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Town of Aurora
Committee of the Whole Report
No. PDS26-020

Subject: Servicing Capacity Update

Prepared by: Lawrence Kuk, Manager of Development Planning

Department: Planning and Development Services

Date: March 10, 2026

Recommendation

1. That Report No. PDS26-020 be received; and
2. That a total of 577 persons worth of servicing capacity from developments as listed in Appendix "A" be revoked; and
3. That a total of 855 persons worth of servicing capacity be assigned toward the list of approved developments as shown in Appendix "B" within a three-year "use-it or lose-it" timeframe; and
4. That staff be directed to prioritize the list of developments as listed in Appendix "C" and provide servicing allocation should additional capacity become available.

Executive Summary

This report provides Council with an update on the Town's available servicing capacity, makes recommendations to revoke and assign servicing allocations towards development proposals and prioritize future developments and provides clarification to the York Region's 2025 Servicing Capacity Assignment report.

- There is 998 persons worth of allocation to support future developments until York Region Infrastructure upgrades are completed in 2028-2030.
- Recommendation to revoke 577 persons worth of servicing capacity to increase the Town's total servicing capacity from 998 to 1,575 persons.

- Staff recommends allocating 855 persons worth of servicing towards 5 development ready projects provided they are utilized within a 3 year “use-it or lose-it” timeframe.
- Deferring servicing allocation for other approved development projects to align with Regional Infrastructure (2028-2030).
- No immediate servicing was assigned by York Region in the 2025 report
- Building permits and plan registrations may be released 12 to 18 months before the completion of Phase 1 of the North York Durham Sewage System Expansion project.
- North York Durham Sewage System Expansion Phase 2 has no development timeframe and may require developer-financing arrangements.
- Actual housing completion does not align with York Region’s servicing assignment or Town Council approvals.
- Bonus Servicing Assignment for rental development projects are not available for the N6 Community.

Background

As the upper-tier servicing authority, York Region manages the Water and Wastewater capacity by delivering a lump sum amount of servicing capacity to each of the 9 local municipalities in York Region. Through local Council approval, servicing capacity is assigned towards individual development applications. Historically, servicing constraint in the Town of Aurora is a result of a lack of Regional water and wastewater infrastructure. To relieve this pressure, York Region’s Servicing Capacity Assignment report dated December 4, 2025, confirmed that the first phase of the North York Durham Sewage System Expansion project to upgrade existing infrastructures and new servicing stations is approved under the Region’s long-term planning.

York Region Servicing Capacity Assignment History

The following is a summary of York Region’s water and wastewater servicing capacity assignment from the past 5 years related to residential developments. Non-Residential development including commercial, employment and institutional developments are not included in this tracking.

2021 York Region Assignment

- In 2021, the Region made a modest additional assignment for Aurora, equivalent to 333 persons of capacity. These smaller assignments were part of incremental capacity releases while the debate between long-term solutions such as the Upper York Sewage Solutions and York Durham Sewage System (YDSS) upgrades remained unresolved.

2023 York Region Assignment

- In 2023, York Region assigned 1,333 persons of capacity to the Town of Aurora, an additional 738 persons worth of capacity is contingent on the completion of North YDSS Expansion Phase 1 (set to be completed in 2028-2030).

2024 York Region Servicing Incentive Program (SIP)

- In 2024, two approved residential subdivision Manziana Builders (BT) Corp. (2016) and Coppervalley Estates Inc. (2017) completed the York Region Servicing Incentive Program (SIP) which provided the Town of Aurora with an additional 139 persons worth of capacity.

2025 York Region Assignment

- In 2025, York Region assigned 7,929 persons worth of capacity to the Town of Aurora. All of which is tied to the completion of the North YDSS Expansion Phase 1 which is set to be completed in 2028–2030.

The following is a snapshot of the servicing capacity assignment in 2023 and 2025 in comparison with local partners with similar servicing infrastructure constraints. York Region has equally distributed servicing between the three local municipalities.

	Servicing Capacity Assignment from York Region						
	2023 Capacity Assignment	Pending on Upgrades	Actual in 2023	2025 Capacity Assignment	Pending on Upgrades	Actual in 2025	Total (2023 - 2025)
Aurora	2071	738	1333	7929	7929	0	10,000
East Gwillimbury	1333	0	1333	8667	8667	0	10,000
Newmarket	7767	6433	1334	2233	2233	0	10,000

Definitions and Terms

Allocated

The term “Allocated” refers to development projects where municipal servicing capacity has been formally assigned, and the development has been registered. For example, the Plan of Subdivision has been registered with the Registry Office, the Site Plan Agreement has been registered on title or a Consent application has received the Certificate of Official. Typically, building permits follow closely after the registration process, as such, for servicing tracking purposes, Planning Staff use this milestone to consider servicing allocation to be “used”.

Committed

The term “Committed” from a servicing capacity perspective refers to situations where servicing has been identified and reserved for a development at the time of its planning approval. For example, at the time of Draft Plan of Subdivision, Site Plan Approval and Consent, a condition is in place to confirm the availability of servicing. In these cases, servicing is considered committed but not yet allocated and, according to Town’s Official Plan policies, may be revoked if there is no action that has been taken place within 3 years of the planning approval. However, where servicing was allocated in minutes of settlement for developments that were approved by the Tribunal, the servicing capacity cannot be revoked without breaching the terms of the minutes of settlement.

Anticipated

The term “Anticipated” refers to development applications that have received planning approval but municipal servicing capacity has not been assigned.

Analysis

There is 998 persons worth of allocation to support future developments until York Region Infrastructure upgrades are completed in 2028-2030.

To date, the Town of Aurora has utilized the vast majority of its servicing capacity, with 5,460 persons worth of servicing firmly committed towards approved developments. This leaves the Town with a remaining balance of 998 persons worth of servicing capacity, which is equivalent to approximately 314 single detached dwellings. The Town

needs to manage the remaining 998 persons worth until the next phase of York Region Infrastructure is completed in 2028-2030.

Recommendation to revoke 577 persons worth of servicing capacity to increase the Town's total servicing capacity from 998 to 1,575 persons.

To relieve some immediate servicing pressure, Staff is proposing that Town Council revoke servicing allocations from inactive developments as detailed in Appendix "A" of this report. In total, 3 approved developments have been identified with no significant progress over the past 3 years and 1 development proposed to have servicing revoked due to orderly development. If this recommendation is approved by Town Council, the Town's servicing capacity will increase by 577 persons for a total of 1,575 persons worth of servicing.

Staff recommends allocating 855 persons worth of servicing towards 5 development ready projects provided they are utilized within a 3 year "use-it or lose-it" timeframe.

To balance development progress with current capacity constraints, Staff recommend that Town Council allocate servicing to development ready projects as listed in Appendix "B" of this report. This represents a total allocation of 855 persons worth of servicing across five priority projects and would be subject to a three-year "use it or lose it" provision as per the Town's Official Plan policy. Should a project remain incomplete by 2029, the servicing will revert to the Town for redistribution.

Deferring servicing allocation for other approved development projects to align with Regional Infrastructure (2028-2030)

There are remaining approved development projects anticipated for servicing allocation, representing a total servicing need of 3,736 persons, as detailed in Appendix "C". Due to project inactivity and/or pending technical reviews, servicing allocation can be considered later. This timeline aligns with the anticipated completion of required York Region infrastructure upgrades, scheduled between 2028 and 2030.

No immediate servicing was assigned by York Region in the 2025 report

Although, the Town of Aurora has been assigned an additional 7,929 persons worth of servicing allocation, this is subject to the completion of Phase 1 – North York Durham Sewage System (YDSS) in 2028-2030. As such, York Region provided no new servicing assignment towards immediate developments. This similar clause was applied in the 2023 servicing capacity assignment which is only applicable to the Town of Aurora, Newmarket and East Gwillimbury.

Building permits and plan registrations may be released 12 to 18 months before the completion of Phase 1 of the York Durham Sewage System.

A significant portion of Aurora's growth depends on the North YDSS Expansion Phase 1, which is currently in the detailed design phase and expected to be commissioned in 2028. This expansion includes critical components such as the Aurora Sewage Pumping Station (SPS) Gravity Sewer Twinning. For developments relying on this Phase 1 capacity, building permits and plan registrations must wait until the Region officially releases the capacity, which is anticipated to occur roughly 12 to 18 months before the project's completion.

North York Durham Sewage System Expansion Phase 2 has no development timeframe and may require developer-financing arrangements.

Following Phase 1, further infrastructure investment is essential to accommodate Aurora's evolution to align with the Town's population projection as dictated in the Town's approved Official Plan. Similar to our neighbouring municipalities, future growth will rely on the delivery of Phase 2. As a timeline for this phase has not been established, a future discussion at York Region and Town Council will be necessary to determine a viable financial strategy and funding arrangement.

Actual housing completion does not align with York Region's servicing assignment or Town Council approvals.

While the Region has assigned capacity to help meet 2031 Provincial housing targets and local Council has been approving development projects to meet the Provincial Housing Targets, due to the current state of the economy, actual housing completions across York Region in recent years (2020–2024) have been significantly lower than the annual rates required by those targets.

Bonusing Servicing Assignment for Rental development projects are not available for the N6 Community.

Regarding the York Region Report, it is important to clarify that servicing capacity incentive for rental development is currently unavailable to the N6 Community due to existing servicing constraints.

Advisory Committee Review

No Communication Required

Legal Considerations

As per the policies of the Town's Official Plan, Council may revoke the municipal servicing capacity in whole or in part. Where servicing was allocated in minutes of settlement for developments that were approved by the Tribunal, the servicing capacity cannot be revoked without breaching the terms of the minutes of settlement.

Financial Implications

There are no financial implications as a result of this report.

Communications Considerations

No Communication Required.

Climate Change Considerations

The recommendations from this report does not impact greenhouse gas emissions or impact climate change adaption.

Link to Strategic Plan

The recommendations from this report will support the Strategic Plan goal of Supporting an exceptional quality of life for all through its accomplishment in the following key objectives:

Strengthening the fabric of our community: To ensure future growth includes housing opportunities for everyone.

Supporting an exceptional quality of life for all: Advocate for the improvement of key Regional and Provincial infrastructure.

Alternative(s) to the Recommendation

1. Council to provide further direction.

Conclusions

Planning and Development Services will continue to monitor the Town's development approval and registration records in order to ensure the Town has sufficient amount of servicing capacity to meet its demands. Staff will report back to Council of the next formal servicing assignment or update from York Region to initiate further discussion on future allocations.

Attachments

Appendix A – Proposed List of Development to Revoke Servicing Allocation

Appendix B – Proposed Servicing Allocation Assignment

Appendix C – List of Approved Developments without Servicing to Prioritize

Previous Reports

[PDS23-122, Additional Information to Report PDS23-109 and Servicing Allocation Update, September 26, 2023](#)

Pre-submission Review

Agenda Management Team review on February 19, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer