



Report of the Commissioner of Corporate Services

Acquisition of Land North YDSS Expansion Program 14574 Leslie Street Town of Aurora

1. Recommendations

1. Council approve the acquisition of property at 14574 Leslie Street, 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 new trunk sewer alignment and a connection chamber, 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:

- 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
- 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 subject property will be utilized for the trunk sewer alignment and connection chamber, as well as a construction compound and work area
- Alignment will affect most of the usable area of the site, requiring a complete buyout of the property
- Remainder of the site not utilized for the Program will be used for future Regional needs
- Property is currently listed for sale on the open market and owner is a willing seller
- Property is cleared land with no improvements and a corner site, which allows for multiple access points, easy truck turnaround, and overall easier constructability
- Larger site size provides natural buffer areas from adjoining neighbours, with private estate homes located to the west and a private golf course to the north
- Neighbouring lands to the south are not well-suited to support the Program as lands are either protected conservation areas or limited by topographical constraints

3. Background

Need to expand sewers south to Lake Ontario is identified by *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 York Region's northern towns. *Supporting Growth and Housing in York and Durham Regions Act, 2022* mandated 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 [April 25, 2024](#), the Minister of the Environment, Conservation and Parks confirmed York and Durham Regions can proceed with implementation of the York Region Sewage Works Project.

North YDSS Expansion Program 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 Program.

Land is required for trunk sewer construction and future road work

Acquisition of 14574 Leslie Street in the Town of Aurora is required for the location of trunk sewers, connection chamber, construction compound, and work area. The property was identified as key to the Program and required for construction of North YDSS Expansion Program infrastructure.

4. Analysis

Multiple sites were considered for construction compounds

Several sites were reviewed, investigated, and evaluated, with the site at 14574 Leslie Street deemed most suitable. The location served as a key linkage area for the project, with easy corner access, making this site optimal for easy truck turnaround and multiple access points. A willing seller was also a key component in acquiring these lands, as this site was listed for sale on the open market. This site will be utilized for sewer pipe alignment and as a compound during construction. Eventually this site will be used for road realignment.

The property is a 10.52-hectare (26-acre) vacant parcel. This was deemed the best site in the area since the parcel size provides a natural buffer from neighbouring residential properties. Lands to the south are either protected conservation lands or have limited potential for development due to topographical constraints.

Environmental due diligence is underway

Environmental due diligence is 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. An amicable deal was made with the owner, who had the property listed for sale on the open market.

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 acquisition of 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 the Regional Municipalities of York and Durham to 2051. The primary function is to service growth in the Towns of Aurora, East Gwillimbury, and Newmarket.

7. Conclusion

This report seeks Council approval to authorize the acquisition of land at 14574 Leslie Street, 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 overall sewer capacity in the Region, ensuring future population growth can be serviced efficiently. The owner is a willing seller, and an amicable deal was made to purchase the property.

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

February 17, 2026
17068515

Appendix A – Property Schedule and Location Map
Private Attachment 1 – Proposed Compensation (#17068567)

**Property Schedule
Acquisition of Land
North YDSS Expansion Program
14574 Leslie Street
Town of Aurora**

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	BFG Property Holding Inc.	14574 Leslie Street, Town of Aurora	Part Lot 16, Concession 2 (Whitchurch), Parts 1 and 7 on Plan 65R18035, Town of Aurora	Fee Simple 10.587 hectares (26.16 acres)

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services December 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 14574 Leslie Street Town of Aurora March 5, 2026</p> 	<ul style="list-style-type: none">  Subject Property  Interest Required  Parcel  Road
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