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WATER SERVICE FROM PEEL REGION THE WOODBRIDGE FARMERS COMPANY LIMITED PROPERTY 7835 HIGHWAY 50, CITY OF VAUGHAN

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, August 20, 2003, from the Commissioner of Transportation and Works:

1. RECOMMENDATIONS

It is recommended that:

1. The Region of Peel be requested to provide a municipal water service to The Woodbridge Farmers Company Limited property at 7835 Highway 50 and to enter into an agreement with York Region and The Woodbridge Farmers Company Limited for the provision of a cross-region water supply service, subject to the following conditions:
 - (a) The Woodbridge Farmers Company Limited be responsible for all costs associated with the water service, including watermain connection, connection charges required by the Region of Peel, legal expenses and Regional administrative costs associated with the preparation of the agreement.
 - (b) The water service is solely for the use of the existing building in the subject property and is not for development or new land uses within the property.
2. Regional staff be authorized to enter into an agreement with the Region of Peel and Woodbridge Farmers Company Limited for the supply of municipal water service from the Region of Peel to Woodbridge Farmers Company Limited property.
3. Copies of this report be sent by the Regional Clerk to the Clerk at the City of Vaughan and the Woodbridge Farmers Company Limited.

2. PURPOSE

The purpose of this report is to request Peel Region to provide a municipal water service to the Woodbridge Farmers Company Limited property and to obtain Council approval to authorize staff to enter into an agreement with the Region of Peel and the Woodbridge Farmers Company Limited in conjunction with the cross-region water service to the said property.

3. BACKGROUND

The Woodbridge Farmers Company Limited property at 7835 Highway 50, located on the east side of Highway 50, immediately north of Highway No.7 is currently occupied by a multi-unit single storey building with a variety of businesses operating as tenants within the building (*see Attachment 1*). The building is currently supplied with potable water by a private well.

The Owner of the said property has indicated to the City of Vaughan that over the last year, the property has experienced serious quality and quantity problems with its private well and has requested the City of Vaughan to arrange for the provision of a temporary water service connection from Peel Region. Subsequently, the City of Vaughan passed a council resolution on May 12, 2003 requesting York Region to request the Region of Peel to provide a municipal water service to Woodbridge Farmers Company Limited Property. (*see Attachment 2*).

4. ANALYSIS AND OPTIONS

York Region and the City of Vaughan presently do not have watermains in the vicinity of the Woodbridge Farmers Company Limited property to permit a water connection to the site.

The Region of Peel has plans to construct a 400 mm diameter watermain along the west side of Highway 50 from Highway 7 to Ebenezer Road in two phases. Phase 1 includes the portion from Ebenezer Road to Fogal Road. Phase 2 includes the southerly extension from Fogal Road to Highway 7 (*see Attachment 1*). Phase 1 watermain is scheduled for construction this year. The timing for the Phase 2 watermain is unknown at this time. The Owner has proposed to connect to the Phase 1 watermain. Since Phase 1 of the watermain terminates at approximately 300 m north of the said property, an extension of a private watermain from Fogal Road to the property will be required.

This municipal water service connection is to be provided to the subject property on a temporary basis. If and when a municipal water supply is available to service the property from York Region or City of Vaughan water system in the future, this connection from Peel Region will be disconnected.

The connection is permitted only for the existing building use and not for any new land uses or development. The Owner has also agreed to bear the cost of the connection. Given the urgent nature of the situation where the water quality of the well is deteriorating and that the connection is only for servicing an existing building with no implications relating to planning and development issues, it is recommended that a municipal water service be requested from Peel Region to service the said property. A tri-party agreement between York Region, Peel Region and the owner is required to outline the responsibilities of each party for the cross-region service. The owner will be responsible for the construction of the watermain including cost, installation and obtaining the necessary approvals from the appropriate approval agencies, payment of water service invoices from Peel and provide securities to York Region to protect the

Region against any liabilities in the event that the owner defaults in payment of water service rate to Peel Region.

5. FINANCIAL IMPLICATIONS

The Owner of the said property will be responsible for all costs associated with the water service connection including the watermain construction, connection charges and costs associated with the preparation of the agreement.

The owner is required to enter into an agreement with York Region and Peel Region and provide securities to York Region to protect the Region against any liabilities in the event of any defaults by the Owner in water service rate payments to Peel Region.

Accordingly, the proposed service connection will have no financial impact to the Region.

6. LOCAL MUNICIPAL IMPACT

The connection will allow the Woodbridge Farmers Company Limited property to secure a municipal water supply, without the need for the City of Vaughan to extend its watermain system to the subject area immediately, which is not economically feasible at this time.

7. CONCLUSION

This report concludes that a municipal water service from Peel Region is necessary in providing an immediate and reliable source of potable water to the Woodbridge Farmers Company Limited property.

This report recommends that York Region enter into an agreement with Peel Region and Woodbridge Farmers Company Limited in regard to the supply of water service from Peel Region to the Woodbridge Farmers Company Limited property.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing is included with this report and is also on file in the Office of the Regional Clerk.)