
From: Heidi Kreiner-Ley [REDACTED]
Sent: November-02-17 2:08 PM
To: clerk; Bellisario, Adelina; McEwan, Barbara
Cc: heidi.kreiner-ley
Subject: Re: LETTER OF DEPUTATION - Nov 6/17 Finance Comm - 11730 Keele Street ANNUAL STORMWATER CHARGE
Attachments: Pennard Site Plan.pdf; Alectra Inv 11730 Keele Street.pdf
Importance: High

TO: Barbara McEwan, CITY CLERK and to Adelina Bellisario

I am providing this letter to the City Clerk (Clerk@Vaughan.ca and Adelina.Bellisario@Vaughan.ca) to be included in the November 6, 2017 9:30 am Finance, Administration and Audit Committee Meeting as a Deputation for Item #1 Storm Water Charges in Rural Area and Feedback on Stormwater Charge Implementation and to be further spoken to at the Evening Meeting at 7:00 pm, if required)

Good day Members of the Finance, Administration and Audit Committee, Councillors and Staff:

Further to my meeting with Councillor Marilyn Iafrate and Jennifer Rose, of Environmental Services on August 24, 2017; numerous emails with Mr Dean Ferraro, Chris Wolnick and Jennifer Rose since that time and my further meeting with Jennifer Rose and Chris Wolnik on October 24, 2017, please be advised that I wish to initiate a Tier Three review of the above-noted property/matter and the invoicing of the the Annual StormWater charges (Water/WasteWater Charges) in the extreme amount of \$16,740.78 for a rural property, which is serviced by private septs, private wells and which has been mandated by the City of Vaughan to maintain its storm water within the property by way of a Site Plan Agreement.

I wish to also provide some history on this matter that the other City of Vaughan Council Members might understand why I came to the City with, not only with the above concerns about the charges but also 'how' the invoice was sent out.

The property known as 11730 Keele Street is an agricultural farm property of approximately 94 acres on the west side of the CN rail line. There is a farm house on the property which is rented to [REDACTED]. These residential tenants received their hydro bill on July 26, 2017 (copy attached) with the sum of \$16,740.78 added as "Annual Storm Water Charge" under the heading "Your Water/Wastewater Charge." They were quite taken aback by this and contacted Alectra/Power Stream advocating a mistake had occurred. They were told they were responsible for this charge and if they did not pay their hydro would be 'cut off'. They then contacted me at my office (Property Manager for the Owners) and were quite distressed.

I made a number of calls to find out the situation as we, the owners were not given any notice of Water/WasteWater/Storm Water charges being applied to our properties prior to this invoice. [REDACTED] were not happy when employees from Power Stream/Alectra showed up at their door and threatened to disconnect their hydro for non-payment of this amount.

I also contacted Alectra/PowerStream and requested that the invoice be sent directly to the owners, so that we may deal with this issue. We were informed this was impossible, as the owners do not have an Alectra account. This of course makes sense as hydro is paid by the tenants and not the owners. Thus the invoice was held in limbo until the matter, through Mr Dean Ferraro, Director of Finance, could be resolved and Alectra was told to cease and desist in

disturbing the [REDACTED] and not cut off their hydro. The problem still exists that an invoice cannot be generated to the actual owners of the property.

It then came to light that the invoice was in fact for the Commercial/Industrial property fronting on Keele Street known as 11770, 11790 and 11800 Keele Street and did not apply to 11730 Keele Street at all. These buildings are legally occupied by Terra Garden Centre, Discount Marine and a number of other smaller tenants and are zoned Commercial and Industrial and have been for over twenty years. This is where the concern of Water/Wastewater/Stormwater charges and the billing thereof falls apart. May I explain further.

After the invoicing situation was under control, I then met with Councillor Marilyn lafrate on August 24, 2017. Ms Jennifer Rose was in her office at that time. It was agreed that this matter would be brought forward for discussion and investigation, as this property is an anomaly in the City of Vaughan with respect to impact on the Water/WasteWater/StormWater.

I further met with Jennifer Rose and Chris Wolnik on October 24, 2017 and provided them with the Registered Site Plan with the City of Vaughan. During the rezoning of the property known as 11770-11800 Keele Street the owners were required to perform many studies including Hydrogeological, Drainage, Storm Water Management, Grading Approvals, etc. It is part of the Site Plan Agreement with the City of Vaughan that all Storm Water be maintained WITHIN the property boundaries and a Grading Plan was provided to the City and approved at the time of Re-zoning and Site Plan Agreement. NO STORMWATER leaves the property or impacts downstream. All ditches, whether within the property or on the City of Vaughan/Region of York boulevards along Keele Street are maintained by the Owners/Tenants. The driveways, parking areas and service areas are gravel to provide a permeable surface and assure all rain water and drainage is contained on the property with proper ditches and grading.

The property is serviced by approved and legal private wells and septic systems and does not use ANY municipal services. The owner was even required to install underground tanks and siamese connections for water for the Fire Department on the property.

The City of Vaughan made the owners assure that the property was self-contained in all aspects of Storm Water/Waste Water and any other impacts on the surrounding area or downstream.

I have provided the documentation to Jennifer Rose and Chris Wolnik and am enclosing a copy of the invoice originally sent to the residential tenants as well as a copy of the site plan drawing which indicates the ditches and storm water drainage.

I cannot attend the up-coming Finance, Administration and Audit Committee meeting on November 6th, 2017 at 9:30 am and 7:00 pm, wherein this matter will be discussed, as I am out of the country. I therefore wish to provide this Letter as my Deputation to be read and heard with regard to this matter.

We strongly feel that the Annual Storm Water Charge which is being levied against rural Commercial and Industrial properties which are self-contained, provide their own Waste Water Disposal, Storm Water Management and Private Wells, should NOT be invoiced the same as Industrial and Commercial properties within the southern and urbanized Industrial/Commercial areas. We have no impact on neighbouring properties, downstream or any other areas in the City of Vaughan. It is our opinion that these properties should be treated the same as Farm properties, which, in fact have greater impact than the Industrial/Commercial, as they are not under Site Plan Agreements and all the stringent requirements that comes with that.

Please assure that I am notified of all further meetings and discussion regarding this matter.

Should you require any further information or wish to speak to me please contact me on my cell at [REDACTED]

My best regards,

Heidi Kreiner-Ley

Property Manager for Garont Investments Limited and Pennard Investors Inc

*Heidi Kreiner-Ley, President/Broker of Record
Joseph Kreiner Real Estate Limited, Brokerage
10737 Bathurst Street
Richmond Hill, Ontario,
L4C 7V3*



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11730 KEELE ST

MAPLE, ON

Bill #

Service Location: 11730 KEELE ST, MAPLE

Premise #

Residential

RECEIVED

AUG 21 2017

Account Number	To be used for payments
Statement Date	JUL 26, 2017
Amount Due	\$17,010.76
Due Date	AUG 14, 2017

A 1.5% late payment charge will be calculated and applied if received after due date E&OE

*Ontario's Fair Hydro Plan substantially lowers electricity bills for typical residential consumers. This includes the 8% rebate introduced in January

*Electricity Rates have changed effective July 1, 2017, go to www.AlectraUtilities.com for information

*Electricity provided by Alectra Utilities Corporation as Standard Supply Service

Service	Meter#	From	To	# Days	Previous Reading	Current Reading	Read Type	Multiplier	Usage	Adjustment Factor	Adjusted Usage
Electric		06/21/2017	07/24/2017	33	110366.660	111289.820	Regular	1.0	923.160 KWH	1.036900	957.225

Your Previous Charges

Amount of Last Bill 135.42
No Payment Received 0.00

Balance Forward - DUE IMMEDIATELY..... \$135.42

Your Adjustments

Penalty-Adjustment 0.68

Your Total Adjustment Amount \$0.68

Your Electricity Charges

Electricity

Summer-On-Peak 91.236 kWh @ \$0.132 12.04
Summer-On-Peak 34.214 kWh @ \$0.157 5.37
Summer-Mid-Peak 115.775 kWh @ \$0.095 11.00
Summer-Mid-Peak 43.415 kWh @ \$0.113 4.91
Summer-Off-Peak 464.378 kWh @ \$0.065 30.18
Summer-Off-Peak 174.142 kWh @ \$0.077 13.41
Delivery 46.13
Regulatory 2.90
Regulatory 1.56
Debt Retirement Charge 0.00
Debt Retirement Charge 0.00
Debt Retirement Charge Exemption Saved You \$1.76 0.00

Your Total Electricity Charges \$127.50

HST (HST Registration 728604299) \$16.57

8% Provincial Rebate \$10.19 CR

Your Water/Wastewater Charges

Annual Stormwater Charge 16,740.78

Your Total Water/Wastewater Charges \$16,740.78

Total Amount Due \$17 010.76

Daily Average Electricity Usage

Read Date	# of Days	kWh per day
JUL 24 17	33	27.97
JUN 21 17	29	28.20
MAY 23 17	32	35.11
APR 21 17	30	49.02
MAR 22 17	29	63.62
FEB 21 17	28	62.20
JAN 24 17	63	59.45
NOV 22 16	60	31.31
SEP 23 16	63	23.27
JUL 22 16	59	22.35
MAY 24 16	63	40.30
MAR 22 16	61	58.30
JAN 21 16	59	56.60