



The Corporation of the Township of King Report to Council

From: Growth Management Services Department

Report Number: GMS-2025-001

Date: Tuesday, June 17, 2025

Title: **Principles - Municipal Capital Facility Agreement
Prebrick Systems (Boynton) Inc.
12805 Highway 27
Nobleton, Township of King**

Recommendation

1. That Council receive Report GMS-2025-001 for information.
2. That Council endorse the Principles outlined in Report GMS-2025-001, the purpose of which are to form the basis of a Municipal Capital Facility Agreement ("MCFA") between the Township of King and Prebrick Systems (Boynton) Inc. (Prebrick).
3. That Staff be delegated the authority to finalize a Municipal Capital Facility Agreement with Prebrick that meets the Principles and achieves the objectives as outlined in Report GMS-2025-001.
4. That the Mayor and Clerk be authorized to execute the Municipal Capital Facility Agreement upon confirmation by the Chief Administrative Officer and Township Solicitor that the final form of the Agreement is satisfactory and substantially in accordance with the Principles and objectives included in Report GMS-2025-001.

1. Report Highlights

- The Township of King has been requested by Prebrick to consider entering into a Municipal Capital Facilities Agreement for the purposes of providing a voluntary contribution as a municipal capital facility under section 110 of the Municipal Act, 2001.
- The contribution would be used to partially fund municipal capital facilities in the Village of Nobleton in accordance with Ontario Regulation 603/06.
- Principles on which the Agreement would be based are outlined in Report GMS-2025-001 and are recommended for approval by Council.
- Should the Principles be approved, Staff would negotiate and finalize the Agreement substantially in accordance with the approved Principles.

2. Purpose

The purpose of this Report is to recommend that the Township enter into a Municipal Capital Facility Agreement with Prebrick Systems (Boynton) Inc. that would provide a voluntary contribution to the Municipality to partially fund municipal capital facilities in the Village of Nobleton. The contributions would be provided after the landowner receives any necessary approvals from the approval authority through the typical public planning process.

3. Background

The Township was approached by representatives of Prebrick with a request to consider a Municipal Capital Facility Agreement. Staff have considered what draft Principles would be appropriate to form the basis of any potential MCFA. This review has now reached a point where Staff requires Council's direction prior to proceeding further toward finalizing a draft Municipal Capital Facility Agreement.

4. Analysis

The Principles that are the basis of the Municipal Capital Facility Agreement are as follows:

1. Receive a voluntary financial commitment to allow the Municipality to provide municipal capital facilities in the Village of Nobleton.
2. The MCFA contribution is to be in monetary form to provide flexibility to use the contribution for municipal infrastructure and community benefits as determined by the Township in accordance with the Municipal Act, 2001 and Ontario Regulation 603/06, subject to a future Report to Council.
3. The voluntary financial contribution follows, and is independent of, the requisite planning approvals being obtained by the landowners through the typical planning process mandated under the Planning Act and through the approval of Council.
4. The lands to which the MCFA pertains are located at 12805 Highway 27 in the Village of Nobleton. Applications have been submitted by Prebrick for Official Plan and Zoning By-Law Amendments, and Approval of a Draft Plan of Subdivision. The purpose of the Applications is to allow for the development of a subdivision which includes a total of 416 residential units, as well as a Secondary School, commercial uses, parks and Natural heritage features.
5. Due to the status of the available servicing allocation within the Village of Nobleton, Staff are recommending that the MCFA be structured so as to include an initial phase to a maximum of 50% of the total number of residential units, being 208 units. Going beyond the initial phase is subject to York Region's assignment of increased servicing capacity to the Township. The total contribution that is anticipated to be realized in the initial phase based on allocation of servicing capacity to 50% of the units currently proposed is estimated to be \$4,160,000.
6. The MCFA would provide for the landowner to receive allocation of sewer and water capacity by the Township, sufficient to service the initial phase of 50% of the proposed

units currently under consideration through the planning review process. The priority of said allocation would be subject to the previous, pre-existing legal obligations the Township has with respect to servicing allocation commitment, and the availability of the wastewater treatment capacity following the Regional upgrades to the infrastructure, estimated to be Q1 2028.

The above are the main Principles that will guide the development of legal agreements between the Township of King and Prebrick. If endorsed by Council, the Township's Solicitor will prepare and finalize an agreement, in consultation with the legal representative for the landowners, based upon the Principles referenced herein. It should be noted that endorsing the Principles would not bind Council to approve any present and/or future application regarding the landowner's development proposals.

It is recommended that Staff be provided with the delegated authority to finalize the MCFA's based upon these Principles, and that the Mayor and Clerk be authorized to execute said Agreements. This is a usual request in this circumstance and would allow the Agreements to be executed when a final draft has been reviewed and is satisfactory to the parties. In the event that the negotiations with respect to any of the Agreements materially depart from the Principles, Staff will not proceed with the finalization of the Agreement until further consultation with Council has occurred

5. Financial Considerations

The Municipal Capital Facility Agreement contribution will be added to the Nobleton MCFA reserve fund to fund municipal capital facilities within the Village of Nobleton in accordance with the requirements of the Municipal Act, 2001 and Ontario Regulation 603/06.

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the "Our King" Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Not Applicable.

Objective: Not Applicable.

Key Result: Not Applicable.

7. Conclusion

The purpose of this Report is to recommend entering into a Municipal Capital Facility Agreements with Prebrick Systems (Boynton) Inc.. The purpose of the Agreement is to

secure a voluntary contribution to partially fund municipal capital facilities project(s) in the Village of Nobleton. Principles that would form the basis of the Agreement have been outlined in Report GMS-2025-001. It is requested that Council delegate authority to Staff to finalize the Agreement, and that the Mayor and Clerk be authorized to execute the final form of the Agreement, provided that the Chief Administrative Officer and Township Solicitor confirm that the final form of the Agreement is satisfactory and substantially in accordance with the Principles and objectives included in Report GMS-2025-001. In the event that one or more of the Principles change materially, Staff will not finalize the Agreement until further consultation with Council.

8. Attachments

NA

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Recommended by:

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