

**Section I – Items for Board of Directors Action**

**TO:** Chair and Members of the Board of Directors  
Friday, May 23, 2025 Meeting

**FROM:** Alexander Schuler, Associate Director, Property and Asset Management  
  
On Behalf of John MacKenzie, Chief Executive Officer

**RE: DISPOSITION OF PERMANENT EASEMENT TO NOBLETON 2715 DEVELOPMENTS LIMITED AND KING TOWNSHIP FOR A SANITARY SEWER (CFN 71362)**  
Request from Nobleton 2715 Developments Limited and King Township for a Permanent Easement on Toronto and Region Conservation Authority-owned lands required for a sanitary sewer, Township of King, Regional Municipality of York, Humber River Watershed (CFN 71362)

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**KEY ISSUE**

Receipt of a request from Nobleton 2715 Developments Limited and King Township, for a permanent easement for a sanitary sewer on Toronto and Region Conservation Authority (TRCA) owned lands located north of Paradise Valley Trail and west of Samson Trail (closest major intersection southwest of 15<sup>th</sup> Sideroad and Hwy 27), in the Township of King, Regional Municipality of York, Humber River watershed (CFN 71362).

**RECOMMENDATION:**

**IT IS RECOMMENDED THAT WHEREAS TRCA is in receipt of a request from Nobleton 2715 Developments Limited and King Township for a permanent easement on TRCA-owned lands located north of Paradise Valley Trail and west of Samson Trail, in the Township of King, Regional Municipality of York, required for a sanitary sewer, Humber River watershed;**

**AND WHEREAS TRCA strives to work cooperatively with its Municipal and external partners on various infrastructure requests;**

**THEREFORE LET IT BE RESOLVED THAT a permanent easement on a parcel of TRCA-owned land containing 0.137 hectares (0.338 acres), more or less, required for a sanitary sewer, being Part of Block 149,**

## Item 8.2

**Register Plan 65M-4443 and Part of Lot 9, Concession 8 designated as Part 2 on draft Registered Plan by Schaeffer Dzaldov Purcell Ltd. OLS, Job No. 22-136-03, dated October 1, 2024 in the Township of King, Regional Municipality of York, be conveyed to King Township;**

**THAT consideration be \$182,760 plus applicable taxes; all legal, appraisal, survey and other costs to be paid by Nobleton 2715 Developments Limited;**

**THAT the Nobleton 2715 Developments Limited and King Township are to fully indemnify TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from this conveyance or the carrying out of construction;**

**THAT an archaeological investigation be completed, with any mitigation measures being carried out to the satisfaction of TRCA staff, at the expense of Nobleton 2715 Developments Limited;**

**THAT a permit pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 be obtained prior to the commencement of construction;**

**AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction, including obtaining any necessary approvals and the signing and execution of documents.**

### **BACKGROUND**

Nobleton 2715 Developments Limited and King Township have requested a permanent easement on TRCA-owned lands, north of Paradise Valley Trail and west of Samson Trail (closest major intersection southwest of 15<sup>th</sup> Sideroad and Hwy 27), in the Township of King, Regional Municipality of York, required for a sanitary sewer, Humber River watershed.

Nobleton 2715 Developments Limited is developing a 170-unit housing development at the southwest corner of 15<sup>th</sup> Sideroad and Hwy 27. In designing the subdivision, it was discovered that the only feasible sanitary sewer connection is through TRCA lands to service the 170 housing units. In order to build the sanitary sewer, Nobleton 2715 Developments Limited is working with King Township to complete the project and therefore an easement is required. Once the sanitary sewer is built on TRCA-owned lands, King Township will continue to hold the permanent easement for the servicing and maintenance of the sanitary sewer.

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TRCA Planning and Technical staff are reviewing the project to ensure the sanitary sewer design and construction are in accordance with TRCA regulatory permitting responsibilities under the Conservation Authorities Act and Ontario Regulation 41/24.

The subject TRCA-owned lands were acquired from Hamley's Development Inc. on January 30, 2015 under the Greenlands Acquisition Project 2011-2015.

**Attachment 1** is a sketch illustrating the location of the subject lands.

**Attachment 2** is an orthophoto illustrating the location of the subject lands.

### **RATIONALE**

It is in the best interest of TRCA to work with Nobleton 2715 Developments Limited and King Township to help provide land for municipal servicing for the 170-unit housing development and help with Province's housing target. TRCA has successfully come to terms with Nobleton 2715 Developments Limited on a fair market value for the real estate interests requested.

### **Relationship to TRCA's 2023-2034 Strategic Plan**

This report supports the following Pillar and Outcome set forth in TRCA's 2023-2034 Strategic Plan:

#### **Pillar 1 Environmental Protection and Hazard Management:**

- 1.4 Balance development and growth to protect the natural environment ensuring safe sustainable development

### **FINANCIAL DETAILS**

Noble 2715 Developments Limited has agreed to pay the permanent easement fee and will assume all legal, survey and other costs involved in completing this transaction.

**Report prepared by: Edlyn Wong, Senior Property Agent**

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**For Information contact: Edlyn Wong, (437) 880-1954; Alexander Schuler, (437) 880-1950;**

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**Date: April 9, 2025**

## **Item 8.2**

### **Attachments: 2**

Attachment 1 – Site Plan - North of Paradise Valley Trail and west of Samson Trail

Attachment 2 – Orthoplan - North of Paradise Valley Trail and west of Samson Trail