



DEVELOPMENT AND INFRASTRUCTURE SERVICES – ENGINEERING SERVICES  
TOWN OF NEWMARKET  
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February 22, 2016

**DEVELOPMENT AND INFRASTRUCTURE SERVICES REPORT  
ENGINEERING SERVICES 2016-12**

TO: Committee of the Whole  
SUBJECT: Servicing Extension Agreement (By-Law 2001-102)  
ORIGIN: Director, Engineering Servicing

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**RECOMMENDATIONS**

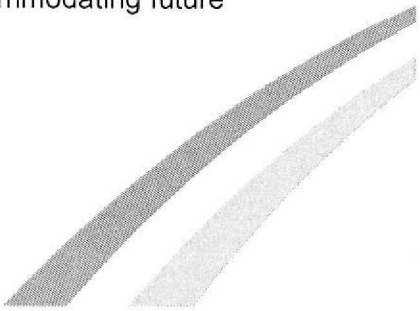
**THAT Development and Infrastructure Services Report – Engineering Services 2016-12 dated February 22, 2016 regarding the Servicing Extension Agreement (By-Law 2001-102) be received and the following recommendation(s) be adopted:**

- 1. THAT staff be authorized to work with the Town of East Gwillimbury to complete a servicing justification study to assess the impact on the existing Newmarket sanitary system of extending servicing beyond the lands identified in the 'Servicing Extension Agreement' (By-Law 2001- 102), in order to service East Gwillimbury's Highway 404 Employment Lands to meet immediate needs;**
- 2. AND THAT the Town of East Gwillimbury engages the Town of Newmarket's Engineering Consultant, WSP, currently undertaking the Town's 'Water/Wastewater Master Planning Study', to complete a servicing justification study, at their sole cost and to the satisfaction of the Town;**
- 3. AND THAT subject to the recommendations in the servicing justification study that the Servicing Extension Agreement be amended accordingly;**
- 4. AND THAT the CAO, Town of East Gwillimbury be notified of this action.**

**COMMENTS**

**Background**

The existing industrial subdivision (Steeles Jane) within the Town of Newmarket (Newmarket) in the area east of Leslie Street (Ringwell Dr., Kerrisdale Blvd., and Harry Walker Parkway) was developed in the late 1980's/early 1990's and included a sanitary sewer extension (within an easement) from Ringwell Dr. northerly to the Town boundary. This extension was placed in anticipation of accommodating future development of lands north of the Newmarket boundary and east of Leslie St.

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In 2001, Newmarket passed a by-law, By-Law 2001-102 to authorize the execution of a Servicing Extension Agreement (Agreement) between Newmarket and the Town of East Gwillimbury (EG) to extend servicing into EG to service their industrial lands north of the Newmarket boundary and east of Leslie St. (See attached map). The Agreement set out a number of conditions to allow EG to extend servicing into their industrial lands immediately north of Newmarket's boundary and connect to Newmarket's existing water and wastewater services. The Agreement also included provisions that EG would agree that no further connections to the services, beyond that which is required to accommodate the development of the noted industrial lands, shall be permitted, unless the Agreement is amended. As well the Agreement established fees, rates and charges to be paid by EG to Newmarket for a number of items including but not limited to, staff time for reviewing and approving design drawings, inspections, meetings, etc., and applicable water and sanitary usage. The current Agreement is for a term of twenty years and is automatically extended for a further twenty years, on each twenty year anniversary date.

The sanitary drainage received from the existing EG industrial lands is conveyed to the Newmarket sanitary system within Ringwell Drive, which then crosses Leslie Street and follows the alignment of Leslie Valley Drive to the Region's Newmarket Pumping Station on Bayview Parkway.

### **Servicing Extension Options**

Newmarket and EG staff met to discuss the options available to service the EG's Highway 404 Employment Lands in order to meet their immediate servicing needs. EG provided a follow up letter to Newmarket outlining options available to service their Highway 404 lands and is looking for Newmarket's support in principle (see attached letter dated January 18, 2016). EG's preferred option is to extend water and wastewater servicing from their existing industrial lands (between north Newmarket boundary and Green Lane) along Harry Walker Parkway and Green Lane to service their Highway 404 lands, and use capacity from the existing un-developed industrial lands (within the existing Agreement) on a substitute basis, until such time as EG is able to complete a servicing study to assess whether additional capacity is available in the existing Newmarket sanitary system to accommodate flows from the proposed Highway 404 lands.

This servicing option also provides EG with the servicing of their Highway 404 lands to meet immediate needs, until such time, as the Region of York extends a sanitary trunk sewer along Green Lane to service the noted lands, and timing of this proposed servicing is not imminent.

Newmarket staff is supportive of EG's servicing request as outlined in their letter, provided that:

EG confirms that by substituting flows from their existing industrial lands to the 404 lands this will forego capacity for further development in their existing industrial lands, until such time as a servicing justification study is completed to assess whether additional capacity is available in the Newmarket sanitary system.

EG engages Newmarket's Consultant, WSP, to undertake a servicing justification study at their sole cost and to the satisfaction of Newmarket to assess their immediate servicing needs.

The existing Agreement is amended, as necessary, to complete any proposed servicing extension works and, establishing any fees and charges, etc.

### **BUSINESS PLAN AND STRATEGIC PLAN LINKAGES**

Deliver affordable, efficient and effective water distribution, wastewater and solid waste collection services that meet or exceed provincially mandated requirements, Council and the public's expectations, while ensuring that the systems capital assets retain their value and are managed/funded accordingly to sustainable, lifecycle based principles and practices.

### **CONSULTATION**

Consultation has only been at a staff level within Development & Infrastructure Services in preparation of this report.

### **HUMAN RESOURCE CONSIDERATIONS**

Staffing levels are not impacted as a result of the recommendations in this report.

### **BUDGET IMPACT**

#### Operating Budget

The Operating Budget is not impacted as a result of the recommendations in this report.

#### Capital Budget

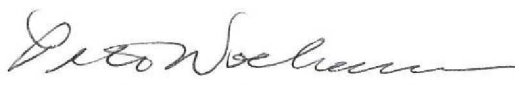
The Capital Budget is not impacted as a result of the recommendations in this report.

### **CONTACT**

For more information on this report, contact Rick Bingham, C.E.T., Manager, Engineering Services at 905-953-5300 ext. 2505 or [rbingham@newmarket.ca](mailto:rbingham@newmarket.ca)

  
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Rick Bingham, C.E.T.,  
Manager, Engineering Services

*FOR*   
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Rachel Prudhomme M.Sc., P.Eng.,  
Director, Engineering Services

  
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Peter Noehammer P.Eng.,  
Commissioner, Development and Infrastructure Services



Town of  
**East Gwillimbury**

**Mike Molinari, P.Eng.**

General Manager  
Community Infrastructure & Environmental Services  
905-478-3814  
mmolinari@eastgwillimbury.ca

January 18, 2016

Mr. Peter Noehammer, P.Eng.  
Commissioner of Development & Infrastructure Services  
Town of Newmarket  
P.O. Box 328  
Newmarket, Ontario L3Y 4X7

Dear Mr. Noehammer:

Re: Service Options to Highway 404 Employment Lands

Further to our recent discussion, the Town of East Gwillimbury is reviewing options to service its Highway 404 Employment Lands. As part of this review and potentially on an interim basis, there may be opportunity to extend water and/or waste water servicing from Harry Walker Parkway easterly along Green Lane to meet immediate servicing needs until a more permanent solution is in place.

The Town recognizes that this potential extension of services will require an amendment to the existing Servicing Extension Agreement as well as some background work including an engineering study to determine if there is sufficient capacity available to support the extension of services. This matter was discussed at a Town of East Gwillimbury Council workshop on January 12, 2016 and we are wishing to confirm that the Town of Newmarket is supportive in principle of this interim servicing option prior to proceeding with any background work.

Thank you for your consideration

Sincerely,

Mike Molinari, P.Eng.  
General Manager,  
Community Infrastructure & Environmental Services

MM/cm

cc: B. Shelton, Town of Newmarket, CAO  
T.R. Webster, Town of East Gwillimbury, CAO



