

EXTENSION OF THE KLEINBURG WATER DISTRIBUTION SYSTEM

Recommendation

The Commissioner of Development Services & Public Works in consultation with the Commissioner of Planning recommend:

- 1) That in reference to their petition, staff offer Mr. Paul Mantella and the owners of three neighbouring properties fronting on Highway 27, north of Kleinburg, a water service extension for those existing residences; with the cost to be paid by the homeowners; or
- 2) That appropriate City and Region of York staff advise the petitioning residents along Highway 27 of options available to them which could improve the quality and security of their private well water supply systems used to provide for their household water requirements;
- 3) That the landowners pursue the City's development planning and approval process if they wish to commence the development of the Humber North Neighbourhood Extension and provide these lands with full urban water supply services; and
- 4) That the City Clerk forward this report to the Region of York for information.

Purpose

To assess the feasibility and cost of extending the Kleinburg Water distribution System northward along Highway 27 to (petitioning) residents in that area. (Committee of the Whole Report No. 14, Item 19, February 26, 2001).

Background - Analysis and Options

Petition:

Over the past several years, Mr. Paul Mantella of 11336 Highway 27 west side, (approximately 600 metres north of Hedgerow Lane) has been requesting that the City extend the Kleinburg Water Distribution System north along Highway 27 to service his residence. (Refer to Attachment 1). Councillor Ferri wrote to Mr. Mantella in November 2000 explaining issues related to his request. (Refer to Attachment 2). In response on January 8, 2001, Mr. Mantella submitted a petition to the City Clerk which was also endorsed by owners of three neighbouring properties (refer to Attachment 3). Mr. Mantella has proposed that his request be treated as a Local Improvement Project.

Nature of the Problem:

In other correspondence with the Director of Engineering, Mr. Mantella has reported that he has experienced persistent water quality problems with his private well water supply. The water quality problems are reported to include high levels of iron and methane. No bacteriological water quality problems have been reported and none of the other petitioning residents in the area have reported water quality problems with their private wells.

Subject Area

The potential service area expansion as defined by the four petitioning landowners incorporates approximately 83 ha, north of the existing urban service area, on both the west and east sides of Highway #27, north to Kirby Road (refer to Attachment 1). Hereinafter this area shall be referred to as the "Subject Area".

Existing Water Distribution System and Capacity

The north limit of the Kleinburg water distribution system is currently at Highway #27 and Hedgerow Lane. The Kleinburg elevated water storage tank is situated a short distance south – on the east side of Highway 27 (refer to Attachment 1).

The Region of York operates a well-based water supply system for the Kleinburg urban service area. The groundwater supply has a limited, defined capacity of 4,000 persons and is governed by a Ministry of Environment Permit to Take Water (PTTW) issued to the Region of York.

The Region of York have confirmed that there is adequate water supply to allocate to the additional four homes petitioning.

Future Growth Projections

Official Plan Amendment (OPA) 601 was approved by Council in September 2000 and allows for managed population growth of Kleinburg to an ultimate population of 6,800 persons in 2021. Most importantly, with respect to the Subject Area, Attachment #4 from OPA 601 shows that Urban Residential Areas are planned for most of the Subject Area. In fact, the Humber North Neighbourhood Extension as depicted on Attachment 4 is planned to ultimately build out to accommodate a population of 790 persons.

Although OPA 601 has just recently been adopted, City staff, in particular Planning staff, are already experiencing development interest in the Subject Area. Development of the Crooked Creek Golf Course on the east side of Highway #27 is already underway. Owners of property No. 1 (refer to Attachments 1 and 4) within the Subject Area are already expressing interest in developing their lands and have recently met with Planning staff in this regard.

Alternatives

Given the complex nature of these background issues described above, staff have established and analyzed the following alternative solutions:

Alternative 1 - Extend a basic domestic water service to petitioning homeowners who have a serious water quality and/or security problem.

The homeowners should pay for the entire cost, with the understanding that as the Subject Area develops, their services will be replaced by the new, expanded water distribution system.

For example – if the City extended a 50mm (2 inch) plastic water service north 600 metres (2000 ft.) to the Mantella residence – the estimated cost would be approximately \$80,000. This service could also benefit the other three additional homeowners thereby reducing the cost per homeowner.

Alternative 2 - City and Region of York staff could advise Mr. Mantella (and any other affected homeowners) regarding available alternatives to improve the quality of their private well water supply system.

Under the circumstances explained above, staff recommends that the most rapid and cost effective solution for Mr. Mantella is to purchase appropriate water treatment equipment or have a new well drilled on his property. For example, a new well could be developed for approximately \$10,000. Staff are prepared to liaise with Region of York staff to advise him regarding available options. There is no evidence that any of the other three petitioners have private well water quality problems. In fact, property 3 (refer to Attachment 1) has no dwelling on it at present, but the owners are proposing to develop it for estate residential building lots. Staff also note that a number of homes are located in the area, including two rural estate-lot subdivisions, which have been successfully serviced by private wells.

Alternative 3 - Extend a full urban standard service watermain north to the petitioning properties (#3 and #4) just south of Kirby Road – a distance of 820m.

A 150mm (6 inch) diameter watermain would provide fire protection as well as domestic water supply to the petitioning residents at a total cost of approximately \$250,000 (not including the cost of individual service connections). This watermain cannot be sized or situated to service future urban development of the area at this time.

The City's development process requires that developers design and construct urban services at their expense, based on plans approved by the City. Staff expect that the developer's engineers will size and locate watermains within the Humber North Neighbourhood Extension to service the entire subject area, including the residences of the petitioners.

It is not appropriate under these circumstances to construct a new watermain as a Local Improvement, which would require the City to share in the cost.

Conclusion

Alternatives 1 and 2 are the least cost solutions to meet the petitioners immediate domestic water supply needs in a timely manner.

Alternative 3 is the best long-term solution, but requires that the landowners and/or developers of the Subject Area pursue the normal development process.

Attachments

1. Location Map
2. Letter from Councillor Ferri
3. Petitions (Members of Council only – under separate cover)
4. Future Development of the Subject Area

Report Prepared By

Dan Stevens, P. Eng., Manager of Eng./Const. Services, ext. 8257

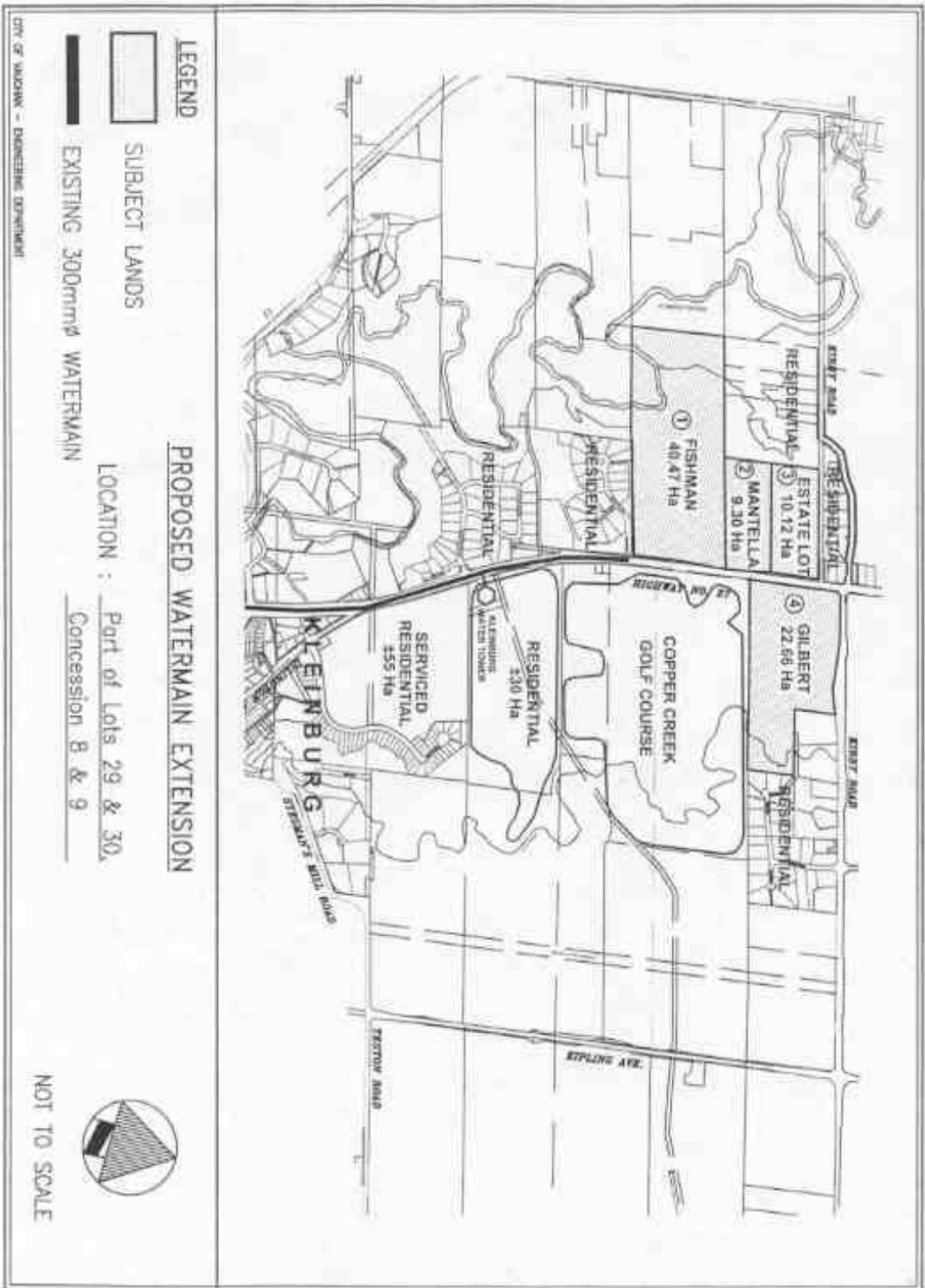
Respectfully submitted

FRANK MIELE
Commissioner of Development Services & Public Works

Bill Robinson, P. Eng.
Director of Engineering

DS:MC

ATTACHMENT No. 1





Mario F. Ferri
Councillor

November 7, 2000

Mr. Paul Mantella
1 Greensboro Drive
Toronto, Ontario
M9W 1C8

Dear Mr. Mantella:

Thank you for taking the time to meet with Bill Robinson and me yesterday regarding water supply to your property at 11336 Highway No. 27. At the present time, the City has no plans to extend a water main to the area of your home since it is outside the current Kleinburg water service area.

The City is currently conducting a review of the Kleinburg area official plan and further development along the Highway No. 27 corridor may be expected. Water capacity in the community is not expected to be a constraint however, like all ground-source based water systems there are limitations. It will be necessary for the Region of York to undertake necessary studies and capital works to provide any expansion to the capacity of the water system.

To date, the Crooked Creek Golf Course developer has not applied for any water service extension to provide the proposed clubhouse with water. Should they wish to do so, any water main extension would be constructed at the developer's cost. Similarly, should development of the proposed residential lands near the existing Kleinburg elevated water storage tank proceed, the required water main extensions would be constructed and paid for by the developers. Through this process, it may be possible to provide a water supply to your property.

The foregoing developments may not require water service for some time yet. We understand your need is urgent. It may be possible for a water service extension to be constructed as a Local Improvement project. As we discussed yesterday, it would be helpful for you to submit a petition to the City, signed by potential benefiting property owners in the area of your property.

To assist, I have attached a format for you to use in obtaining expressions of interest from adjoining property owners. Once the petition is received, it will be referred to our Engineering Department and a report prepared to Committee of the Whole requesting direction. Should Council wish staff to proceed to prepare the necessary Engineer's report for the project to be considered as a Local Improvement, it will take some time for staff to prepare the necessary preliminary design and cost estimate. For the project to proceed as a local improvement, the petition for the work must be signed by at least two-thirds of the benefiting property owners representing at least one-half the value of the lots liable to be specially assessed.

I expect that staff would be able to report to Committee with estimated costs and construction could commence in the Spring 2001, should all approvals be obtained.

I trust the foregoing is helpful in resolving your well concern and look forward to proceeding with this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mario F. Ferri".

Mario F. Ferri, M.E.S.
Councillor, Ward 1

Enclosure

ATTACHMENT 3



DATE: JANUARY 12, 2001

TO: WILLIAM E. ROBINSON
DIRECTOR OF ENGINEERING

FROM: JOHN D. LEACH
CITY CLERK

CC: MARIO F. FERRI, M.E.S. COUNCILLOR - WARD 1

RE: PETITION FOR WATER SERVICE EXTENSION - KLEINBURG
LETTER FROM PAUL MANTELLA

Attached is a letter with attachments from Mr. Paul Mantella regarding a petition for water service extension - Kleinburg.

Please have your staff respond to Mr. Mantella and forward a copy of all correspondence to Clerk's Department.

Thanks.



JOHN D. LEACH
City Clerk

All.

memorandum

PAUL MANTELLA

11336 Highway # 27
Kleinburg, Ontario

HAND DELIVERED

January 8, 2001

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. John D. Leach, City Clerk

Gentlemen:

Re: Petition for Water Service Extension - Kleinburg

As per the good advice and support of Councillor Mario F. Ferri and Bill Robinson, Director of Engineering, I am enclosing herewith petitions from all beneficial property owners on Highway #27 from the water service termination point at Hedgerow, north to Kirby Side Road. I have also enclosed an area map showing the location and size of their properties.

It is my understanding that our request for the extension of the water service, to be constructed as a Local Improvement Project, must be placed before Council for their consideration and approval.

As my personal need for the extension of this water service is urgent, it would be appreciated if our request could be put before Council at your earliest convenience.

Thank you.

Yours truly,



Paul Mantella

c.c. Mario F. Ferri, M.E.S. Councillor, Ward 1
Wm. E. Robinson, M.A. Sc., P. Eng. Director of Engineering

DRAFT

November 7, 2000

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

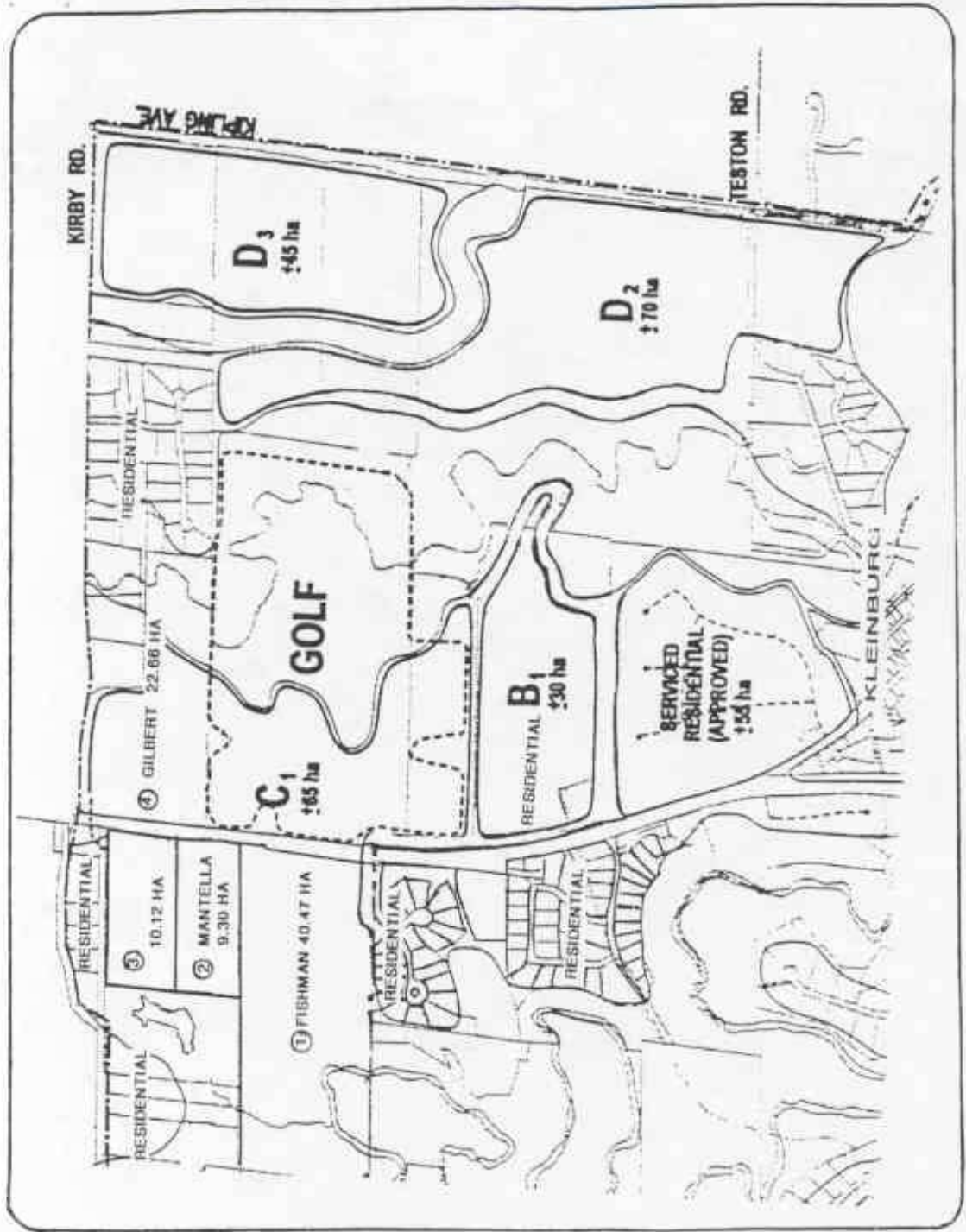
Attention: Mr. John D. Leach, City Clerk

Gentlemen:

Re: **Petition for Water Service Extension – Kleinburg**

We, the residents of Highway No. 27 in Vaughan, request that the City install municipal water supply to service our properties with potable water.

<u>Name</u>	<u>Address</u>	<u>Signature</u>
Name(s) of registered Property owners	address of property to to be serviced	signature of registered owner(s)



ATTACHMENT No. 4

