



---

Report of the Commissioner of Corporate Services

**Compensation for Expropriation Northeast Vaughan Wastewater Servicing Project City of Vaughan**

---

**1. Recommendation**

Council approve the Commissioner of Corporate Services to make offers of compensation to owners of lands in the City of Vaughan, as set out in Appendix A, which were acquired in accordance with the *Expropriations Act, 1990* (the “Act”).

**2. Purpose**

This report seeks Council approval to serve offers of compensation under Section 25 of the Act to property owners whose lands have been expropriated for the Northeast Vaughan Wastewater Servicing Project in the City of Vaughan. The locations of the subject properties are shown on the maps in Appendix A.

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

**Key Points:**

- Requirement for a new gravity trunk sewer network was identified within the Jane Street right-of-way from Teston Road south along Jane Street to Riverrock Gate
- Temporary easements are required for staging and laydown areas for construction of a gravity trunk sewer
- Project will proceed in three phases. Phase two is the subject of this report. This phase runs along the Jane Street right-of-way south of Teston Road heading south to Riverrock Gate
- Construction is scheduled to commence in late Summer 2026

### 3. Background

#### **Municipal Class Environmental Assessment Study identified the need for additional servicing capacity**

In 2019, the Region completed a Municipal Class Environmental Assessment (EA) for the Northeast Vaughan Water and Wastewater Servicing Projects. The EA's purpose was to build on recommendations included in the Master Plan to identify the preferred solution to provide water and wastewater servicing and capacity for anticipated growth in northeast Vaughan to 2051.

Preliminary water and wastewater service areas were established to determine limits and sizing of municipal infrastructure to accommodate growth.

#### **Northeast Vaughan Wastewater Servicing Project will be constructed in three phases**

The preferred solution was to expand the wastewater service and identified a requirement for new gravity trunk sewer networks to be constructed in three phases. Phase one is within the Keele Street right-of-way, running south from Rutherford Road and east across Langstaff Road. Phase two is the subject of this report and is on the Jane Street right-of-way south of Teston Road heading south to Riverrock Gate.

#### **Privately owned lands are required to install new gravity trunk sewer**

Acquisition of temporary easements from four private property owners is necessary to accommodate installation of the gravity trunk sewer. All requirements are close to the Jane Street right-of-way.

#### **Council authorized initiation of the expropriation process for the Northeast Vaughan Wastewater Servicing Project**

[June 2024](#), Council authorized the Application for Approval to Expropriate and Approval to Expropriate. Following Council approval, a Notice of Application for Approval to Expropriate was served on owners of the properties impacted by the Northeast Vaughan Wastewater Servicing Project. The expropriation was to facilitate phase two construction of the project. The timing of phase three is not yet determined.

### 4. Analysis

#### **This report is for the third of three steps in the Council approval process for expropriations**

Figure 1 summarizes the three steps in the process for obtaining approval by Council for expropriation. [June 2024](#), Council authorized the first and second steps.

This report is for the third and final step. Upon approval by Council, the Region will serve offers of compensation to the owners.

**Figure 1**  
**Council Approval Steps**



**Offers of compensation will be made in accordance with the *Expropriations Act***

An independent appraiser was commissioned to provide estimates of value to support offers of compensation.

Section 25 of the Act requires the Region to make two offers of compensation to an owner. First is an offer of full compensation for market value of the land expropriated and any damages for loss of improvements and injurious affection. The second offer is to pay owners the market value of the land expropriated and does not include an offer to pay any other damages such as damages for loss of improvements or injurious affection.

If an owner accepts the first compensation offer, it is accepted in full satisfaction of any claims the owner may have with respect to the expropriation, with a few exceptions. In the event an owner accepts the second offer or does not accept either offer, further negotiations will be required to obtain a full and final settlement.

**Possession of expropriated land will be obtained after serving offers of compensation**

The Region acquired title to the lands when expropriation plans were registered at the Land Registry Office on January 16, 2026. Notices of Expropriation were sent to the owners on January 29, 2026. In accordance with the Act, the Region cannot obtain possession until a minimum of three months after notifying owners that expropriation plans have been registered. Additionally, it is necessary to make offers of compensation to owners to obtain possession of the expropriated lands. Offers of compensation will be delivered in anticipation of possession of the lands on April 30, 2026.

## **Environmental due diligence has been completed**

The Region commissioned Phase One Environmental Site Assessments (ESA) for the lands. The Phase One ESAs recommended Phase Two ESAs be undertaken on some of the properties. Phase Two ESA work has been completed. The results were reviewed by staff in consultation with Legal Services. No significant environmental concerns were identified and no additional environmental work is required.

## **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 has been included in the 2026 Capital Budget for Public Works – Environmental Services.

## **6. Local Impact**

The Northeast Vaughan Wastewater Servicing Project will provide wastewater servicing to accommodate growth in northeast Vaughan.

## **7. Conclusion**

On January 16, 2026, expropriation plans were registered for lands required for the Northeast Vaughan Wastewater Servicing Project in the City of Vaughan. The Act requires offers of compensation for expropriated lands be served on the registered owners before taking possession. Proposed offers are based on values provided by an independent appraiser. It is recommended the offers set out in this report be served in accordance with the Act.

---

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

February 17, 2026

#16652841

Appendix A – Property Schedule and Location Map

Private Attachment 1 – Proposed Compensation (#16652994)



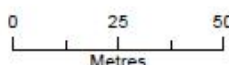




**Property Schedule**  
**Compensation for Expropriation**  
**Northeast Vaughan Wastewater Servicing Project**  
**City of Vaughan**

<b>No</b>	<b>Owner</b>	<b>Municipal Address</b>	<b>Legal Description</b>	<b>Interest Required</b>
1.	1001200007 Ontario Inc..	10811 Jane Street, Vaughan	Part 1 Plan YR3886863	Temporary Easement (42.9 sq. m.)
2.	Canada's Wonderland Company	9580 Jane Street, Vaughan	Part 1, Plan YR3886840 Part 1, Plan YR3886850 Part 1, Plan YR3886871	Temporary Easement (4937.3 sq. m.)
3.	9300 Jane Ltd.	9300 Jane Street, Vaughan	Part 1 Plan YR3886881	Temporary Easement (291.9 sq. m.)
4.	Lorwood Holdings Incorporated	3100 Rutherford Road, Vaughan	Part 1 Plan YR3886877	Temporary Easement (22.8 sq. m.)

The temporary easements required are described as a temporary limited interest commencing on the date of possession and expiring on October 31, 2030, in, under, over, along and upon and for municipal purposes including, but not limited to, entering on the lands with all vehicles, machinery, workmen and other material for construction purposes, which may include (1) relocation of existing services and utilities, (2) work that supports the construction of municipal infrastructure within the Region's takings, (3) staging and storage of materials and equipment, (4) geotechnical investigations, borehole drilling, installation of temporary monitoring wells, and other investigative works, (5) removal, relocation and/or installation of signage, (6) hard and soft landscaping, tree planting, paving, retaining structures, grading and reshaping the lands to the limit of the reconstruction of the municipal road fronting the lands herein described, (7) the installation and removal of temporary (i) pedestrian access and walkways, (ii) parking measures including re-striping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures (v) traffic signals, (vi) fencing, (vii) handrails, (viii) sidewalks, and (8) removal and replanting of vegetation, and (9) works ancillary to any of the foregoing and necessary to the works to be performed in association with the purpose of installing a new gravity trunk sewer in the Jane Street right-of-way from south of Teston Road to south of Rutherford Road and works ancillary thereto.

**LOCATION MAP**



 <p>Produced by: The Regional Municipality of York Property Services, Corporate Services December 2025</p> <p>Data: King's Printer for Ontario 2003-2025</p> <p>Imagery: © First Base Solutions Inc. 2021 See York.ca for disclaimer information.</p>	<p><b>Location Plan</b>  <b>Compensation for Expropriation</b>  <b>Northeast Vaughan Wastewater</b>  <b>Servicing Project</b>  <b>City of Vaughan</b>  <b>March 5, 2026</b></p> <div style="text-align: right;">    </div>	<ul style="list-style-type: none"> <li> Subject Property</li> <li> Interest Required</li> <li> Parcel</li> <li> Road</li> </ul>
--	--	---

©:\Legal\GIS - Procedures\MAPS\Maps to Council 2024\Esri\Northeast\_Vaughan\_Wastewater\_Phase\_2\_map1\Esri\Northeast\_Vaughan\_Wastewater\_Phase\_2\_map1.aprx



