

INFO-22-231



The Regional
Municipality
of Durham

Corporate Services
Department
Legislative Services

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Don Beaton, BCom, M.P.A.
Commissioner of Corporate
Services

September 28, 2022

Mary Medeiros
City Clerk
City of Oshawa
1st Floor, West Wing, City Hall
50 Centre Street South
Oshawa, ON L1H 3Z7

Dear Mary Medeiros:

**RE: Update on Servicing Options for Property Owners on
Bickle Drive and Roselawn Avenue, including the Sun
Valley Heights Homebuilders Co-op, in the City of Oshawa
(2022-W-40), Our File: D04**

Council of the Region of Durham, at its meeting held on September 28, 2022, adopted the following recommendations of the Works Committee:

- “A) That Report #2022-W-40 of the Commissioner of Works be received for information; and
- B) That a copy of Report #2022-W-40 be provided to the residents on Bickle Drive and Roselawn Avenue; Sun Valley Homebuilders Co-op; the City of Oshawa; and The Ministry of the Environment, Conservation and Parks York-Durham office.”

Please find enclosed a copy of Report #2022-W-40 for your information.

Alexander Harras

Alexander Harras,
Regional Clerk/Director of Legislative Services

AH/sc

c: J. Presta, Commissioner of Works

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2022-W-40
Date: September 7, 2022

Subject:

Update on Servicing Options for Property Owners on Bickle Drive and Roselawn Avenue, including the Sun Valley Heights Homebuilders Co-op, in the City of Oshawa

Recommendation:

That the Works Committee recommends to Regional Council

- A) That this report be received for information; and
 - B) That a copy of this report be provided to the residents on Bickle Drive and Roselawn Avenue; Sun Valley Homebuilders Co-op; the City of Oshawa; and The Ministry of the Environment, Conservation and Parks York-Durham office.
-

Report:

1. Purpose

- 1.1 The purpose of this report is to provide Works Committee and Regional Council with an update on servicing options for property owners on Bickle Drive and Roselawn Avenue, including the Sun Valley Heights Homebuilders Co-op (Sun Valley), in the City of Oshawa.

2. Background and Update

- 2.1 The Regional Municipality of Durham (Region) currently operates a private communal well on behalf of the Sun Valley Heights Homebuilders Co-op which

- services 17 properties. The remainder of property owners on Bickle Drive and Roselawn Avenue are on private wells and sewage disposal systems.
- 2.2 Sun Valley has brought forward concerns to the Region with regards to the cost and condition of their private communal well and distribution system, as well as a boil water advisory that has been issued due to the poor condition of the existing well casing.
- 2.3 With the planned road reconstruction and extension of municipal services on Thornton Road North from Conlin Road to the north of Bickle Drive, there is an opportunity to extend watermains and sanitary sewers to all property owners on Bickle Drive and Roselawn Avenue and decommission the Sun Valley communal well. All costs would be borne completely by property owners who benefit from the extension of municipal services. In addition, Sun Valley would be responsible for the cost to decommission the communal well.
- 2.4 The Region, with support from the City of Oshawa (Oshawa), conducted a Public Information Centre (PIC) in the lower-level Committee Room on April 21, 2022, at Regional Headquarters. The PIC was well attended with approximately 34 of 41 property owners in attendance.
- 2.5 Regional staff provided information to property owners including:
- a. A Sun Valley water quality monitoring update;
 - b. An update of the proposed Conlin Road works;
 - c. An update on the future Thornton Road North works;
 - d. A review of the Region's Well Interference Policy;
 - e. A review of servicing options and cost estimates;
 - f. A review of a take-home questionnaire; and
 - g. A question-and-answer period.
- 2.6 The estimated cost of \$93,220 per property owner to extend sanitary sewer and watermain services through the petition process was presented. This estimate is based on 2022 costs and is subject to change based on actual project tender costs, project timing, local construction activity and supply chain issues, etc.
- 2.7 The questionnaire was provided as an information gathering exercise to assist staff in preparing an assessment and supporting recommendations to Regional Council should the majority of property owners express their desire to extend

municipal services. Information that was requested from property owners included the age, use, location and health of existing private wells and sewage disposal system and if the property owner is interested in connecting to municipal services, and if so, when. In addition, if the petition passes, the information will inform the Region where to install service connections to minimize work on private property.

- 2.8 Property owners who attended the PIC were provided with a package that included the questionnaire and a copy of the presentation. Packages were also hand-delivered the following week to property owners who were not in attendance. Property owners were asked to return the completed questionnaires by May 31, 2022.

3. Results of Questionnaires

- 3.1 Twelve of 41 property owners within the study area returned questionnaires to the Region, of which five were from property owners connected to the Sun Valley water supply system. The overall results from the questionnaire are as follows:

Interest in Municipal Water	Timing	Interest in Municipal Sewer	Timing
Yes - 4	Immediately	Yes - 1	5 - 10 Years
Yes - 2	5 - 10 Years	Yes - 1	10 - 20 Years
No - 6	-	No - 10	-

- 3.2 Several property owners noted on the questionnaires that the immediate cost of extending municipal services was their biggest concern.
- 3.3 The option to extend municipal services to an existing urban area is through a petition completed by the Region in accordance with Ontario Regulation 586/06. A petition is successful if at least two-thirds of property owners who comprise a minimum of 50 per cent of the total land value are in favour of the petition. Based on the responses received from the property owners, it is likely that a formal petition would be unsuccessful.

4. Well Interference Concerns

- 4.1 There have been several well interference concerns brought forward by property owners who are currently on private services.

- 4.2 The Region investigated these concerns and has determined that in accordance with the Region's Well Interference Policy, the construction of Regional Services (i.e., watermain and sanitary sewer on Conlin Road and Thornton Road North) has not interfered with the private wells on Bickle Drive or Roselawn Avenue.

5. Alternative Option for the Extension of Municipal Services

- 5.1 An alternative option to extend municipal services to an existing developed area is through a local improvement charge. In accordance with *Section 326 of the Municipal Act*, Regional Council must pass a by-law to impose a special levy on property owners. Regional Council approval of a special levy would require the Region to plan and approve a budget for the detailed design and construction of the services.
- 5.2 While all costs continue to be borne by the property owners who benefit from the extension of municipal services, the Region would need to determine the most appropriate manner to be reimbursed for these costs, whether it is immediate by all or immediate by some property owners and other property owners within a set time frame.
- 5.3 An immediate connection by all Sun Valley property owners to the municipal services would allow the communal well to be decommissioned and the Region would no longer need to operate the private communal well on behalf of Sun Valley.

6. Alternative Operator

- 6.1 There are other licensed operators that are able to operate the private communal well on behalf of Sun Valley.
- 6.2 If Sun Valley property owners wish to assign another licensed operator a formal request by Sun Valley would need to be made to the Region and the Ministry of the Environment, Conservation and Parks.
- 6.3 Until municipal services are constructed or an alternative operator is secured, the Region will continue to maintain and operate the system with the Sun Valley Co-Op members continuing to be responsible for the operating and maintenance costs.

7. Future Thornton Road North Road Reconstruction Update

- 7.1 The Region and Oshawa have initiated the detailed design and preparation of the contract documents for the Thornton Road North Road Reconstruction which includes the extension of approximately 1.2 km of a watermain and sanitary sewer to north of Bickle Drive and Roselawn Avenue.
- 7.2 Oshawa is leading the reconstruction work and will be tendering the project. Detailed design is currently underway and construction is currently forecasted to commence as early as the summer of 2023.

8. Relationship to Strategic Plan

- 8.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic plan:
- a. Goal 5 – Service Excellence
 - Objective 5.1: Optimize resources and partnerships to deliver exceptional quality services and value.

9. Conclusion

- 9.1 It is recommended that this report be received for information.
- 9.2 This report has been reviewed by the Finance Department.
- 9.3 For additional information, contact: Mike Hubble, Manager of Environmental Services Design, at 905-668-7711, extension 3460.

10. Attachment

Attachment #1: Location Map – Sun Valley

Respectfully submitted,

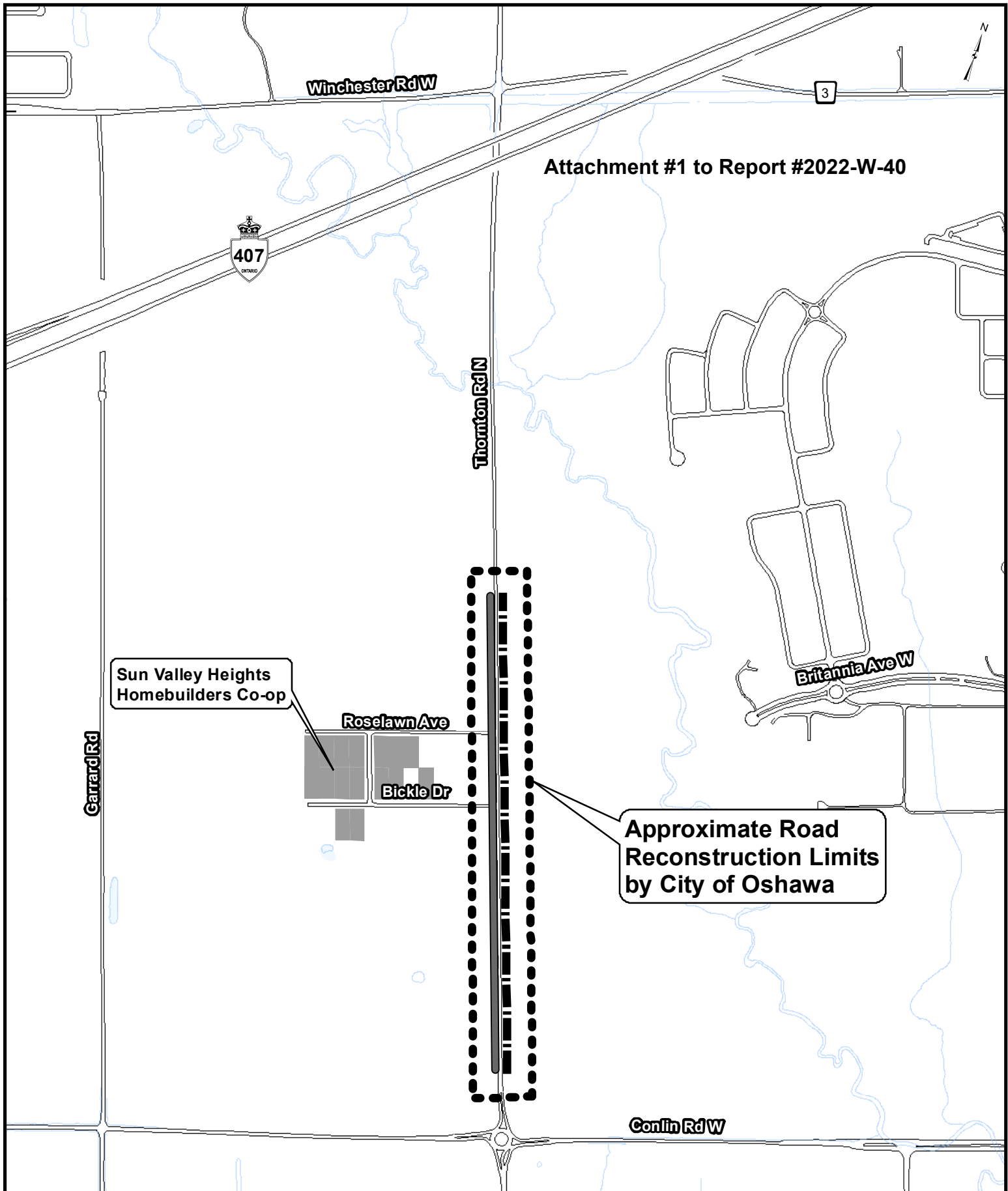
Original signed by:

John Presta, P.Eng., MPA
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer



Attachment #1 to Report #2022-W-40

Sun Valley Heights
Homebuilders Co-op

Roselawn Ave

Bickle Dr

Britannia Ave W

Approximate Road
Reconstruction Limits
by City of Oshawa

Conlin Rd W




Garrard Rd

Winchester Rd W



3

Thornton Rd N

-  Proposed Sanitary Sewer
-  Proposed Watermain
-  Road Reconstruction Limits



The Regional Municipality of Durham
Works Department

This map has been produced from a variety of sources. The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials. The Region hereby disclaims all representations and warranties.

Map Date: August 15, 2022

Location Map - Sun Valley

FIGURE 1