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File No. 702712

January 19, 2017

By E-Mail Only to regional.clerk@york.ca

Members of the Committee of the Whole
York Region Administrative Centre
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Chairman Ferri and Members of the Committee:

**Re: C.O.W. Meeting January 19, 2017
Environmental Services
Agenda Item E.2.1: Class Environmental Assessment for
Nobleton Water and Wastewater Servicing**

We are counsel to Nobleton North Holdings Inc. ("Nobleton North"), the owner of approximately 21 hectares of land located at the southeast quadrant of Highway 27 and 15th Sideroad in Nobleton (the "Nobleton North Lands").

On November 10, 2016, the Ontario Municipal Board issued a Decision and Order (the "Board Order") allowing our client's appeal, in part, of the Nobleton Community Plan (OPA 57) and approving modifications to the Plan to include the Nobleton North Lands within the Nobleton Urban Area boundary and designate them "Residential". The Board Order is in full force and effect.

The Report of the Commissioner of Environmental Services respecting the above-referenced agenda item identifies the reason for the proposed Class Environmental Assessment ("EA") to be the need to provide additional wastewater and water servicing capacity for a proposed population increase in Nobleton. However, the Report identifies only the additional population increase from 6,590 to 10,500 people which was anticipated by King Township for lands that were in the Urban Area Boundary as it existed prior to the Board Order.

As a result of the Board Order, an additional 21 hectares of land is included in the Nobleton Urban Area, which will require municipal water and wastewater services. The EA process must recognize and account for servicing capacity required for the additional population from the Nobleton North Lands.



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We request that the Committee direct Regional staff and the EA consultant, Black & Veatch Canada, to ensure that the scope of the EA includes the additional population from the Nobleton North Lands. Our client would be pleased to meet with Regional staff and Black & Veatch to provide information respecting the future population which is anticipated at build-out of the Nobleton North Lands.

Thank you for your consideration. Please provide us with notice of any decision of the Committee and Council, as well as further reports and meetings respecting this matter.

Yours sincerely,
DAVIES HOWE PARTNERS LLP

Michael Melling
MWM:mem:md

copy: Client