

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 8, Report No. 15, of the Finance, Administration and Audit Committee, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

#### **8                      PROPOSED PRIVATE ON-SITE SEWAGE SYSTEM MAINTENANCE                                  INSPECTION PROGRAM**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management and the Director of Building Standards, dated December 5, 2016:

##### **Recommendation**

The Deputy City Manager, Planning & Growth Management and the Director of Building Standards recommend:

1. THAT a by-law be enacted to amend Building By-law No. 044-2015, as amended, in a form acceptable to the City Solicitor, to include a Sewage System Maintenance Inspection Program with an effective start date of January 1, 2017, as outlined in this report; and
2. THAT Council approve as part of the aforementioned amendments, an inspection fee for Sewage System Maintenance Program inspections be added to Schedule A of Building By-law No. 044-2015.

##### **Contribution to Sustainability**

The proposed Sewage System Maintenance Inspection Program (SSMIP) supports the Region of York and Provincial requirements of the Clean Water Act and the Ontario Building Code.

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan Community Sustainability Environmental Master Plan:

##### **Objective 1.3:**

To support enhanced standards of storm water management at the City and work with others to care for Vaughan's watersheds by ensuring protection of remaining natural features and implement T.R.C.A. policies to protect water quality.

##### **Economic Impact**

The fees collected for the Sewage System Maintenance Program inspections are expected to recover the costs of delivering the program. Based on the estimated number of inspections, there will not be a significant economic impact on Building Standards operations. An inspection fee of \$750.00 for Sewage System Maintenance Inspection Program be added to Schedule A of the Building By-law No. 044-2015.

##### **Communications Plan**

Owners of on-site sewage systems within the identified affected areas will be contacted through a mail-out notice and by site visits. Owners are also invited to be proactive by calling the Building Standards Department (BSD) to arrange inspections.

Staff will provide mail-out notices to educate affected owners on the purpose of the program, requirements of the program, and the importance of protecting our drinking water, including:

- a. any applicable fees to be charged;
- b. procedural information;

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- c. the acceptance of third-party certificates as an alternative to having the City of Vaughan conduct an inspection (zero fee option);
- d. contact information within the BSD, and
- e. the legislative authority for the inspection program.

The BSD will post information on its webpage for property owners about the SSMIP, including details of how to ensure their sewage systems are compliant.

#### **Purpose**

The purpose of this report is to inform Council regarding the provincially mandated Sewage System Maintenance Inspection Program. The scope of the regulation includes any sewage system located within a specified nonlinear distance from a public wellhead. The City of Vaughan currently has one public wellhead, identified in this report.

#### **Background - Analysis and Options**

At the beginning of 2011, the Province, through the *Ministry of Environment and Climate Change*, under the *Clean Water Act and the Lake Simcoe Protection Act*, enacted legislation that required all municipalities to re-inspect existing domestic private sewage systems that are located near public wellheads or in Lake Simcoe watersheds. The authority to develop programs and establish minimum criteria based on set parameters, were given to multiple committees, aligned with various Conservation Authorities, throughout Ontario.

The Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source Protection Committee approved Source Protection Plan is applicable to the City of Vaughan. The Source Protection Plan is a strategy and suite of policies developed by residents, businesses and the municipalities within a watershed or series of watersheds, that outlines how water quality and quantity for municipal drinking water systems will be protected.

Source water is any untreated water found in rivers, lakes and underground aquifers that is used for the supply of raw water for municipal drinking water systems. Source water protection is the action taken to protect that raw source of municipal drinking water from overuse and contamination. A detailed history around source protection planning in Ontario can be found in a document prepared by the CTC Source Protection Region.

The CTC Source Protection Plan sets out policies to:

- safeguard human health;
- ensure adequate safe, clean water is available; and
- protect current and future sources of municipal drinking water from significant threats.

Included in the Source Protection Plan is a rating system that assigns the degree of risk to a wellhead based on the contouring/geology of the ground and the type of hazard presented. Private sewage systems within a certain non-linear distance to the wellhead (based largely on time-of-travel of possible sewage contaminants) were assigned specific vulnerability scores. Certain existing sewage systems near a wellhead are mandated by legislation to be inspected by their respective municipality on a five-year cycle.

In the City of Vaughan there is one regional wellhead, located on Whisper Lane on the south side of Nashville Road, between Highway 27 and Huntington Road shown in Attachment 1.

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Staff surveyed other municipalities in the group and determined \$750.00 to be an appropriate fee.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

Term of Council Priorities – Ensure the safety and well-being of citizens by developing a Sewage System Maintenance Inspection Program to protect water supply in identified areas.

Service Excellence – provide affected land owners with necessary educational information about their sewage system, their responsibilities, the importance of protecting the City's water supply and providing them with a zero fee option to meet new legislative requirements.

**Regional Implications**

There are 33 Municipalities in the CTC Source Protection Region having the primary role of implementing the CTC Source Protection Plan. The Region of York is included in this group of Municipalities.

**Conclusion**

A Sewage System Maintenance Inspection Program for the City of Vaughan is a legislative requirement of the Province of Ontario through the Clean Water Act and the Ontario Building Code. The program will assist in ensuring clean drinking water from the source and enhanced water quality for a healthier eco system. Staff recommend amending the City's Building By-law to include requirements for this program and for the applicable fee.

**Attachments**

1. Map of Threat Area for Kleinburg wellhead where CTC Source Protection Plan policies apply.

**Report prepared by:**

Michael Donnelly, Sr. Building Inspector, ext. 8971  
Nev Cangioti, Building Inspection Supervisor, ext. 8321  
Ben Pucci, Manager of Inspection Services, ext. 8872

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**PROPOSED PRIVATE ON-SITE SEWAGE SYSTEM MAINTENANCE INSPECTION PROGRAM**

**Recommendation**

The Deputy City Manager, Planning & Growth Management and the Director of Building Standards recommend:

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**Contribution to Sustainability**

The proposed Sewage System Maintenance Inspection Program (SSMIP) supports the Region of York and Provincial requirements of the Clean Water Act and the Ontario Building Code.

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan Community Sustainability Environmental Master Plan:

**Objective 1.3:**

To support enhanced standards of storm water management at the City and work with others to care for Vaughan's watersheds by ensuring protection of remaining natural features and implement T.R.C.A. policies to protect water quality.

**Economic Impact**

The fees collected for the Sewage System Maintenance Program inspections are expected to recover the costs of delivering the program. Based on the estimated number of inspections, there will not be a significant economic impact on Building Standards operations. An inspection fee of \$750.00 for Sewage System Maintenance Inspection Program be added to Schedule A of the Building By-law No. 044-2015.

**Communications Plan**

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Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

JASON SCHMIDT-SHOUKRI  
Director of Building Standards  
Chief Building Official

Map showing Kleinburg wellhead and affected properties.

