillimbury to service new homes since the start of this program in 2013.

Local municipalities adopt consistent Inflow and Infiltration Reduction Standard to reduce extraneous flows and maximize system capacity

The Region, in partnership with the nine local municipalities and industry stakeholders, developed and implemented the [Inflow and Infiltration Reduction Standard](#) to reduce extraneous flows in sewers from new developments through best practices in design, construction, testing and inspection. Adopted, in part or in full, by all nine local municipalities in 2024, the I&I Standard improves watertightness, reduces long-term maintenance cost, and maximizes system capacity and resilience to extreme rainfall.

Preliminary data from monitoring sites shows promising reductions in I&I in new construction, validating the effectiveness of this Inflow and Infiltration Reduction Standard. By 2031, it is expected this Standard will significantly minimize I&I in new infrastructure, unlocking capacity for over 4,000 homes along with long-term savings and environmental benefits.

Staff recommend merging the remaining reserve capacity from the Not-for-Profit and Rental Housing programs to give increased flexibility to the local municipalities

Over the years, Council established two capacity reserves held by the Region to advance rental and not-for-profit housing in key areas:

- Not-for-Profit Housing Capacity Reserve – established in 2008 to build multi-unit not-for-profit housing owned by York Region (Housing York Inc.), or other not-for-profit housing organizations;
- Rental Housing Capacity Reserve – established in 2019, to encourage purpose-built rental buildings in areas where servicing is available.

Given the significant uptake in the not-for-profit over the rental housing category, staff recommend enabling shared usage of the combined remaining capacity of 4,000 persons subject to meeting respective program [eligibility criteria](#). This will give more flexibility to local municipalities to leverage capacity for affordable housing in a way that aligns best with their needs while maintaining Council priorities. Once all the remaining capacity is allocated, local municipalities will manage their affordable or rental housing priorities through the general Region-assigned capacity.

Next capacity assignment update will be provided in 2027

This assignment supports capacity needs of local municipalities for the next four years at rates matching the pace of growth required to meet the Provincial housing targets. However, economic uncertainties continue to impact housing and development projects rendering the short-term capacity needs uncertain. Staff will continue to monitor progress of infrastructure delivery and capacity utilization in collaboration with local municipal staff through the Working Group. An update will be provided in 2027.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region’s budget or fiscal position. Although the available capacity including this assignment is approximately 30,000 homes short of meeting the Provincial housing target of 150,000 homes by 2031, additional capacity will be unlocked through projects already included in the 2026 10-year capital plan totalling \$3.6B.

Roughly \$3.7B in potential development charges are awaiting future developments with assigned servicing allocation from local municipalities

As of year-end 2024, approximately \$3.7B in potential development charges (water, wastewater, roads, general services) are committed to existing developments with servicing allocation from local municipalities. This number is expected to increase over the next few years due to market conditions and slow home construction. Regional infrastructure investments and assignments to date can support 286,992 persons of new growth.

If new development utilized all of the existing capacity, the Region would have additional financial flexibility to build more growth infrastructure without the need to issue as much debt as currently projected (\$3.7B). Roughly 30% of developments approved with servicing capacity have not moved to construction for over three years. Stalled allocated developments impact the Region’s ability to collect Development Charges required to fund growth infrastructure. It also limits the ability for local municipalities to provide allocation to more shovel-ready developments and meet local priorities. Effective implementation of “Use It Or Lose It” policies can help align servicing allocation with local priorities.

Through Bill 185, the Province has empowered municipalities to adopt policies to reallocate servicing capacity from stalled developments to shovel-ready projects. The majority of local municipalities already had “Use It Or Lose It” policies in place prior to the new legislation. Implementation of the policies, however, has been challenging as many developments have not yet reached capacity-lapsing periods and development financing contingent on allocation is needed early in the development application process. The Town of Newmarket and City of Richmond Hill continue to provide examples of servicing allocation management. The Town of Newmarket has implemented “Use It or Lose It” policies enabling servicing allocation to be recinded if not used within one year. January 2025, the City of Richmond Hill enacted a Servicing Allocation Policy Bylaw aligning allocation assignment with planning approvals based on prioritized criteria and includes automatic expiry of servicing allocation after three years. Lessons learned from implementing these approaches will be shared with the Working Group.

York Region and local municipalities continue working together to improve allocation management

Through the Working Group, the Region and local municipalities have been actively reviewing existing policies and exploring strategies to improve the management of aging development applications. A suite of strategies that can be leveraged by all local municipalities include:

- Allocate servicing capacity closer to registration or building permit stage
- Monitor aged-allocations
- Improve proactive communication with developers, including annual check-ins to understand when homes will be built
- Re-allocate servicing capacity to shovel ready projects
- Use of municipal bylaws to strengthen policy implementation
- Forecast when development charges will be collected
- Financial incentives for efficient use of capacity within established timelines
- Improved capacity allocation data collection, tracking and sharing

Developer-financing arrangements to advance water and wastewater infrastructure are underway

Working in partnership with the development community, Council has approved several developer funding arrangements to advance water and wastewater infrastructure, including:

- North East Vaughan Water and Wastewater Services
- Nobleton Water Resource Recovery Facility Expansion
- Mount Albert Water Resource Recovery Facility Optimization
- North McCowan Sewer Environmental Assessment and Design (Phase 1)
- North Markham Interim Water Services

North York Durham Sewage System Expansion Phase 2 and 3 financing is required to support growth and meet the Provincial housing targets to 2031

Achieving the housing targets beyond four years requires acceleration of future phases of the North YDSS Expansion. The 2026 10-year Capital Plan includes phases 2 and 3 projects but assumes developer financing. The Region is unable to finance this work on its own as additional borrowing would increase the Region's debt beyond sustainable levels. Funding arrangements through developer-financing agreements could reduce the risk of advancing phases 2 and 3 by providing project financing until development charges are received.

6. Local Impact

Local municipalities were engaged to identify capacity assignment needs for the next four years of growth

Through Working Group collaboration, York Region has assigned capacity to support local municipal achievement of Provincial housing targets, where feasible. Planning projections were developed using planning data from local municipalities, including new and currently unallocated development

applications, development phasing and likelihood to register or apply for building permits in the next four to five years based on local municipal knowledge. Infrastructure design capacity and downstream capacity were evaluated using these planning projections.

Through the Working Group, Regional and local municipal staff finalized the proposed assignment and resulting available capacity, and discussed the outlook on future assignments to service growth in their communities. Continued collaboration in sharing development approval and servicing allocation data with the Region is an important element to assess progress and inform the next capacity assignment in 2027.

This Regional capacity assignment process is a bulk capacity distribution process. It is within the authority and accountability of the local municipality to allocate servicing capacity to specific local development in alignment with its local policies and plans.

Digital tools are in-progress to enhance real-time tracking of development capacity allocation to align local growth interests with available Regional infrastructure

Accurate and up-to date development and servicing data enables the Region to support the servicing needs of local municipalities and is fundamental to managing capacity in shared infrastructure. Majority of municipalities are now sharing monthly servicing data through the existing [YorkInfo Partnership](#), a platform created by York Region and its municipalities to easily share digital information including mapping, GIS, asset data, tools and applications.

A Servicing Allocation Dashboard was created, in consultation with local municipalities, to visualize and monitor capacity usage, aged allocation, and identify projects/areas that may require additional allocation. The initial prototype was widely accepted and plans to upscale to remaining municipalities are underway over the coming year. This collaborative, data-driven approach supports efficiencies in the distribution of servicing allocation, and strengthens alignment between local growth interests with available regional infrastructure.

7. Conclusion

This 2025 capacity assignment facilitates growth of additional 88,348 persons (approximately 30,000 homes) in local municipalities serviced by the YDSS, including advancement of the remainder of the 30,000 persons to municipalities waiting for the completion of the North YDSS Expansion Phase 1 works. Capacity needs were assessed with local municipalities and were supported by timely data sharing via the Capacity Assignment Working Group. This assignment brings the total available servicing capacity across the Region to approximately 96,000 new homes or 286,992 persons, enabling a total of 120,000 new homes to be built since the introduction of Provincial housing targets in 2022. Funding the next generation of water and wastewater projects requires implementation of improved “Use It Or Lose It” policy framework by local municipalities. Merging the rental and not-for-profit housing reserves will increase local municipalities’ flexibility in achieving their affordable housing priorities. In 2027, staff will assess capacity assignment needs to 2031 and provide updates on delivery of YDSS infrastructure.

For more information on this report, please contact Wendy Kemp, Director Infrastructure Asset Management at 1-877-464-9675 ext. 75141. Accessible formats or communication supports are available upon request.

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Appendix A – Servicing Capacity Overview

Appendix B – Trigger Projects

Appendix C – Outlook Projects

Appendix D – Stand Alone System Capacity

Overview of Servicing Capacity Assignment and Reserves as of Q4 2024

Service Area or Component	Population
Assigned Capacity to Local Municipalities	
York Durham Sewage System Service Area	1,289,868
Stand-Alone Sewage Systems (including Georgina)	86,224
Incentive Programs	9,199*
Developer Funded Inflow and Infiltration Program	15,417**
Total Servicing Capacity Assignment	1,400,708
Regional Reserves	
Not-for-Profit Housing Reserve	5,009
Rental Housing Reserve	4,000
Total Servicing Capacity Assignment and Reserve	1,409,717

* Subject to meeting program requirements (e.g. water conservation, wastewater flow reduction, and conformity reporting)

** Includes capacity assigned to Aurora, Markham, Newmarket, Richmond Hill and Vaughan for works completed per developer-funded Inflow and Infiltration Reduction agreements

Trigger Projects Addressing Area Specific Constraints and Current Capacity Limits

Local Municipality	Constrained Service Area	Trigger Project Addressing Area Specific Constraints	Current Status	Expected Commissioning Date	Capacity Notes
Markham, Richmond Hill	Wastewater- Pomona Creek Service Area	Richmond Hill/Langstaff Gateway Regional Centre Servicing Wastewater: Highway 7 Collector Sewer	Completed	Commissioned	<ul style="list-style-type: none"> Central Collector residual capacity limit of 10,000 persons each for Markham and Richmond Hill (Wastewater) as of year-end 2022 Of the 23,213 persons 2025 assignment to Markham, no more than 2,213 persons can be used within the Leslie Street SPS service area Of the 8,648 persons 2025 assignment to Richmond Hill, no more than 2,648 persons can be used within the Leslie Street SPS service area
	Wastewater- Leslie St Sewage Pumping Station Service Area	Bathurst Trunk Sewer Flow Control Gate: Flow control structure on Bathurst Trunk Sewer near Steeles Avenue. Will allow deferral of Leslie St SPS Expansion Phase 1 to 2033.	Feasibility Study	2029	<ul style="list-style-type: none"> For all applications allocated after October 15, 2025, plan registration/building permits shall await release of capacity by the Region (anticipated 12 to 18 months prior to project completion of Bathurst Trunk Flow Control Gate). Appropriate conditions to be provided to applicants to this effect on development approvals
Vaughan	Wastewater- Leslie St Sewage Pumping Station Service Area	Bathurst Trunk Sewer Flow Control Gate: Flow control structure on Bathurst Trunk Sewer near Steeles Avenue.	Feasibility Study	2029	<ul style="list-style-type: none"> For all applications allocated after October 15, 2025, plan registration/building permits shall await release of capacity by the Region (anticipated 12 to 18

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		Will allow deferral of Leslie St SPS Expansion Phase 2 to 2033.			<p>months prior to project completion of Bathurst Trunk Flow Control Gate). Appropriate conditions to be provided to applicants to this effect on development approvals</p> <ul style="list-style-type: none"> Of the 32,658 persons assigned for Vaughan, 18,892 persons is dedicated to the Leslie Street SPS service area and 13,766 persons is dedicated within Humber SPS sewershed
Vaughan	Northeast Vaughan Service Area	Northeast Vaughan Water Servicing Project – Phase 1	Under Construction	2026	<ul style="list-style-type: none"> Phase 1 works will limit capacity to 15,000 residential persons (plus 9,000 persons employment) for Pressure Districts 8 and 9; however, an additional 10,000 persons capacity is available in Pressure District 8 provided a connection to northeast Vaughan is made to the existing PD8 system at Keele and Teston
		Northeast Vaughan Wastewater Servicing Project – Phase 1	Completed	Commissioned	
		Northeast Vaughan Water Servicing Project – Phase 2	Detailed Design	2028	<ul style="list-style-type: none"> Phase 2 works will remove both water and wastewater capacity limits; downstream wastewater capacity constraints (Leslie St SPS) to be managed through appropriate development approvals conditions (see above)
		Northeast Vaughan Wastewater Servicing Project – Phase 2	Detailed Design	2028	

	West Vaughan Service Area	West Vaughan Sewage Servicing – Phase 1			<ul style="list-style-type: none"> • Unlocks capacity to 2051 forecasted growth per the 2022 master plans
		Humber SPS Upgrade	Under Construction	2026	
		West Vaughan Trunk Sewer	Under Construction	2029	
North YDSS Expansion Phase 1 Aurora East Gwillimbury Newmarket	Aurora East Gwillimbury Newmarket	<ul style="list-style-type: none"> • Aurora SPS Gravity Sewer Twinning • 2nd Concession North Gravity Sewer • 2nd Concession South Gravity Sewer • Newmarket SPS Upgrades • 2nd Concession SPS Upgrade 	Detailed Design	2028	<ul style="list-style-type: none"> • 2023 assignment advanced 11,171 persons • 2025 assignment advances 18,829 persons (remainder of 30,000 persons) • For all applications allocated from Phase 1 capacity (except the YDSS reserve of 1,333 persons embedded in the 2023 capacity assignment), plan registration/building permits shall await release of capacity by the Region (anticipated 12 to 18 months prior to completion of Phase 1 works). Appropriate conditions to be provided to applicants to this effect on development approvals
		<ul style="list-style-type: none"> • Leslie Trunk Sewer Phase 1 • Bloomington Interceptor Sewer 	Detailed Design	2030	
East Gwillimbury	Mount Albert	Mount Albert Water and Wastewater System Upgrades (under developer funding)	Detailed Design	2029	<ul style="list-style-type: none"> • WRRF is at full capacity. Per existing Developer Financing Agreement, 1,350 persons will be assigned to the Town upon completion of the upgrade works

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<p>Markham Whitchurch- Stouffville</p>	<p>Highway 48 MZO lands</p>	<p>Interim Water Booster Pumping Station (to be owned by the Region)</p> <p>Interim Sanitary Pumping Station (proceeding under developer financing)</p>	<p>Detailed Design</p>	<p>2027</p>	<ul style="list-style-type: none"> • Water Booster Station expected to be owned and operated by the Region
<p>Whitchurch- Stouffville</p>	<p>Stouffville</p>	<p>Stouffville Water Servicing- Expand Storage Capacity</p>	<p>Feasibility Study</p>	<p>2029</p>	<ul style="list-style-type: none"> • Existing storage is near capacity. Until long-term storage solution is implemented, water capacity associated with 2025 assignment to be monitored and verified at development approval stage

Outlook Trigger Projects Addressing Area Specific Constraints

Trigger Project	Service Area	Municipalities	Expected Completion	Notes
York Durham Sewage System (YDSS)				
North YDSS Expansion Phase 2 and Bloomington Watermain	<ul style="list-style-type: none"> Aurora East Gwillimbury Newmarket 	<ul style="list-style-type: none"> Aurora East Gwillimbury Newmarket 	TBD	<ul style="list-style-type: none"> New project with timing and associated capacity may be subject to funding arrangements and Council approval
King City Sewage Pumping Station Upgrade – Phase 1	<ul style="list-style-type: none"> King City 	<ul style="list-style-type: none"> King 	2029	<ul style="list-style-type: none"> Capacity assignment and release timing may depend on completion of Yonge St trunk sewer twinning component of North YDSS Expansion Phase 1. Monitoring of serviced population in Aurora, Newmarket and EG may be required (anticipated capacity increase- approximately 3,000 persons)
North Markham Water and Wastewater Servicing	<ul style="list-style-type: none"> Portions of Future Urban Areas Whitchurch-Stouffville 	<ul style="list-style-type: none"> Markham Whitchurch-Stouffville 	2032 to 2041	<ul style="list-style-type: none"> Current timing is based on master plans. Environmental Assessment advanced
Leslie St SPS Expansion- Phase 1	<ul style="list-style-type: none"> Leslie St SPS Sewershed 	<ul style="list-style-type: none"> Richmond Hill Markham Vaughan 	2033	<ul style="list-style-type: none"> Will unlock capacity to service 2051 growth
Stand-alone Systems				
Nobleton Water and Wastewater Servicing	<ul style="list-style-type: none"> Nobleton 	<ul style="list-style-type: none"> King 	2028	<ul style="list-style-type: none"> Construction advanced through developer financing (anticipated capacity increase- approximately 4,000 persons)

Trigger Project	Service Area	Municipalities	Expected Completion	Notes
Sutton Wastewater Servicing	<ul style="list-style-type: none"> Sutton 	<ul style="list-style-type: none"> Georgina 	2033	<ul style="list-style-type: none"> WRRF expansion advancing through developer financing is no longer considered. Opportunities for minor upgrades to create additional capacity are under review (see below)
Sutton WRRF – Peak Flow Management	<ul style="list-style-type: none"> Sutton 	<ul style="list-style-type: none"> Georgina 	2028	<ul style="list-style-type: none"> Additional treatment capacity (anticipated capacity increase- approximately 1,500 persons) subject to availability of pumping capacity at High Street SPS (under review)
Ballantrae Phase 1 Water Servicing	<ul style="list-style-type: none"> Ballantrae 	<ul style="list-style-type: none"> Whitchurch-Stouffville 	TBD	<ul style="list-style-type: none"> Project was identified through Phase 1 Water Servicing Study funded by OPA 136 Appellants to increase water servicing capacity of Region's Ballantrae Water System to 6,703 persons. Implementation subject to developer funding arrangements

Servicing Capacity Status in Stand-alone Systems

Stand-alone Facility	Approved Capacity (persons)	Capacity Used to Year End 2024 (persons)	Total Unregistered Capacity Available at Year End 2024 (persons)	Draft Approved / Reserved Capacity (persons)	Available Uncommitted Capacity at Year End 2024 (persons)
East Gwillimbury					
Mount Albert	6,000 ^[1]	6,000	0	0	0
Georgina					
Keswick	49,000 ^[2]	39,282	9,717	6,235	3,483
Sutton	7,500	6,712	788	731	57
King Township					
Nobleton	6,750 ^[3]	6,376	299	266	33
Schomberg	3,444	3,004	440	0	440
Whitchurch-Stouffville					
Ballantrae	6,230 ^[4]	6,055 ^[5]	175	0	175
Vaughan					
Kleinburg	7,200 ^[6]	4,403 ⁷	2,797	973	1,824
Total Stand-alone	86,224	71,832	14,216	8,205	6,011

1. Additional 1,350 persons capacity to become available on completion of upgrades to the Mount Albert water and wastewater systems (Phase 1)
2. The approved capacity of 49,000 persons in Keswick includes both residential and employment populations, with Georgina allocating based on both types of land use
3. Includes 160 persons capacity recovered through Township inflow and infiltration reduction initiatives
4. Represents water servicing capacity and is limited to 6,230 persons until implementation of further upgrades identified in Phase 1 Water Servicing Study undertaken as part of mediation for OPA 136 Ontario Land Tribunal appeals
5. Confirmed by the Town and documented in Phase 1 Water Servicing Study, TYLin, May 2025
6. Previously approved capacity of 7,505 persons remains limited to 7,200 persons due to capacity constraints as identified in the letter to the City dated February 8, 2021
7. Reconciled in 2025 based on City's record