



## **2025-COW-36**

**Authorization to undertake a comprehensive review of the options for including the Northeast Pickering lands in the Region's DC By-laws**

November 13, 2025

# Presentation Overview

- Request from members of Northeast Pickering Landowners group to expedite servicing to Northeast Pickering
- Background/Context
  - Planning for Growth
  - Water & Wastewater Infrastructure Planning
- The Path Forward - planning and funding for growth in Northeast Pickering



# Request to service Northeast Pickering

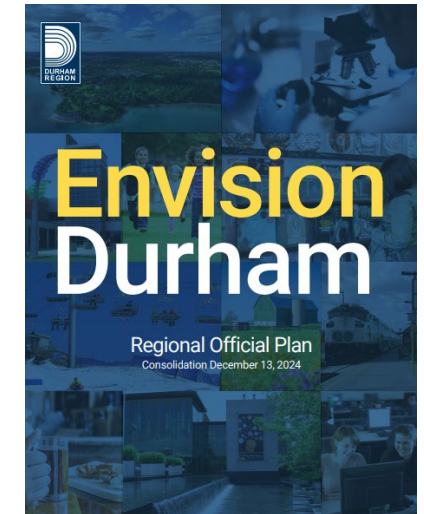
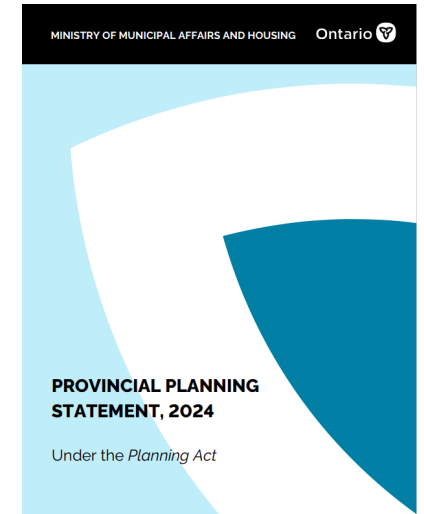
Pickering and members of the Northeast Pickering Landowners Group have requested that the Region advance the planning to extend water and wastewater services to their lands in NEP



# Background/Context

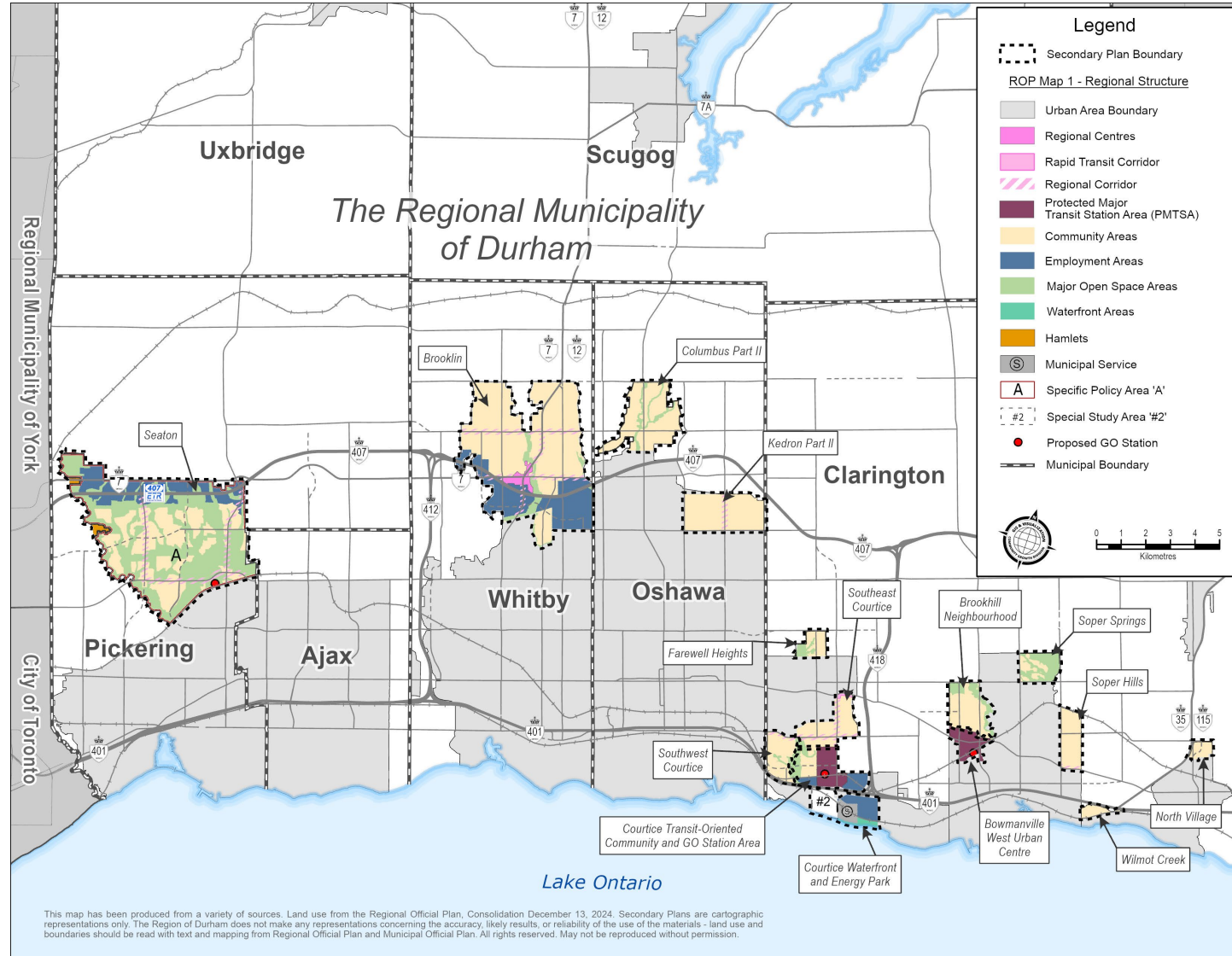
# Planning for Growth

- Provincial Planning Statement, 2024
  - Planning for growth is to be integrated with planning for infrastructure
- Envision Durham and local official plans
  - Sequential, orderly and phased development
  - Provide necessary infrastructure to meet current and projected needs for orderly growth
  - Balance of intensification and new growth areas
  - Growth into the 2051 expansion areas





# Planning for growth – Active Secondary Plans in 2031 Urban Boundary



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# Water & Wastewater Planning to support growth

- Water and wastewater infrastructure planning is about technical solutions rooted in financial sustainability.
- Ensure that each municipality continues to have developable lands to meet provincial housing targets and match pace of growth.
- 2023 DC Background Study identified an estimated \$3.5B worth of water and sanitary sewerage infrastructure projects to facilitate development in the 2031 Urban Boundary.
- There is sufficient land within the 2031 Urban Boundary to meet the provincial housing targets of 84,000 units in 10 years.

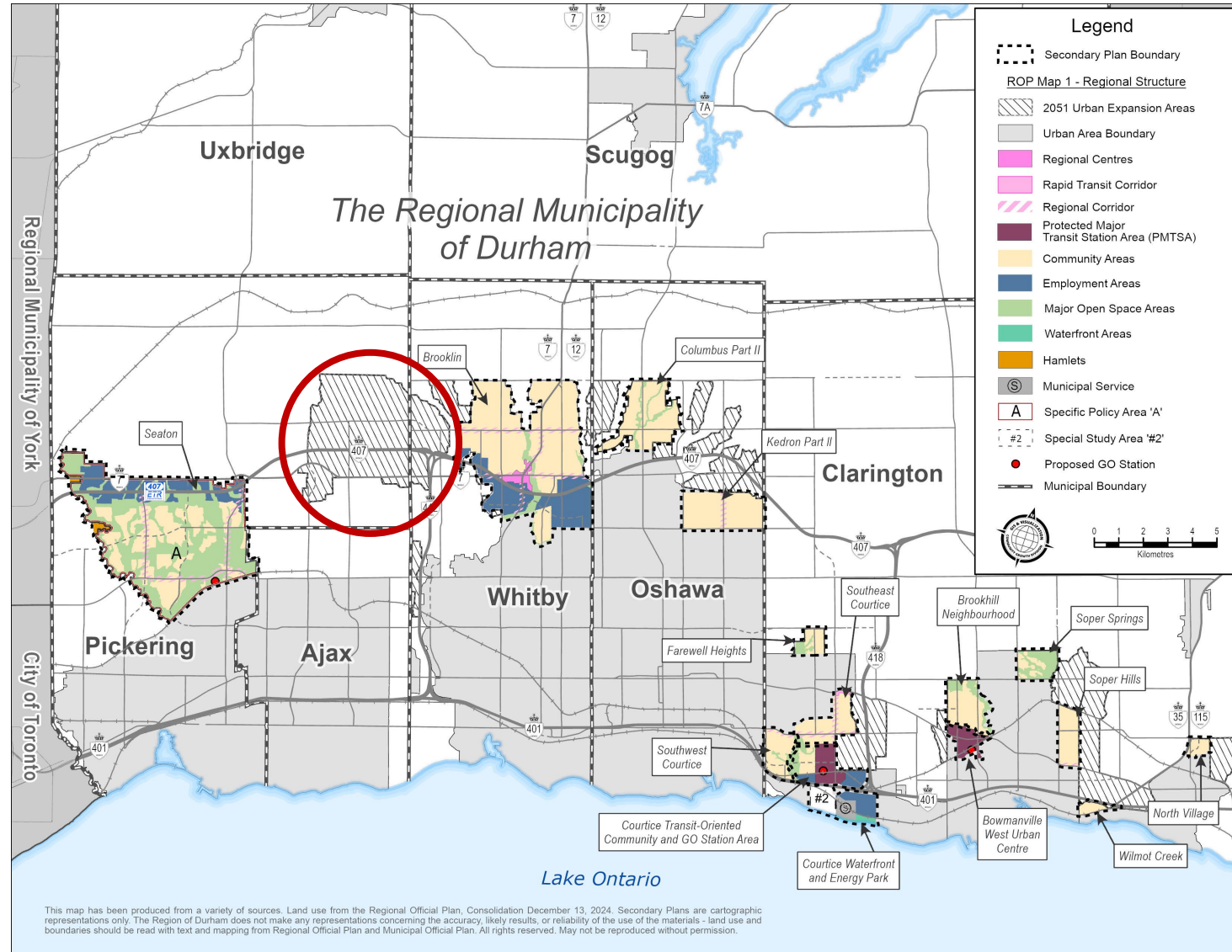


# Water & Wastewater Planning

- 2023 DC Background Study was based on growth forecasts contained within the last Official Plan. The current pace of development is much slower.
- Advancing the servicing of expansion lands would deprioritize lands that were included in the Council approved DC Background Study and would underutilize the infrastructure investments expended within the 2031 Urban Boundary.



# 2051 Urban Expansion Areas





# The Path Forward

# The Recommended Path Forward

- The housing targets set by the Province can be met within the 2031 Urban Boundary.
- As part of the settlement negotiations of the 2023 Region-wide DC Bylaw appeal, the Region committed to updating and replacing the Bylaw earlier than would otherwise be required.
- To balance this commitment, and the request from NEPLOG to advance consideration of Northeast Pickering, staff are recommending the following path forward.

# The Recommended Path Forward

- The Region's current Development Charges (DC) By-laws, By-law No. 42 2023 for core services and By-law No. 39 2022 for Regional Transit, are based on the previous Official Plan and do not include new growth areas approved in Envision Durham, such as the NEP lands.
- To enable NEPLOG's development, the Region must update its DC By-laws to include the NEP lands and related capital needs, which will involve the development of the necessary servicing plans.
- Updating the DC by-laws will enable financial arrangements including potentially front-ending agreements (e.g. loans from developers).

# The Recommended Path Forward

- There are three potential ways to integrate NEP into its DC Bylaws:
  1. Amend the existing Region-wide DC By-laws to include the NEP lands, to include additional servicing costs and the associated population and employment growth.
  2. Establish a NEP area-specific DC By-law for water and sewer services, with corresponding amendments to the Regional DC By-laws for remaining services (e.g., roads, transit, police).
  3. Develop a new DC Background Study and associated By-law to incorporate all new growth areas approved through Envision Durham, including the NEP lands.

# The Recommended Path Forward

- Need to align the request from the NEPLOG with Region-wide capital priorities, financial sustainability, potential legislative changes, broader regional housing targets, market absorption concerns, and infrastructure needs.
- Regional Staff are recommending an evaluation of the implementation, development and market, and servicing considerations to determine the Region's best approach to address this request from NEPLOG.
- Regional Staff will report back to Regional Council in Spring 2026 with the recommended approach.



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