



Report of the Commissioner of Corporate Services

**Acquisition of Land - YDSS Primary Trunk Sewer Twinning Project
19 Notion Road and 787 Kingston Road, Town of Ajax**

1. Recommendations

1. Council approve acquisition of properties at 19 Notion Road and 787 Kingston Road, in the Town of Ajax, required for the York-Durham Sewage System (“YDSS”) Primary Trunk Sewer Twinning Project.
2. Commissioner of Corporate Services be authorized to execute agreements of purchase and sale and all necessary documents to complete the transactions.

2. Purpose

This report seeks Council approval to acquire properties at 19 Notion Road and 787 Kingston Road in Ajax for construction, site access, construction compounds and a field office to facilitate the YDSS Primary Trunk Sewer Twinning Project (the “Project”). Property locations are shown on the map in Appendix A.

Private Attachment 1 will be considered in private session pursuant to section 239(2)(c) of the *Municipal Act, 2001* because it relates to acquisition of land by the Region.

Key Points:

- The Regional Municipalities of York and Durham are working together to carry out the York Region Sewage Works Project, a long-term wastewater infrastructure project across the Towns of East Gwillimbury, Newmarket, Aurora, Ajax and the cities of Markham, Richmond Hill, and Pickering
- York Region Sewage Works Project will add or expand wastewater sewers, pumping stations and enhancements to the Duffin Creek Water Pollution Control Plant on the shore of Lake Ontario in the City of Pickering

- Two properties that are the subject of this report are part of the YDSS Primary System Expansion, which is one of three major programs comprising the York Region Sewage Works Project
- Construction set to start in Q1, 2028 for sewer pipe construction and sewer chamber placement, and a construction field office and compound
- Staff negotiated agreements of purchase and sale with both property owners for acquisition of fee simple interests
- No further land acquisition costs beyond reasonable legal fees and land transfer tax will be applicable

3. Background

The need to expand infrastructure for a Lake Ontario based solution is identified by the *Supporting Growth and Housing in York and Durham Regions Act, 2022*

The previously proposed wastewater treatment solution, known as Upper York Sewage Solutions, was based in the Lake Simcoe watershed to support growth in northern towns in York Region. The *Supporting Growth and Housing in York and Durham Regions Act, 2022* mandated that the project be changed to a Lake Ontario solution, directing, transporting and treating wastewater at the Duffin Creek Water Pollution Control Plant on the shore of Lake Ontario in the City of Pickering in Durham Region.

As detailed in the update to Council on [April 25, 2024](#), the Ministry of Environment, Conservation and Parks confirmed that York and Durham Regions can proceed with implementation of the York Region Sewage Works Project.

YDSS Primary System Expansion is a part of one of three programs associated with the York Region Sewage Works Project

York Region Sewage Works Project consists of a total of 28 infrastructure components divided into three programs: 1) North YDSS Expansion, 2) South YDSS Expansion; and 3) YDSS Primary System Expansion.

This report is for the acquisition of two properties to support the YDSS Primary Trunk Sewer System Twinning Project, which is part of the YDSS Primary System Expansion (third program noted).

Two adjoining properties are required to support the Primary Trunk Sewer Twinning Project

These properties are adjoining and were identified as most suitable for realignment of the new sewer pipe from Kingston Road to Duffin Creek Plant. One site is a vacant parcel owned by the Town of Ajax (Village of Pickering). A portion of the site is required for a sewer chamber and realignment, with the remaining property to be used for construction.

Due to the small size of the Town's parcel, the adjoining privately owned property was needed for sightline, access, construction compound and storage. This site is improved with an industrial building that will be utilized as construction field office. Alternative locations were not an option, due to the proposed connection point of the shaft on the adjoining land owned by the Town.

4. Analysis

Environmental due diligence is currently underway

Environmental due diligence is currently underway for the properties. Results of environmental due diligence will be reviewed by staff in consultation with Legal Services and, if necessary, steps will be taken to minimize the Region's exposure to environmental risk and liability. Staff may report to Council with recommendations depending on the nature and extent of the impacts.

Independent appraisal reports established values to support offers of purchase and sale

Independent appraisal reports provided estimates of value to support the offers of purchase and sale. Two reports were prepared for each property, and staff used these reports to support the final negotiated purchase prices.

Land is required for the sewer pipe location and construction office and compound

The lands will be used for a construction compound and location of the sewer pipe running south from Kingston Road along Notion Road to Duffin's Creek Plant. After construction, the shaft will be located well below the surface, but more than 50% of the site will be encumbered. The project will need access to this shaft for monitoring and maintenance on an ongoing basis. The remaining lands will be used as a construction office and compound for additional storage, sightline clearance and ongoing construction needs.

5. Financial Considerations

This report does not present current or anticipated financial changes to the Region's budget or fiscal position. Funding required to complete property acquisitions for these properties has been included as part of the 2026 Capital Budget for Public Works – Environmental Services. Acquisition costs are shared between York and Durham Regions.

6. Local Impact

The Project will help provide wastewater servicing to accommodate anticipated growth in York and Durham Regions to 2051.

7. Conclusion

This report seeks Council approval to authorize acquisition of 19 Notion Road and 787 Kingston Road in the Town of Ajax to support the YDSS Primary Trunk Sewer Twinning Project, which is part of the YDSS Primary System Expansion Program. This Project is essential for long term development and growth by increasing overall sewer capacity in the Region. These adjoining sites are key properties for realignment of the new sewer pipe from Kingston Road south to the Duffin Creek Water Pollution Control Plant.

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

November 18, 2025

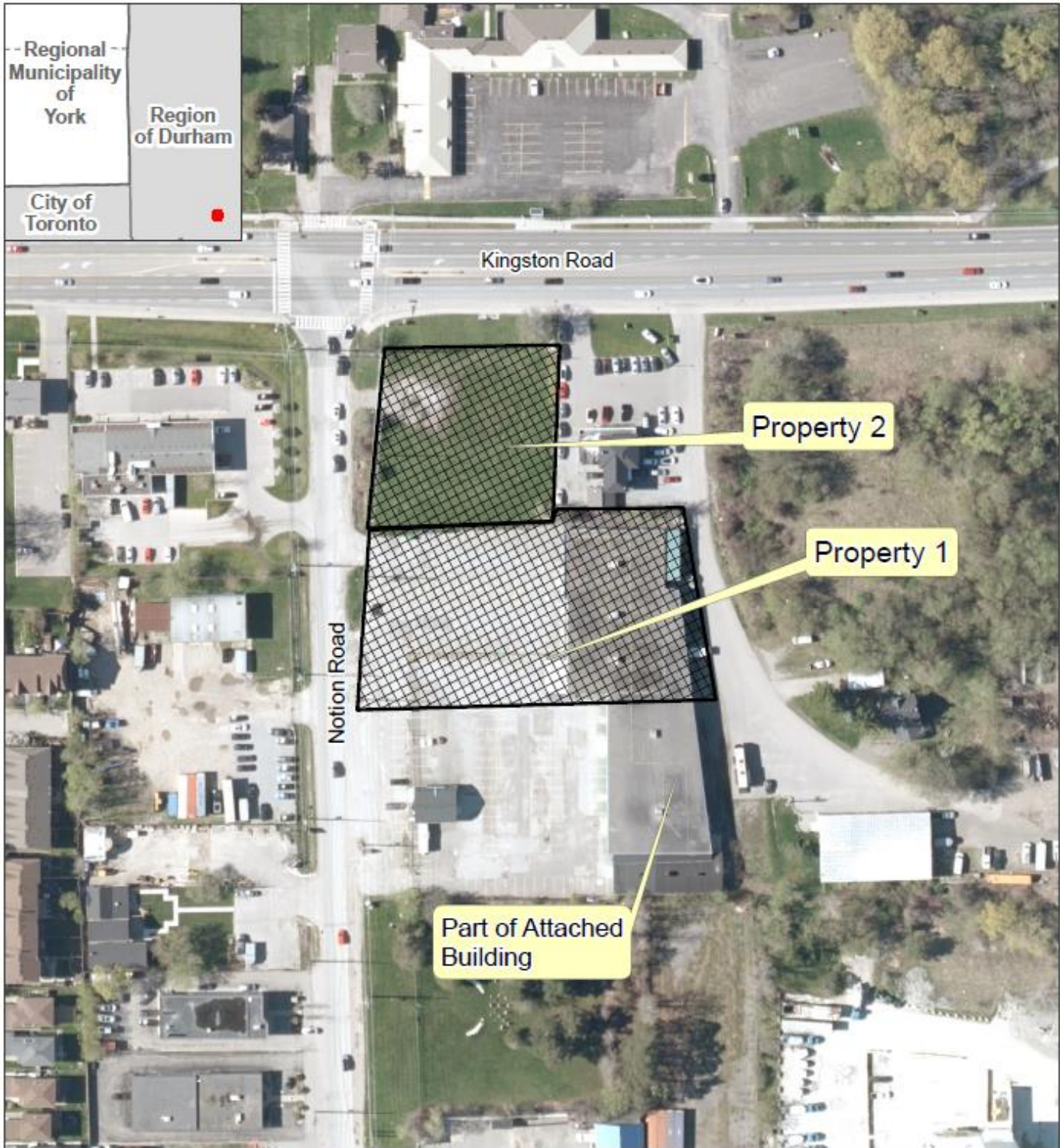
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Appendix A – Property Schedule and Location Map
Private Attachment – Proposed Compensation (#16750941)

**Property Schedule
Acquisition of Land
YDSS Primary Trunk Sewer Twinning Project
19 Notion Road and 787 Kingston Road
Town of Ajax**

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	Active Consumer Electronics Inc.	19 Notion Road, Ajax	Part 1 and 4 Plan 40R33095	Fee Simple (0.95 acres)
2.	The Corporation of the Village of Pickering	787 Kingston Road, Ajax	Part Lot 16 Concession 1; Part Road Allowance Between Lots 16 & 17 Concession 1 (Pickering) as in CO113653; except Pts 21 & 22, 40RD127; Ajax/Pickering	Fee simple (0.50 acres)

LOCATION MAP



 <p>Produced by: The Regional Municipality of York Property Services Branch, Corporate Services Department October 2025</p> <p>Data: Queen's Printer for Ontario 2003-2025</p> <p>Imagery: © First Base Solutions Inc. 2019 See York.ca for disclaimer information.</p>	<p>Location Plan Acquisition of Land YDSS Primary Trunk Sewer Twinning Project 19 Notion Road and 787 Kingston Road Town of Ajax December 4, 2025</p> 	<ul style="list-style-type: none">  Subject Property  Interest Required  Parcel  Road  Railway
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