

COMMITTEE OF THE WHOLE – FEBRUARY 17, 2003

SEWAGE CAPACITY AND WATER SUPPLY ALLOCATION JOFIAN HOLDINGS LTD. PLAN OF SUBDIVISION 19T-98V04 KLEINBURG-NASHVILLE SERVICING STRATEGY – OPA 601

Recommendations

The Commissioner of Engineering and Public Works recommends:

1. That Council pass the following resolution allocating sewage and water servicing capacity to the proposed Jofian Holdings Ltd. Draft Plan of Subdivision 19T-98V04 from the York/Durham Servicing Scheme and water supply from the Kleinburg-Nashville Community Water System:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-98V04 be allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System for a total of 65 residential units or an equivalent of 241 persons following the execution of a subdivision agreement to the satisfaction of the City.”

2. That the City of Vaughan, in consultation with the Region of York, undertake the Kleinburg-Nashville Servicing Strategy including all associated engineering studies (Environmental Assessment) subject to the developers in OPA 601 front-end financing the cost of such studies to the satisfaction of the City and Region;
3. That the Region of York be requested to participate in the Kleinburg-Nashville Servicing Strategy studies as the proponent of the water supply and wastewater treatment systems; and
4. That the provisions of the subdivision agreement with Jofian Holdings Ltd., Draft Plan of Subdivision 19-98V04, include the requirement for owner to contribute its proportionate share of the front-end financing cost associated with the undertaking of the Kleinburg-Nashville Servicing Strategy studies.

Purpose

The purpose of this report is to obtain Council approval to the allocation of servicing capacity to the Jofian Holdings Ltd., Draft Approved Plan of Subdivision 19T-98V04, from the Woodbridge Service Area, and to the initiation of the Kleinburg-Nashville Servicing Strategy studies.

Background – Analysis and Options

The Jofian Holdings Ltd., Draft Plan of Subdivision 19T-98V04 (Jofian), is located north of Major Mackenzie Drive and east of Highway 27 in the Village of Kleinburg as illustrated on Attachment 1. The Jofian Plan is within Phase One of the planned serviced residential areas designated under the Kleinburg-Nashville Community Plan OPA 601. The proposed Plan comprises 65 single-family residential units, and was granted draft approval by the Ontario Municipal Board on August 23, 2001.

A preliminary servicing report, prepared by EMC Group Ltd. Consulting Engineers, identified the Jofian lands as sloping in a southerly direction making it naturally tributary to the Woodbridge Service Area of the York Durham Servicing Scheme. Based on the premise that a Regional Official Plan Amendment would be required to extend the current boundary of the York Durham

Servicing Scheme to service lands in Kleinburg, Jofian proceeded on the basis that the entire Plan would be serviced through the Kleinburg system by means of a sanitary pumping station. This servicing scheme was acceptable to staff with the understanding that the feasibility of providing for the future decommissioning of the pumping station and a gravity outlet to the Woodbridge Sewerage System would be reviewed at the detailed design stage. Accordingly, on March 19, 2001, Council passed the following resolution allocating sewage and water servicing capacity to the Jofian Plan from the Kleinburg/Nashville water and wastewater servicing scheme:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-98V04 be allocated sewage capacity from the Kleinburg Water Pollution Control Plant and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System for a total of 65 residential units or an equivalent of 241 persons. Said allocation shall return to Council after a period of one year in the event that the plan is not registered.”

Since the Jofian Plan has not been registered, this allocation of capacity returned to Council on March 19, 2002.

On May 13, 2002, Jofian sent a letter to the Region requested approval to divert the sanitary servicing component of the Jofian Plan from the Kleinburg Service Area to the Woodbridge Service Area. The Regional Planning Department subsequently responded to Jofian on April 24, 2002, indicating that the request is consistent with the intent of the Regional Official Plan and the City of Vaughan Amendment No. 601. On July 25, 2002, the Regional Transportation and Works Department confirmed that there is adequate capacity in the York Durham Servicing Scheme (YDSS) to accommodate the extra flow from the Jofian Plan subject to Jofian confirming that local sewers have capacities to carry the sewage flow to the YDSS.

On January 20, 2003, Jofian provided the City with an engineering report entitled “Sanitary Sewer Capacity Analysis”, prepared by EMC Group Ltd., Consulting Engineers, and dated July 2002 that confirmed the local City sanitary sewers contained sufficient residual capacity to convey the sewage flow from the Jofian Plan to the YDSS. Presently, Jofian is constructing the municipal services within its Plan and has initiated the process to execute a subdivision agreement with the City. Given, that the proposed diversion of sewage to the Woodbridge Service Area would eliminate the need to construct a sanitary pumping station and free up needed sanitary servicing capacity in Kleinburg Water Pollution Control Plant, it is recommended that Jofian Plan be serviced via the Woodbridge Service Area and allocated sewage servicing capacity accordingly.

Based on the current existing serviced and allocated population in the Kleinburg Service Area plus the reclaimed capacity resulting from the proposed diversion of the Jofian Plan to the Woodbridge Service Area, a new balance of approximately 377 people or about 102 single family units would remain available for future allocation from the Kleinburg Water Pollution Control Plant.

Kleinburg-Nashville Servicing Strategy

The Kleinburg-Nashville Community Plan - OPA 601 includes phasing and servicing policies with respect the sanitary servicing beyond the current capacity of the existing Kleinburg Water Pollution Control Plant. Specifically, Section 4.5.2.1 states; “Prior to Draft Approval of plans of subdivision depending upon servicing beyond the current capacity of the existing Kleinburg Pollution Control Plant, Kleinburg-Nashville Servicing Strategy as identified in Section 4.12(Servicing) shall be completed”. In addition, Section 4.12.2.3(3) goes on to state that “The City of Vaughan, in consultation with the Region of York, shall undertake a Kleinburg-Nashville Servicing Strategy to examine the option of directing sanitary flows from either new or existing development to the YDSS (York-Durham Sanitary System) to provide additional capacity to accommodate development anticipated by the Community Plan (OPA 601)”. It is anticipated that it will take a number of years to complete the Kleinburg-Nashville Servicing Strategy, especially if

an Environmental Assessment is required. Accordingly, since remaining servicing capacity in the Kleinburg Water Pollution Control Plant is limited, Staff recommends that the Kleinburg-Nashville Servicing Strategy be undertaken now to ensure that the Strategy will be in place when the planned development in Kleinburg is in a position to proceed. Given that the Region owns and operates the Kleinburg Water Pollution Control Plant and the Kleinburg-Nashville Community Water System, the Region is requested to participate in the Kleinburg-Nashville Servicing Strategy studies in accordance with OPA 601.

The Kleinburg-Nashville Servicing Strategy is intended to identify the necessary infrastructure that is required to service the planned development contemplated under the Kleinburg-Nashville Community Plan OPA 601. Accordingly, it is recommended that Jofian contribute its proportionate share of costs to complete the Kleinburg-Nashville Servicing Strategy studies through the subdivision agreement to the satisfaction of the City and Region of York.

Conclusion

Staff recommends that the Jofian Holdings Ltd. Draft Plan of Subdivision 19T-98V04 be allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water capacity from the Kleinburg-Nashville Community Water System in-order that the Plan can proceed to registration. In addition, it is recommended that the City, in consultation with the Region of York, undertake a Kleinburg-Nashville Servicing Strategy to examine the option of providing additional capacity to accommodate the development anticipated by the Kleinburg-Nashville Community Plan OPA No.601, subject to front end financing by area developers including Jofian Holdings Ltd. Should Council concur, the recommendations of this report could be adopted.

Attachments

1. Location Map

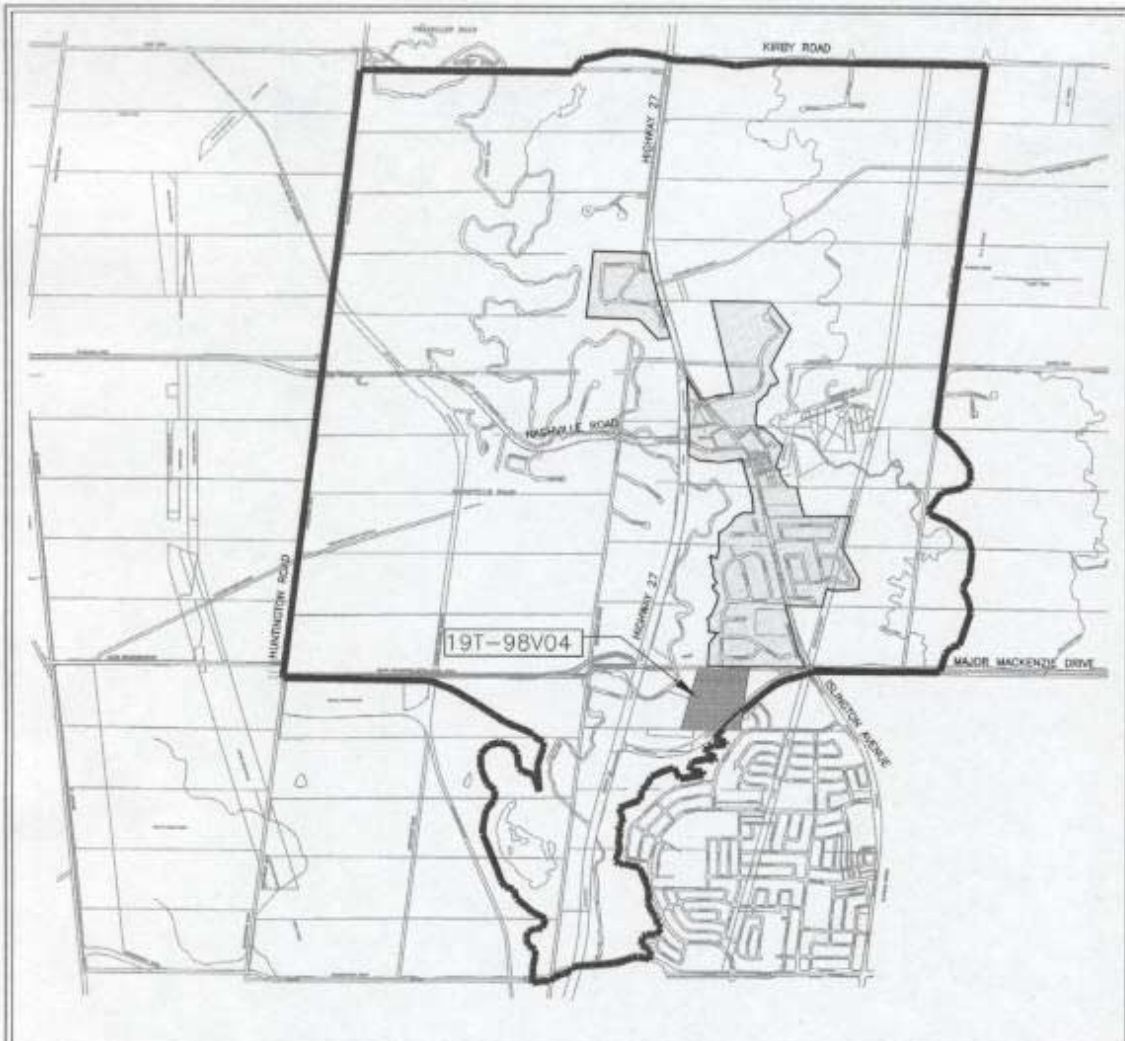
Report prepared by

Andrew Pearce, Development Supervisor, Engineering Planning & Studies, ext 8235

Respectfully submitted,

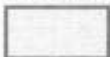
Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

ATTACHMENT No. 1



KLEINBURG - NASHVILLE COMMUNITY PLAN EXISTING SANITARY SEWAGE SERVICE AREA

LEGEND



EXISTING SANITARY SEWAGE SERVICE AREA



LIMIT OF OPA No. 601
KLEINBURG - NASHVILLE COMMUNITY PLAN



JOFIAN HOLDINGS LTD.
DRAFT PLAN OF
SUBDIVISION 19T-98V04



NOT TO SCALE

CITY OF VAUGHAN - ENGINEERING DEPARTMENT

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