



Town of  
**East Gwillimbury**

**Fernando Lamanna, B.A., Dipl. M. M., CMO**

Municipal Clerk  
Corporate Services  
Tel: 905-478-3821 Fax: 905-478-2808  
flamanna@eastgwillimbury.ca

May 24, 2016

D. Kelly  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1



Dear D. Kelly:

**RE: Holland Landing Lagoons**

For your information and records, at its regular meeting held on Tuesday, May 17, 2016 the Council of the Town of East Gwillimbury enacted as follows:

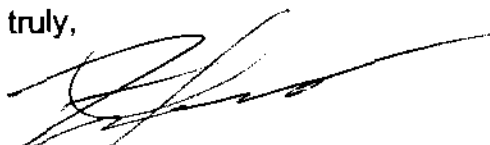
*BE IT RESOLVED THAT the Joint Community Infrastructure & Environmental Services and Development Services Report CIES2016-031 dated May 3, 2016, Holland Landing Lagoons, be received as amended; and*

*THAT Council consider adopting the proposed resolution, attached as Attachment #1 to this report as a separate motion; and*

*THAT Council direct staff to forward a copy of the approved resolution to the Region and the Ministry of the Environment and Climate Change.*

If you have any further questions feel free to contact the undersigned.

Yours truly,



Fernando Lamanna, B.A., Dipl. M. M., CMO  
Municipal Clerk

Enclosure: Joint Community Infrastructure & Environmental Services and Development Services Report CIES2016-031

CC: Ministry of the Environment and Climate Change

*"Our town, Our future"*

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Town of  
**East Gwillimbury**

**JOINT COMMUNITY INFRASTRUCTURE &  
ENVIRONMENTAL SERVICES AND DEVELOPMENT  
SERVICES REPORT CIES-2016-031**

To: Committee of the Whole Council

Date: May 3, 2016

Subject: Holland Landing Lagoons  
Chronology & Status Update

Origin: Community Infrastructure & Environmental Services & Development  
Services

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**RECOMMENDATIONS**

1. **THAT** the Joint Community Infrastructure & Environmental Services and Development Services Report CIES-2016-031 dated May 3, 2016, Holland Landing Lagoons be received; and
2. **THAT** Council consider adopting the proposed resolution, attached as Attachment #1 to this report as a separate motion; and
3. **THAT** Council direct staff to forward a copy of the approved resolution to the Region and the Ministry of the Environment and Climate Change; and
4. **THAT** the recommendations of this report be ratified at the Council meeting to be held on May 3, 2016.

**PURPOSE**

The purpose of this report is to respond to Council's direction from their meeting on April 5, 2016, to provide a history of the Holland Landing Lagoons servicing the community of Holland Landing along with a draft resolution for consideration by Council.

**BACKGROUND**

The Town of East Gwillimbury owns and operates a wastewater collection system in the Community of Holland Landing consisting of gravity sewers, pumping stations and forcemains.

The effluent collected by the Town is then treated by York Region prior to discharge. The method of effluent treatment is by way of the Holland Landing Sewage Treatment Plant and Lagoon System operating under the Ministry of the Environment and Climate Change (MOECC) Environmental Compliance Approval # 8589-8CYVBL.

These sanitary systems are used exclusively for the Community of Holland Landing and have been in operation for approximately 40 years.

### **ANALYSIS**

Since the inception of the wastewater collection and treatment systems various Official Planning Amendments, an Environmental Assessment and an Individual Environmental Assessment (IEA) have taken place.

Below are chronological milestone events, approvals and studies completed:

- York Region contracted the construction of Holland Landing Sewage Treatment Facility to Gore & Storrie Ltd. in September 1974. The Ministry of the Environment issued Approval 3-0006-75-006, on June 3, 1975 for the facility consisting of a four-celled 14.6 ha seasonal retention waste stabilization pond with seasonal discharge to the Holland River. This wastewater treatment facility was designed to service a population of 4148.
- Official Plan Amendment 60 (Holland Landing Community Plan) was approved by the OMB in June 1996. OPA #60 required a municipal sanitary sewage treatment system to accommodate new development within the Community. Council sought the elimination of the lagoons in favour of a sewage treatment plant or connection to the York-Durham Sewage System (YDSS).
- Official Plan Amendment 89 (Queensville Community Plan) was approved by the OMB in June 1998 and stated that, the provision of sewage servicing infrastructure to the Community of Queensville shall be coordinated with the provision of servicing of the Community of Holland Landing to the satisfaction of York Region. Expansion of the system to include Queensville necessitated the need for an Environmental Assessment.
- York Region undertook a number of Class EA's for the YDSS expansion to support planned growth in York Region including the communities of Queensville, Holland Landing and Sharon.

- On May 19, 2005 York Region, report No. 5 of the Transportation and Works Committee Meeting noted that in terms of Regional priorities for growth, the existing sewage lagoons in Holland Landing were nearing the end of their lifecycle and would need to be decommissioned as a priority.
- Town Council provided a resolution to York Region on September 19, 2005 with respect to the need to maintain an adequate reserve capacity (4,300 persons equivalent) in the YDSS to address the requirement for decommissioning the existing Holland Landing Sewage Treatment Plant and lagoon system.
- York Region provided a Notice of Commencement for the Individual Environmental Assessment (IEA) for UYSS in 2009 and the MOECC approved terms of reference for the IEA in March 2010.
- The Consolidated Official Plan was adopted by Council in June 2010. The Official Plan included a policy which stated, “The Town shall work with the Region to decommission the Holland Landing lagoon system for sewage treatment as an essential first phase of servicing for the Town.” This policy was intended to represent Council’s position that the Holland Landing sewage lagoons should be decommissioned as part of the first phase of future servicing within the Town. The YDSS was sized to accommodate sewage that went into lagoons and the decommissioning of the lagoons was included in the YDSS extension Environmental Assessment (EA). To reflect that the Region was in the IEA process for the UYSS, the Region proposed replacing this policy with “If the Upper York Sewage Solutions (UYSS) Environmental Assessment confirms the permanent decommissioning of the Holland Landing lagoon system the Town shall work with the Region of York to decommission the Holland Landing lagoons.” Modifications to this policy wording were the subject of considerable discussion and Council deliberations. The wording of this policy has not received final approval.
- July 25, 2014 York Region submitted the Upper York Sewage Solutions Individual Environmental Assessment (IEA) to the Minister. The IEA proposes the need to construct the Water Reclamation Centre (WRC) in Queensville however the commissioning of the WRC requires that the

Environmental Compliance Approval for the Holland Landing Sewage Treatment Plant and Lagoon be transferred to the WRC. This approval transfer ensures that the Holland Landing lagoons will be decommissioned once the WRC is commissioned.

- On January 14, 2016 the MOECC provided formal comments on the UYSS IEA. The Ministry concluded that the IEA was prepared in accordance with the approved amended Terms of Reference and contains sufficient information to assess the potential environmental effects of the proponent's undertaking. The Holland Landing Water Pollution Control Plant is to be decommissioned by York Region following the implementation of the WRC, as the lagoons will no longer be required for sewage servicing. It is noted that the lagoons will be converted to habitat- providing wetlands.

A draft resolution has been prepared and appended as Attachment #1 summarizing the key milestones and proposed next steps. Once approved by Council it is further proposed that the approved resolution be forwarded to York Region and the MOECC.

### **NEED FOR PUBLIC CONSULTATION**

None

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report

### **CONFORMITY WITH STRATEGIC PLAN**

The recommendations of this report align with the following Strategic Pillar(s):

- #1 Providing quality, affordable programs and services for a safe, accessible and livable community
- #2. Building a complete community that provides healthy places to live, work, play and learn
- #3. A high performance municipal organization committed to service and excellence

## **CONCLUSION**

The Holland Landing Sewage Treatment Plant and Lagoon System has serviced the sanitary effluent needs of the community of Holland Landing for approximately 40 years. An IEA is currently underway which proposes to construct a new Water Reclamation Centre in north Queensville which will provide additional capacity for growth and replace the current lagoon facility.

Sufficient capacity has been reserved in the YDSS to accommodate the flow from the Lagoon and a connection to the YDSS may be available in 2016.

The resolution outlined in Attachment #1 is proposed to be forwarded to York Region and the Ministry of the Environment and Climate Change.

Prepared By,

*Original Signed By*

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Larry B. Hollett, C.E.T.,  
Director of Operations

Approved and Recommended By,

*Original Signed By*

---

Mike Molinari, P.Eng.,  
General Manager

Approved and Recommended By,

*Original Signed By*

---

Carolyn A. Kellington, MCIP, RPP,  
General Manager

Approved for Submission,

*Original Signed By*

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Thomas R. Webster  
Chief Administrative Officer

## ATTACHMENT #1

East Gwillimbury Council Resolution

May 3, 2016

**WHEREAS** sanitary services in the community of Holland Landing are currently dependent upon wastewater effluent being treated by York Region at its Holland Landing Sewage Treatment Plant and lagoon system; and

**WHEREAS** the Holland Landing Sewage Treatment Plant and lagoon system was constructed in 1974 and is being operated in accordance with the Ministry of the Environment and Climate Change approval 8589-8CYVBL; and

**WHEREAS** the Town of East Gwillimbury Official Plan Amendment #60 (Holland Landing Community Plan), approved by the Ontario Municipal Board (OMB) in June 1996, identified that servicing for the proposed growth should not include additional waste stabilization ponds (lagoons) but rather should be based on a sewage treatment plant or connection to the York Durham Sewage System (YDSS) with the elimination of the lagoons; and

**WHEREAS** the Town of East Gwillimbury Official Plan Amendment #89 (Queensville Community Plan), approved by the OMB in June 1998, required the coordination of Queensville servicing with the Holland Landing servicing to the satisfaction of York Region; and

**WHEREAS** York Region undertook a number of Class EA for the YDSS expansion to support planned growth in York Region including the communities of Queensville, Holland Landing and Sharon; and

**WHEREAS** York Region report No. 5 of the Transportation and Works Committee Meeting dated May 19, 2005 noted that in terms of Regional priorities for growth, the existing sewage lagoons in Holland Landing were nearing the end of their lifecycle and would need to be decommissioned as a priority; and

**WHEREAS** Town Council provided a resolution to York Region on September 19, 2005 with respect to the need to reserve capacity of approximately 4,300 persons equivalent in the YDSS to address the requirement for decommissioning the existing Holland Landing Sewage Treatment Plant and lagoon system; and

**WHEREAS** York Region provided a Notice of Commencement for the Individual Environmental Assessment (IEA) for the Upper York Sewage Solution (UYSS) in 2009 and the Ministry of the Environment and Climate Change (MOECC) approved terms of reference for the IEA in March 2010; and

**WHEREAS** the Town's Consolidated Official Plan, adopted by Council in June 2010, included Policy 7.3.1.2 which stated, "The Town shall work with the Region to

decommission the Holland Landing lagoon system for sewage treatment as an essential first phase of servicing for the Town”; and

**WHEREAS** on July 25, 2014 York Region submitted the IEA to the Minister for the UYSS which identified the need to construct the proposed Water Reclamation Centre (WRC) in the Queensville area; and

**WHEREAS** York Region has advised that the Environmental Compliance Approval for the Holland Landing Sewage Treatment Plant and Lagoon System is to be transferred to the WRC, once constructed; and

**WHEREAS** comments from MOECC also indicated that the Holland Landing Sewage Treatment Plant is to be decommissioned by York Region following the implementation of the WRC, as the lagoons will no longer be required for sewage servicing; and

**WHEREAS** York Region is operating, monitoring and maintaining the Holland Landing Sewage Lagoons in accordance with the Environmental Compliance Approval and the Occupational Health and Safety Act providing for the safety framework for employees and the public;

**BE IT RESOLVED THAT** the MOECC be requested to transfer the Environmental Compliance Approval for the Holland Landing Sewage Treatment Plant and Lagoon System to the Water Reclamation Centre of the Upper York Sewage Solutions; and

**THAT** the Region use the capacity in the YDSS that was reserved for the flows from the Holland Landing Sewage Treatment Plant and Lagoon System to facilitate the decommissioning of the Holland Landing Lagoons; and

**THAT** the decommissioning of the Holland Landing Lagoons coincide with the commissioning of the 2nd Concession Sanitary Linear Works currently nearing completion; and

**THAT** should the MOECC approval not be transferred and the lagoons not be decommissioned with the 2<sup>nd</sup> Concession Linear Works, and should the Region decide to allocate the Lagoon reserve capacity in the YDSS, the Region is hereby requested to allocate the capacity in the YDSS reserved for the Holland Landing Lagoons exclusively to the Town of East Gwillimbury; and

**THAT** Council direct staff to forward a copy of this resolution to York Region and the MOECC.



June 8, 2016

York Region Chair Wayne Emmerson and Members of Council  
17250 Yonge Street,  
Newmarket, ON L3Y 6Z1

MGP File: 11-2003

**VIA EMAIL: [denis.kelly@york.ca](mailto:denis.kelly@york.ca)**

Dear Chair and Members of Regional Council:

**Re: June 9, 2016 York Region Committee of the Whole  
Report E.2.1  
2016 Water and Wastewater Master Plan Update  
Comments on Behalf of the Block 41 Landowners Group**

We are the planners and project manager for the Block 41 Landowners Group in the City of Vaughan. We have reviewed Report E.2.1 regarding the 2016 Water and Wastewater Master Plan Update and would like to provide the following comments in response.

On June 1, 2016, Vaughan Committee of the Whole considered an update to the York Region Water and Wastewater Master Plan. At that meeting, Mayor Bevilacqua put forth the following motion which was endorsed by Committee and approved by Vaughan Council on June 7, 2016. The motion states:

*“That the Region be requested to establish a stakeholder committee to develop and explore new financing options and adjustments to the current Development Charge pre-payment policy as part of the effort to accelerate the delivery of services to the New Community Areas, the 400 North Employment Lands and an expanded West Vaughan Enterprise Zone in support of the shared objectives of jobs and housing.”*

The Block 41 Landowners Group supports Vaughan’s resolution to establish a stakeholder committee for the 2016 Water and Wastewater Master Plan Update. We request participation in the stakeholder committee to advance the proposed timing and explore new financial options for delivery of servicing.

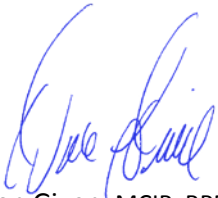
Civica Infrastructure has been retained by the Block 41 Landowners Group and will be submitting a report to Regional Staff to address the timing and capacity of servicing for Block 41 and we will continue to work closely with staff.

We respectfully request that this letter be added as correspondence on item E.2.1 and be circulated to Members of Committee in advance of the Meeting.

Should you have any questions or require additional information, please contact me at (906) 513-0170.

Yours truly,

**MALONE GIVEN PARSONS LTD.**



Don Given, MCIP, RPP  
President

Attachment: Excerpts from the City of Vaughan Council Meeting, June 7, 2016

cc Hon. Maurizio Bevilacqua, City of Vaughan  
Members of Vaughan City Council  
John Mackenzie, City of Vaughan  
Roy McQuillin, City of Vaughan  
Block 41 Landowners Group Inc.

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**REGULATION OF LOBBYING ACTIVITIES**

The Committee of the Whole (Working Session) recommends approval of the recommendation contained in the following report of the City Clerk, dated June 1, 2016:

**Recommendation**

The City Clerk, in consultation with the Deputy City Manager, Legal & Human Resources, and Chief Financial Officer and City Treasurer, recommends:

1. That a by-law substantially in the form of Attachment #1 be enacted to establish a voluntary Lobbyist Registry for the City of Vaughan;
2. That the final by-law for a voluntary Lobbyist Registry be in force on January 1, 2017;
3. That staff be directed to provide options, and a recommendation, for the retention of a Lobbyist Registrar and that considerations for the retention of a Lobbyist Registrar form part of the budget proposals for 2017; and,
4. That specific mechanisms for the establishment of a mandatory Lobbyist Registry be developed for implementation in 2018.

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**YORK REGION WATER AND WASTEWATER MASTER PLAN UPDATE  
CITY-WIDE**

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager Planning & Growth Management and the Director of Development Engineering & Infrastructure Planning, dated June 1, 2016, be approved;
- 2) That the recommendation contained in the following resolution, be approved:

**Whereas there is a desire to advance the servicing for Blocks 27 and 41 New Community Areas, the 400 North Employment Lands and the West Vaughan Enterprise Zone to address the needs of Vaughan residents for jobs, economic growth and housing options;**

**Whereas the timely provision of services for Blocks 27 and 41 New Community Areas, the 400 North Employment Lands and the West Vaughan Enterprise Zone supports the Provincial, Regional, and City objectives of providing for jobs and housing and builds upon recent investments by the Province to upgrade and extend Highway 400 and Highway 427;**

**Whereas the Region is nearing completion of environmental assessment studies to set the stage for design and construction of services for the New Community areas, the 400 North Employment Lands and the West Vaughan Enterprise Zone;**

**Whereas landowners have indicated an interest in advancing the proposed timing for delivery of this infrastructure through agreements with the Region but have raised concerns with the current Regional Development Charges pre-payment program versus earlier versions of the program;**

**Therefore be it resolved:**

**That the Region be requested to establish a stakeholder committee to develop and explore**

**REPORT NO. 26 OF THE COMMITTEE OF THE WHOLE (WORKING SESSION)  
FOR CONSIDERATION BY COUNCIL, JUNE 7, 2016**

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new financing options and adjustments to the current Development Charge pre-payment policy as part of the effort to accelerate the delivery of services to the New Community Areas, the 400 North Employment Lands and an expanded West Vaughan Enterprise Zone in support of the shared objectives of jobs and housing; and

3) That the following deputations and Communication, be received:

1. Mr. Stephen Fung, Director of Infrastructure Asset Management, Environmental Services, York Region, Yonge Street, Newmarket, and C15, presentation material titled "Water and Wastewater Master Plan Update", dated June 1, 2016;
2. Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham; and
3. Mr. Daniel Belli, Trinistar Corporation, Dufferin Street, Vaughan.

**Recommendation**

The Deputy City Manager Planning & Growth Management and the Director of Development Engineering & Infrastructure Planning, in consultation with the Deputy City Manager Public Works and the Director of Environmental Services recommend:

1. That the presentation by York Region staff on the status of the Region's ongoing Water and Wastewater Master Plan Update be received;
2. That York Region program the delivery of the proposed water and wastewater trunk infrastructure projects in Vaughan to be in step with the development approvals and servicing needs of the residential and employment expansion areas in Vaughan, in particular Blocks 27, 34, 35, 41, 59 and 60; and
3. That a copy of this report be forwarded to York Region.

*Regional Councillor Di Biase declared an interest with respect to this matter insofar as it relates to Block 27, as his children own land in Block 27 given to them by their maternal Grandfather and did not take part in the discussion or vote on the matter.*

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The meeting adjourned at 2:34 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair



June 8, 2016

File:L10-297-001

York Region Chair Wayne Emmerson and  
Members of Regional Council  
17250 Yonge Street,  
Newmarket, ON, L3Y 6Z1

**VIA E-MAIL: [denis.kelly@york.ca](mailto:denis.kelly@york.ca)**

Attention: Chair Emmerson and Members of Regional Council

Re: June 9, 2016 - York Region Committee of the Whole  
2016 Water and Wastewater Master Plan Update (Report E.2.1)  
Block 27 Landowners Group - Comments / Stakeholder Participation Request

As Group manager for the Block 27 Landowners Group ("LOG") in the City of Vaughan, please accept this letter as the LOG's commentary with respect to the 2016 Water and Wastewater Master Plan Update (Report E.2.1).

In light of Vaughan Council's June 7, 2016 endorsement of Mayor Bevilacqua's June 1, 2016 Committee of the Whole motion stating: "That the Region be requested to establish a stakeholder committee to develop and explore new financing options and adjustments to the current Development Charge pre-payment policy as part of the effort to accelerate the delivery of services to the New Community Areas, the 400 North Employment Lands and an expanded West Vaughan Enterprise Zone in support of the shared objectives of jobs and housing."

The Block 27 LOG fully supports the City of Vaughan resolution stated above and in consideration of the same, we believe that it is imperative for the Region to create a stakeholder committee that would explore all financial means necessary to expedite the delivery of strategic Regional infrastructure. Furthermore, the Block 27 LOG would hereby request / volunteer to participate on such a financial stakeholder committee in an effort to move key infrastructure priorities forward.

Further to the above, we would request that this letter be circulated to Members of Regional Council and be included in all correspondence related to the said report.

Yours truly,  
**COLE ENGINEERING GROUP LTD.**

A handwritten signature in blue ink, appearing to read 'Nik Mracic', is written over the company name.

Nik Mracic, MCIP, RPP  
Vice President, Urban Development

c: Hon. Maurizio Bevilacqua, City of Vaughan  
Members of Vaughan City Council  
John Mackenzie, City of Vaughan  
Block 27, LOG

S:\Block 27\L10-297-001\Letters\2016 June 8, Region of York - 2016 Water and Wastewater Master Plan, Comments

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# HUMPHRIES PLANNING GROUP INC.

June 9, 2016  
HPGI File: 0449

**Region of York**  
**Corporate Services Department**  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**Attn: Mr. Denis Kelly**  
**Regional Clerk**

Dear Mr. Kelly,

**Re: June 9, 2016 - Committee of the Whole Meeting**  
**Report E.2.1 - 2016 Water and Wastewater Master Plan Update**

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Humphries Planning Group Inc., represents the Vaughan 400 North Landowners Group which are lands located in Block 35 and 34W, City of Vaughan.

The above noted report is being considered by Committee today and we formally request that the Region support the motion made by the City of Vaughan at their Committee of the Whole (Working Session) to develop a stakeholder committee to explore financial opportunities and options to accelerate the timing of infrastructure in this area. We also formally request that a representative of Blocks 35 and 34W be included as part of such a committee.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**



Mark McConville, MCIP, RPP  
Senior Planner

cc. Vaughan 400 North Landowners Group  
Region of York Planning Dept.

216 Chrislea Road  
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[www.humphriesplanning.com](http://www.humphriesplanning.com)  
~ Do Something Good Everyday! ~

cc

Vaughan 400 Landowners Group  
Region of York Planning Dept.  
John Mackenzie, Deputy City Manager  
Vaughan Mayor and Members of Council