
For Information

REPORT TITLE: Bolton Water and Wastewater Servicing Strategy

FROM: Kealy Dedman, Commissioner of Public Works

OBJECTIVE

To provide an update on the water and wastewater servicing strategy for the Regional Official Plan Amendment (ROPA) 30 lands following the Local Planning Appeal Tribunal (LPAT) decision on April 30, 2021.

REPORT HIGHLIGHTS

- On December 8, 2016, Regional Council adopted Regional Official Plan Amendment (ROPA) Number 30 to amend policies and schedules related to the expansion of the Rural Service Centre Boundary for Bolton.
 - ROPA 30 was appealed and revised by the Local Planning Appeal Tribunal (LPAT) in a written decision on April 30, 2021, that included changes from the version adopted by Regional Council, including 90 hectares of additional settlement expansion land in the areas known as Option 3 and Option 1 and Rounding Out Area B.
 - The 2020 to 2041 Water and Wastewater Master Servicing Plan (the Master Plan) was completed in June 2020, prior to the LPAT decision and so many projects required to service the lands are not included in the water and wastewater capital plan.
 - Preliminary water and wastewater servicing strategies for the LPAT revised ROPA 30 lands have been identified through a feasibility study completed in February 2023.
 - These servicing strategies are conceptual and will require further evaluation and public consultation through the completion of an Environmental Assessment (EA).
 - The preliminary cost estimate to service the ROPA 30 lands approved by the LPAT is \$143 million. The additional funding, once finalized, will be added to the water and wastewater capital plan and 2024 capital budget as required.
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DISCUSSION

1. Background

a) Regional Official Plan Amendment (ROPA) 30

On November 12, 2015, Regional Council endorsed a planning process to assess the Bolton Residential Expansion Study (BRES) Regional Official Plan Amendment (ROPA) application submitted by the Town of Caledon to expand the settlement boundary of the Bolton Rural Service Centre. BRES identified six options for the areas of expansion and three options for smaller, rounding out areas for a settlement area expansion for Bolton (Appendix I(a)).

Bolton Water and Wastewater Servicing Strategy

On December 8, 2016, Peel staff presented the results of the planning process and a recommendation to Regional Council for a ROPA to expand the settlement boundary of the Bolton Rural Service Centre with Hybrid Option 4/5. Regional Council chose Option 6 and an area known as the Triangle Lands located at the south end of Bolton (Appendix I) and enacted By-law 67-2016 to adopt ROPA 30.

The 2020 to 2041 Water and Wastewater Master Servicing Plan (the Master Plan) was completed in June 2020 and included the Council approved ROPA 30 Option 6 and Triangle Lands. The Master Plan did not include water and wastewater infrastructure projects to service Options 1, 2 and 3 lands as these were not approved by Regional Council as part of ROPA 30.

b) Local Planning Appeal Tribunal (LPAT)

ROPA 30 was subject to several appeals. After extensive negotiations the parties reached a settlement, and a written decision was provided on April 30, 2021. The LPAT decision resulted in a total of 245 hectares of developable lands to accommodate a residential population of 11,100 and an employment population of 3,600 in the Bolton Residential Expansion Settlement Area. Portions of Option 1, Option 3, and Rounding Out Area B lands were added to the Option 6 and Triangle Lands. The LPAT decision includes policy language requiring the Town of Caledon to complete an infrastructure phasing plan, financial and implementation plan to the Region's satisfaction, before the local planning approvals can proceed.

c) 2022 Capital Budget Adjustments in Response to LPAT Decision

Upon receiving the official LPAT decision, Peel staff began planning for the servicing requirements by adjusting the 2022 capital budget. Staff identified the need to advance the design of some sanitary sewer and water main projects, including: Clarkway/Humber Station sanitary trunk sewer and 400-mm water main from Countryside Drive to Healey Road, and a 400-mm water main on the George Bolton Parkway extension from Coleraine Drive to Humber Station Road. Funding was also added to the 2022 capital budget for an Environmental Assessment (EA) and water and wastewater servicing feasibility study for Bolton.

d) ROPA 30 Water and Wastewater Servicing Study

The Bolton EA and feasibility study were initiated in 2022 to determine the water and wastewater infrastructure needed to service the additional lands identified in the LPAT decision. This infrastructure is not included in the current Master Plan because the Master Plan was completed prior to the LPAT decision. The Bolton water and wastewater feasibility study was completed in February 2023. The study has considered the future growth in the Settlement Area Boundary Expansion (SABE), or the "2051 New Urban Area", of the Peel 2051 Municipal Comprehensive Review and new Region of Peel Official Plan; however, the scope of the servicing study was limited to the ROPA 30 lands as the detailed servicing needs for the SABE lands will be covered by the Master Plan update. The Bolton EA is anticipated to be completed in 2024.

Bolton Water and Wastewater Servicing Strategy

2. Findings

The water and wastewater infrastructure projects required to service Bolton, in the Town of Caledon, fall into the following three major categories:

a) Projects included in the current Master Plan

Several projects are included in the current Master Plan to support growth in the ROPA 30 lands (Appendix II and Table 1), as approved by Regional Council on December 8, 2016. Funding to complete the design phase for these projects was approved through the 2023 capital budget and construction funds are anticipated to be included in the 2024 capital budget. These projects are also included in the current Development Charge Background Study and could be eligible for advancement if needed and funding is made available.

b) Additional Projects to address the LPAT decision

The Bolton servicing feasibility study has identified various strategies for servicing the LPAT revised ROPA 30 lands (Appendix III and Table 2). These servicing strategies are conceptual and will require further evaluation and public consultation through the completion of the Bolton EA. The additional funding needed to service the LPAT revised ROPA 30 lands, once finalized, will be added to the water and wastewater capital plan and 2024 capital budget as required. The phasing and implementation of the ROPA 30 projects and projected in service date is proposed in Table 2. The project implementation dates represent a logical progression of infrastructure to support development and may be amended subject to the following:

- Growth and system capacity availability within the upstream and downstream water and wastewater system namely treatment, major watermain and sanitary trunk sewer capacity
- Capacity allocation limits of the Regional Official Plan.

Some of the new projects required to address the LPAT decision may not proceed immediately to design and construction as there may be a requirement for an additional EA, acquisition of land, coordination with transportation projects, coordination with local municipal projects, and/or the availability of water transmission, water treatment, sanitary trunk sewer or wastewater treatment capacity. The interdependencies amongst projects and cost saving opportunities are factors affecting the timing of project completion.

c) Future Master Plan Projects to service SABE lands within the 2051 New Urban Area

Servicing needs for the SABE lands and growth to 2051 will be determined through a Master Plan update which commenced in April 2023 and is anticipated to be completed in 2025. Lands outside of the ROPA 30 limits as per the LPAT decision (Appendix I(b)) have not been considered in the current review and are not included in the recommendation.

Bolton Water and Wastewater Servicing Strategy

RISK CONSIDERATIONS

A comprehensive EA is underway and required to develop the optimum servicing solution that will maximize the use of existing infrastructure and future infrastructure needs for the adjacent SABE lands. Any delays in the EA study could impact the timing of development.

The Bolton water and wastewater feasibility study recognizes that the infrastructure required to service the LPAT revised ROPA 30 lands and the establishment of a new water pressure zone also provides a net benefit for the existing residents of the North Hill by improving water pressure in the area.

It is important to acknowledge that challenges may arise including coordination with other works initiated by the Town or the Province, such as road widenings, the Bolton GO station or other projects as the EA work progresses, timing and completion of the EA study may be impacted accordingly.

On May 18, 2023, the Province introduced Bill 112, the *Hazel McCallion Act (Peel Dissolution), 2023* that, if passed, will dissolve the Region of Peel and make the Cities of Brampton and Mississauga and the Town of Caledon single-tier municipalities, effective January 1, 2025. The proposed legislation provides for the establishment of a Transition Board to make recommendations on implementing the restructuring. Details of the transition including matters as they relate to Regional roles and responsibilities are not known at this time and are to be addressed in future reporting to Regional Council. Additional assessment to support the transition under Bill 112 will be provided as further details become known. The uncertainties resulting from Bill 112 and other recent legislative changes such as Bill 23 and Bill 97 may affect the timing of implementation of the works.

FINANCIAL IMPLICATIONS

The Bolton feasibility study provided some high-level cost estimates for each conceptual servicing strategy to service the ROPA 30 lands approved by the LPAT. The preliminary cost estimate is \$143 million (not including Option 6 and Triangle Lands which is already included in the capital plan). The final budget estimates will be determined as part of the EA. The additional funding needed to service the LPAT revised ROPA 30 lands, once finalized, will be added to the water and wastewater capital plan and 2024 capital budget as required. Some projects in the current water and wastewater capital plan may be brought forward in the 2024 capital budget to support the ROPA 30 servicing strategy. The Bolton feasibility study conceptual service strategy cost estimate provided above does not include costs related to sanitary trunk sewer, wastewater treatment, water transmission, water treatment capacity upstream and downstream of the ROPA 30 areas, and any debt servicing costs or financing costs that may incur. Costs and projects related to this will be determined as part of the Master Plan update and financial plan update.

As the local planning process gets underway, detailed policies included in ROPA 30 LPAT decision must also be addressed. Policy 5.6.20.14.22.1 of the Region of Peel Official Plan is specific to ROPA 30 lands and requires the Town of Caledon to prepare a phasing plan to the Region's satisfaction that provides for the orderly, fiscally responsible, and efficient progression of development coordinated with the Region's capital plan and infrastructure master plans, prior to the approval of a local official plan amendment and secondary plan. This policy also requires the Town of Caledon to prepare a financial and implementation plan to the Region's satisfaction that includes the execution of financial agreements for the provision of capital infrastructure which may require front-end financing or accelerated payment agreement and/or other cost

Bolton Water and Wastewater Servicing Strategy

sharing agreements consistent with the phasing plan. Any consideration of front-end financing for the servicing of the additional ROPA 30 lands would need to be subject to these planning policies, the Region's corporate policy on financial management and front-end financing, requirements of the *Development Charges Act* and coordination with ongoing studies and the Region's long term capital plan.

CONCLUSION

An EA is required to fully understand and determine the infrastructure requirements, potential solutions, and estimated costs to service the additional ROPA 30 lands in an orderly, fiscally responsible, and efficient progression of development. The infrastructure projects identified through the EA will be added to the water and wastewater capital plan.

Peel staff will continue to work with Town of Caledon to implement ROPA 30 and plan for the next stage of growth in Peel and Caledon through the required EA, the Transportation Master Plan and the Water and Wastewater Master Servicing Plan.

APPENDICES

Appendix I – Bolton Residential Expansion Study (BRES) Options

Appendix II – ROPA 30 Water and Wastewater Servicing Included in the Current Master Plan

Appendix III – ROPA 30 Conceptual Water and Wastewater Servicing



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