



GEORGINA

CATERING ROAD WATER AND SEWER LATERALS

PUBLIC WORKSHOP AND MEETING

AUGUST 17, 2022

TOWN OF GEORGINA



GEORGINA

MEETING INFORMATION

- Meeting Etiquette
 - Zoom Virtual Conferencing Software
 - Respectful and considerate of everyone at all times
 - Informal meeting, not a Council meeting or Committee meeting
 - Residents participating in the meeting are asked to keep microphone on mute, video off during the presentation portion, video can be turned on after the presentation portion
 - There will be an opportunity to ask questions at the end of the meeting
- No Planning Act requirements for public meeting or appeal rights
- Meeting is for residents with new laterals
- Please save questions to the end and if you have a question I'll ask that you state your address just for our reference before asking the question
- Future Meeting and Meetings if necessary



INTRODUCTIONS

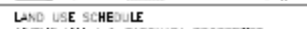
- Town Staff
 - Engineering Division
 - Building Division
 - Others
- Developer
 - Ballymore Homes
 - Others
- Residents
- Various key stakeholders



GEORGINA

BACKGROUND

- August 2018 Council approved the Ainslie Hill I Subdivision, which consists of 185 single detached lots, stormwater facility, park and open space
- In October 2019 Council approved earthworks agreement for the site, which commenced the construction activities
- Council then approved a pre-servicing agreement and a full road closure to commence the servicing activities on Catering Road in 2021
- In 2021 water, sanitary and storm services were installed in north section of Catering Road and hydro poles were relocated to accommodate the road realignment
- In 2022 a second full road closure was approved to complete the remaining works, which includes all the servicing and road works on Catering Road, the works are expected to be completed in Q3 of 2022 and currently on schedule to reopen the road after September 30, 2022



LAND USE	LOT & BLOCK No.	UNIT	WATER	SEWER
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[illegible][illegible]

2025 RELEASE UNDER E.O. 14176

Linda Maria, President 6000 1st Ave. N.E. Seattle, WA 98105	Date: _____
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† Loads vary for the number of the pigs to be calculated as shown on the plot and the number of the different trials are presented.

INFORMATION REQUIRED UNDER
SECTION 51(17) OF THE
PLANNING ACT

a. draw up with the
b. draw on with the
c. draw in with the

[illegible]

1. **What is the main purpose of the study?**
2. **What are the research objectives?**
3. **What is the scope of the study?**
4. **What is the significance of the study?**

SCALE:

20 0 100 200

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 21, 22 AND 23
CONCESSION 7 (N.G.)
TOWN OF GEORGINA

REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF NORTH GUELPHURTY, COUNTY OF YORK

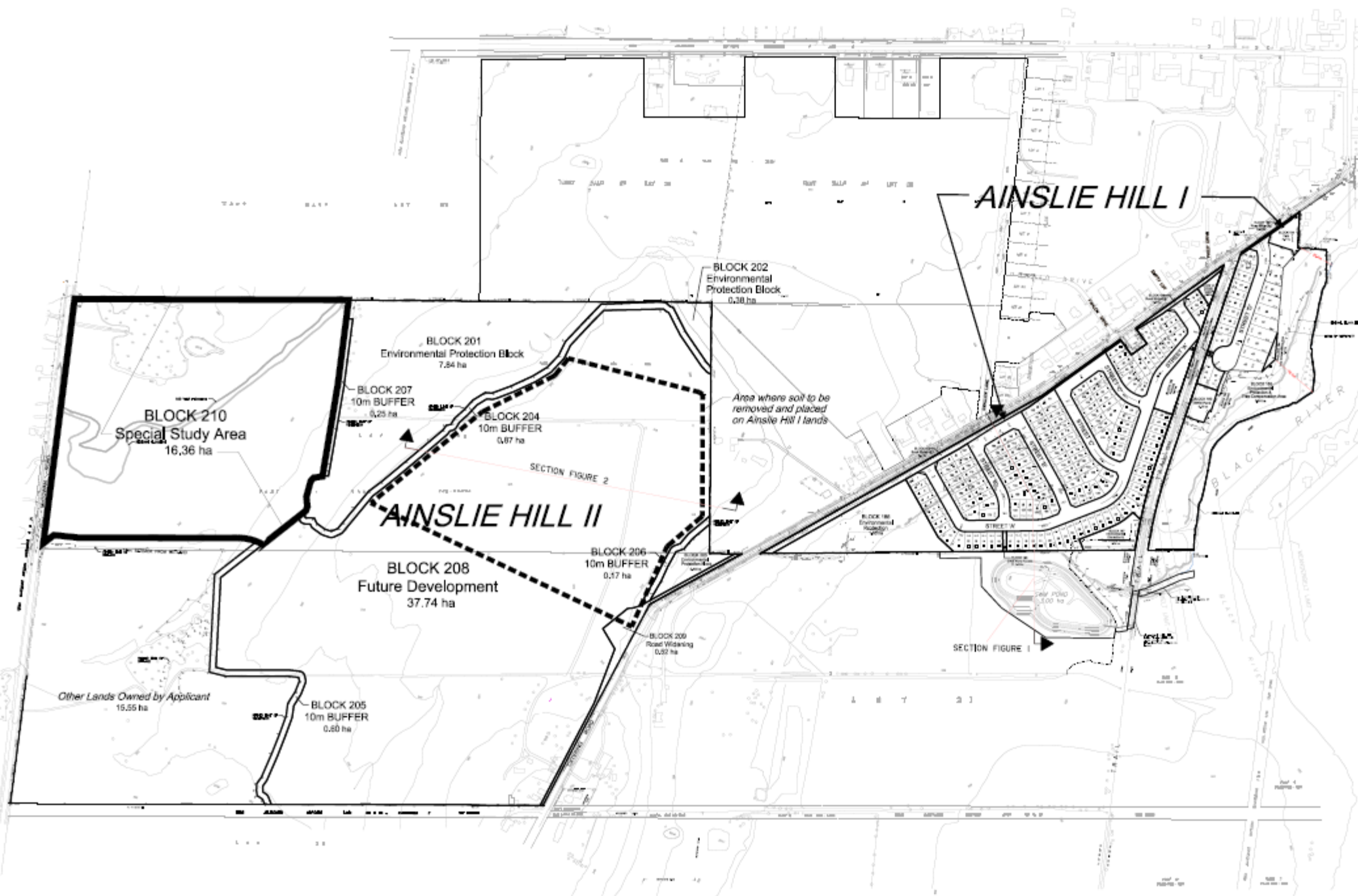
SCALE 1 : 2000	APPROVED BY M. S. C. L.	DATE OF 17
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Michael Smith PLANNING CONSULTANTS

DATE: 10/10/2013 10:10:10 AM

64 • 10. 2015
 58 • 11. 2015

968





DEVELOPER REQUIREMENTS

- Subdivision was approved in August 2018 Condition 37 related to providing water and sanitary laterals to the properties fronting Catering Road at the expense of the developer

The Owner shall provide water and sanitary service lateral connections to the property line of each existing privately serviced residential lot fronting on Catering Road to the satisfaction of the Director of Development Services.

- There was an appeal filled with respect to the subdivision relating to the impact on climate change with respect to removal of trees, LPAT decision was made on April 2, 2019 dismissing the appeal



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CONSTRUCTION STATUS

- The internal underground servicing within the Ainslie Hill I subdivision was completed up to base course asphalt, including the installation of watermains, sanitary sewers, storm sewers, utilities, and a sanitary pumping station. The building program of the 185 single detached homes is expected to commence in 2022.
- Certain infrastructure works external to the subdivision were completed during the full road closure of Catering Road in 2021. These works include the watermains, sanitary sewers, storm sewers from Baseline Road to the Rail Trail, an interim bend realignment on Catering Road, and the relocation of the hydro poles on Catering Road.
- With the current road closure, the developer will complete the remaining underground servicing, base course asphalt, and top works, including boulevard grading from the Rail Trail to the southerly limit of construction on Catering Road. The works are on schedule, and expected to be completed by end of Q3 2022 and Catering Road to be reopened on September 30, 2022.



JULY 25, 2022 PICTURES





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WATER AND SEWER LATERALS

- Developer oversized the water and sanitary infrastructure to accommodate not just the subdivision but the lots fronting onto Catering Road
- Watermain and sanitary sewer extended to the bend at Catering Road and laterals installed for all the houses with frontage onto Catering Road
- Water laterals are 25 mm diameter soft copper type 'K'
- Sanitary laterals 125mm diameter PVC Class SDR-28
- Laterals are installed in accordance with the Town's Design Criteria, MECP requirements and outside of driveways



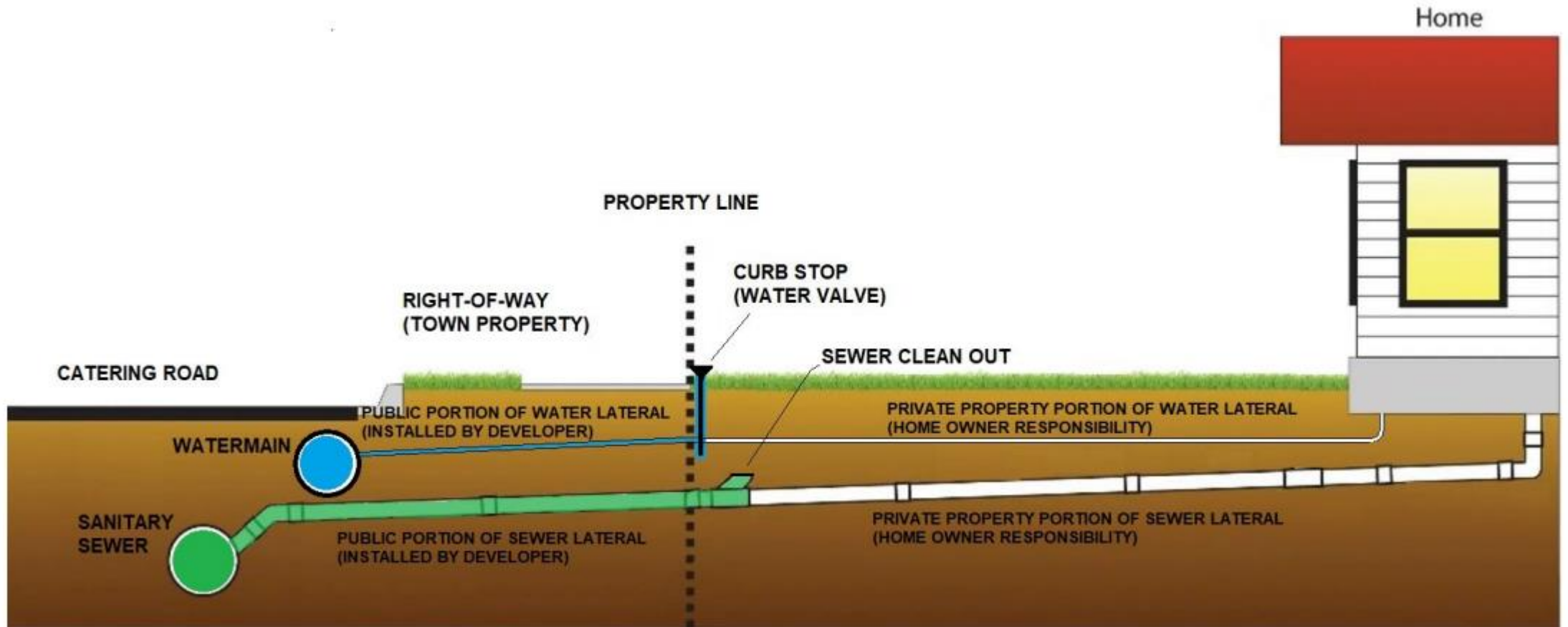
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RESPONSIBILITY OF LATERALS

- Developer installed section of water and sanitary lateral on the Town's right of way, which becomes part of the Town's Drinking Water and Wastewater system
- The public section of the lateral, that has been installed by the developer at no cost to the home owner or the Town is subject to more stringent regulations, is costly to install and must be done by a licensed contractor
- The private section of the lateral is on the private side of the lot and is responsibility of the home owner
- Private section of the lateral is subject to the requirements of the Ontario Building Code and requires a plumbing permit to be installed
- Home owners may retain any contractor they deem capable of completing the works



ILLUSTRATION OF RESPONSIBILITY





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BUILDING PERMIT REQUIREMENTS

- To connect lateral on private side home owner is required to apply for a building permit, specifically a plumbing permit
- Well does not have to be decommissioned but cannot have both well and municipal water connected to the home
- Septic system does not to be removed but must be adequately decommissioned
- Approximate cost to connect will be \$450 for water meter and \$200 for plumbing permit
- Home owner is responsible for obtaining their own contractor to do the work on the private side



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REQUIREMENT TO CONNECT

- The Town has a mandatory water and sewer connection By-law No. 2002-0106 (earlier versions of the by-law exist in 80s and 90s) that states:
 1. **THAT owners of buildings including houses, recreational buildings, industrial buildings, commercial buildings and any other buildings used for human occupation whether as residents or during the course of employment or other purposes, situate upon the lands subject to this by-law, are hereby required to connect the said buildings to the water and sewage works of the Municipality as may be available to service the said buildings within one (1) year after the Municipality has sent notice to the owner by registered mail to the owner's last known address requiring that connection be made.**
- On August 10, 2022 Town staff requested Council extend this requirement to two (2) years as residents may not have been aware of this requirement



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NON-USER RATE FEE

- The Town cannot force the home owners to connect to the municipal services, however should home owners not connect within the required time there is a non-user fee that would be charged to the property as per By-law No. 2005-0090
- The By-law states that there is a benefit of having water and sewer laterals even if the home owner elects not to connect to the services:
 - Reduced risk of contamination from neighboring properties
 - Increased fire protection from fire hydrants
 - Available services to connect to should there be a problem with the well or septic
- It is also preferred for the Town that home owners connect due to:
 - Live water laterals, where home owners are not connected lead to stagnating water
 - Live sanitary laterals, where home owners are not connected can be culprits for inflow and infiltration
 - Additional operation and maintenance in relation to the new infrastructure whether home owners connect or not



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NEXT STEPS

- All servicing work to be completed by the developer's contractor
- Watermains and sanitary sewers tested and inspected
- Water and sanitary laterals tested and inspected
- Development Engineering advises building division that it is acceptable for home owners to connect to the new laterals
- Formal notice is sent out from the Town Clerks Department advising home owners of the requirement to connect to water and sewer services
- Home owner retains contractor to do the plumbing work on the private side and apply for a plumbing permit to make the connection within two years of the formal notice by the Town



QUESTIONS/SUGGESTIONS?



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