Water and Wastewater Servicing in the Nobleton Community, Municipal Class Environmental Assessment Study

Open House #3

Frequently Asked Questions

Study Overview

1. **What is this study about?**

York Region is conducting a Municipal Class Environmental Assessment (Class EA) study to identify long-term water and wastewater capacity servicing options for the Nobleton community in the Township of King. The study options are intended to support growth while optimizing the use of existing Regional infrastructure.

To learn more about Class EA studies please visit york.ca/ea.

2. **What is the planning horizon for this study?**

This study looks at the possibility of servicing future growth in Nobleton up to year 2041.

3. **Why do existing water or wastewater system(s) need to be expanded?**

The current water and wastewater systems have a limited capacity; additional water and wastewater infrastructure would be required to accommodate expected future growth.

4. **What is the difference between the study area and the service area?**

The **study area** is the geographic area associated with the Class EA study and where potential environmental effects will be studied. As alternative solutions are developed the study area may be revised or expanded.

The current **service area** boundary is the area within the Urban Area Boundary of the Village of Nobleton defined by the Township of King's Nobleton Community Plan. It is expected future growth will be within the boundary and the area within the boundary has or will have municipal water and wastewater servicing.

5. **How does this study relate to other planning processes in the region, such as the Municipal Comprehensive Review?**

This Class EA study looks at the possibility of servicing future growth in the community of Nobleton within the urban area boundary. The Municipal Comprehensive Review is underway, and is being conducted by the Planning and Economic Development Branch of York Region. To learn more about the Municipal Comprehensive review, Vision 2051, and to view the Municipal Comprehensive review project plan, you can email futureyork@york.ca

6. **What are the costs associated with this project and who is paying for it?**

The Environmental Assessment Study cost is approximately $2.25 million. Growth-related infrastructure will be assigned and paid for by new development. The final capital cost breakdown (i.e., growth component vs. non-growth component) will be determined at a later stage of the project once the Recommended Solution has been selected.

For more information on York Region's budget and how finances are used to deliver services, please visit www.York.ca/budget.

7. **How will this project impact the rates I pay on my water bills?**

Water and wastewater billing grades are managed by the Township of King. If you have further questions about your water or wastewater bills, please visit the Township of King website at www.king.ca or alternatively you can contact Service King. The number is 905-833-5321 or you can email serviceking@king.ca.

8. **Will Nobleton be getting surface-based water supply, such as lake-based water, instead of groundwater well supply?**

No, Nobleton will not get any surface-based water supply. Groundwater will remain as the primary water supply source for Nobleton.

9. **King City is not on a well system and receives lake-based supply. Why can't Nobleton do the same?**

Water servicing from alternative sources is being considered in this Class EA study. The evaluation criteria show increasing the capacity of the existing well in combination with a new production well has the lowest overall impact. Since increasing groundwater supply can meet the anticipated growth, connection to lake-based supply is not permitted.

King City had all the necessary approvals for lake-based supply before the most recent update of the province's long-term plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). This update restricted the extension of water and wastewater services unless deemed necessary.

10. **Why is the recommended water servicing solution not to connect to the lake-based supply?**

Increasing the capacity of the existing well, in combination with a new production well, resulted in the lowest overall impact after evaluating the natural environment, social, cultural, jurisdictional, regulatory, technical and economic criteria.

Since increasing groundwater supply can meet the anticipated growth, connecting to the lake-based water supply is not permitted. According to the province's long-term plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), extending supply from a Great Lake's source is generally only permitted if the local groundwater supply is unable to meet the quantity and/or quality requirements.

11. **Why did you choose the recommended wastewater servicing solution?**

Expanding the existing Janet Avenue Pumping Station, adding an underground storage tank at Janet Avenue Pumping Station to reduce high wastewater flows, and upgrading and expanding the Nobleton Water Resource Recovery Facility is the recommended wastewater solution because it scored highest in each evaluation category.

The advantages of this alternative include maximizing the use of the existing facilities, eliminating the twinning of the outfall and forcemain, limiting environmental, social and regulatory risks by confining expansion to the existing sites, and lower cost.

12. **Why is the increase in wastewater flows far greater than the corresponding increase in water flows?**

Wastewater captures not only sewage, but also infiltration and inflow (I&I), which accounts for rainwater, melting snow and runoff. High groundwater table, soil conditions and sewer conditions all contribute to the overall amount of I&I. Historically, Nobleton's sewer system has seen relatively high I&I values. As such, allocation has been made in sizing the wastewater infrastructure to accommodate this additional flow. The same accommodation does not need to be made for fresh water.

13. **What is the rationale for providing a Flow Attenuation Tank at the Janet Avenue Pumping Station?**

The peak flows projected for the Janet Avenue Pumping Station are significantly greater than the average flows. These peak flows are expected to be witnessed occasionally, and not daily. Designing the downstream infrastructure to accommodate the peak flows would result in a significant environmental and financial impact. In addition, the built infrastructure would be unused for long periods of time. The Flow Attenuation Tank will shave off the peak flows to a

manageable level, which would allow the existing infrastructure to accommodate the flows and will also reduce the expansion needed at the Janet Avenue Pumping Station and WRRF.

Water Quality

14. Will this study improve my well water quality?

Water quality issues such as iron, odour and taste have been raised and discussed as part of this study and considered in the recommended solution.

York Region and the Township of King regularly sample the drinking water, as required by the *Safe Drinking Water Act*, to ensure it meets high standards for quality. The water supply complies with the Ontario Drinking Water Quality Standards.

York Region is in the process of completing a Region-wide groundwater treatment study. The outcome of this study will include treatment recommendations for the Nobleton water system.

To learn more about drinking water quality and monitoring visit york.ca/drinkingwater.

15. Will the addition of a new well address the water pressure concerns?

There are a few causes for water pressure concerns, some of which are under the jurisdiction of York Region, while others are under the jurisdiction of the Township of King. The Environmental Assessment team is working closely with the Township to resolve these issues where possible, as part of the overall water supply and generation of water from the wells into the storage system. However, concerns specifically related to water pressure are the responsibility of the Township of King. Any quality or pressure concerns should be directed to the Township of King. The number is 905-833-5321 or you can email serviceking@king.ca.

Environment

16. **How does climate change factor into the plan for water and wastewater servicing in the Nobleton Community?**

Climate change considerations (both mitigation and adaption measures) for the recommended water and wastewater solutions are being considered as part of the Class EA study.

The recommended water servicing solutions were evaluated to ensure they would be resilient to climate change. The proposed solutions would be adaptable to varying flow rates and regulations that may arise from climate change. For the wastewater servicing, a few of the proposed facility upgrades have been designed to accommodate a 1 in 25-year storm. This would protect the treatment plant from unusually high flows. The entire infrastructure will need re-evaluation if the magnitude of wet weather events were to considerably increase in the future.

17. How will this project impact the quality/quantity of groundwater within the Nobleton area?

There will be no impact on the groundwater quality in Nobleton. The current Permit to Take Water (PTTW) for the Nobleton wells limits individual wells to stay within their individual capacities and limits the combined capacity of all wells. The well supply system recommended in this project will require a new well and an increase in capacity of the existing wells. A new PTTW will be required that will ensure the quantity and quality of groundwater in the Nobleton Area is not affected.

Planning and Growth

18. Why is additional servicing capacity needed in Nobleton?

The current Nobleton Community Plan (Township of King) designates lands within the existing urban area boundary for future development.

Future residential development within the existing urban area of the Nobleton Community Plan is dependent on the availability of additional servicing capacity. A servicing solution is needed to enable the Township to consider residential or mixed-use development applications that implement the existing Community Plan.

On May 30, 2016, as part of King Township's Official Plan Review, King Council approved the recommended policy directions as part of the *Understanding Greenfield Density and Intensification in King Township* report. This provides the framework for a potential population increase in Nobleton.

While Nobleton's future population is subject to King Township's Official Plan, it is expected to increase beyond the current capacity of the existing water and wastewater infrastructure. However, any population growth that occurs will take place within the current Nobleton Urban Area Boundary. No urban expansion beyond the current Urban Area Boundary of Nobleton is planned for in the current King Township Official Plan.

19. Where will future development occur?

The existing Nobleton Community Plan designates lands within the current urban area for residential and mixed-use purposes. Any development of these lands is required to be in accordance with the policies of the existing Nobleton Community Plan or the Township's future Official Plan. The Township approved its Official Plan, in September of 2020.

20. Is there an approved service population for the Nobleton community? What is it today and what will it be in the future?

The approved service population is dependent on King Township's Official Plan for Nobleton.

The current population of Nobleton (Stats Canada 2016) is 4,614 with the majority connected to municipal services. The Class EA study is investigating the water and wastewater servicing for a total population of 10,800.

Water and wastewater servicing is York Region's responsibility. The population estimate is determined by applying the Township's residential density policies from the current Nobleton Community Plan to the amount of land designated for new residential development within the current Nobleton Urban Boundary as well as consideration of the Township's draft Official Plan.

King Township approved its Official Plan in September of 2020.

21. How does this project comply with municipal and provincial policies and frameworks?

The Class EA study will consider provincial and municipal policy frameworks that apply to the study area including the Greenbelt Plan (2017), the Growth Plan for the Greater Golden Horseshoe (2019) and the Oak Ridges Moraine Conservation Plan (2017). In Phase Two of the Class EA Study, each alternative was evaluated based on whether they conformed to the policies.

How to participate

22. How can I provide input on the study?

Public consultation opportunities will be provided over the course of the study to engage with the public, present information, receive feedback and answer questions. Once this study is complete, all of the study materials will be posted online and available for viewing by request.

Stay tuned for information about public consultation opportunities and the progress of the Class EA study at york.ca/nobletonea.

Comments can be submitted using the survey link at york.ca/nobletonea.

To be added to the project mailing list or if you have additional questions or comments, contact:

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