
Report of the Commissioner of Corporate Services

**Expropriation of Land Northeast Vaughan Wastewater Servicing Project
City of Vaughan**

1. Recommendations

1. Council approve an application for approval to expropriate interests in land set out in Appendix A, required for the Northeast Vaughan Wastewater Servicing Project, in the City of Vaughan.
2. Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land (the "Notice") and to serve and publish the Notice, as required under the *Expropriations Act* (the "Act").
3. Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for an inquiry received and to represent the Region at an inquiry (Hearing of Necessity) held under the Act.
4. Council, as approving authority, approve the expropriation of interests in the land set out in Appendix A provided there is no Hearing of Necessity requested and not withdrawn in accordance with the Act.
5. Where approval to expropriate the land is given, the Commissioner of Corporate Services be authorized to register an expropriation plan and execute and serve any notices required under the Act.
6. Where approval to expropriate land is given, Council authorize the introduction of the necessary bylaw to give effect to these recommendations.

2. Purpose

This report seeks Council approval to expropriate interests in land for the Northeast Vaughan Wastewater Servicing Project in the City of Vaughan. Property locations are shown on the map in Appendix A.

Key Points:

- Requirement for a new gravity trunk sewer network was identified within the Jane Street right-of-way from Teston Road south to Riverrock Gate and east to Creditstone Road
- Temporary easement and permanent easements are required for staging, laydown areas and twinning of a gravity trunk sewer
- Project will proceed in three phases. Phase Three is the subject of this report. This phase runs east along Riverrock Gate, and across private property to Creditstone Road
- Construction is scheduled to commence in the summer of 2027

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 purpose of the EA was to build on recommendations included in the Master Plan to identify a 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 size of municipal infrastructure to accommodate Provincially forecasted growth.

The preferred solution identified a requirement for new gravity trunk sewer networks to be constructed in three phases. Phase One is on the Keele Street right-of-way from south of Rutherford Road and east, crossing Langstaff Road to the south. Phase Two runs south along the Jane Street right-of-way south of Teston Road heading south to Riverrock Gate. Phase Three is the subject of this report and runs east along Riverrock Gate, across private property to Creditstone Road.

In [March 2023](#), Council approved the expropriation of temporary easement requirements from seven properties to facilitate Phase One. In [June 2024](#), Council approved the expropriation of temporary easement requirements from six properties to facilitate Phase Two.

Privately owned lands are required to install Phase Three of the gravity trunk sewer

Acquisition of easements from six properties is necessary to accommodate installation of the gravity trunk sewer.

4. Analysis

Expropriation will allow timely access to the lands

Negotiations with owners have commenced and will continue throughout the expropriation process. If negotiated transactions cannot be completed in a timely manner, expropriation is deemed a necessary approach to ensure timely possession of property requirements.

Possession is needed by the second quarter of 2027 for work to begin summer 2027.

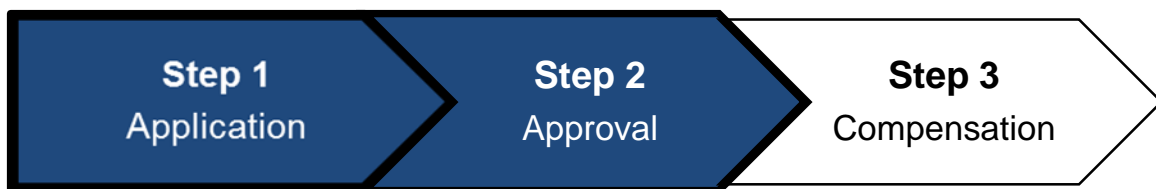
Council approval is required at three stages of the expropriation process

Three stages of expropriation that require Council approval include the request to Council to authorize an application for approval to expropriate land, expropriation itself, and offer of compensation to the former owners of the land.

To ensure possession meets the construction schedule, the first and second steps in the Council approval process have been combined for this report, as indicated in Figure 1. The third step will be the subject of a future report to Council if the expropriation proceeds.

Possession of land cannot be obtained until this third step has been completed and each owner is served an offer of compensation.

Figure 1
Council Approval Steps



Owners have right to request a Hearing of Necessity upon receipt of a Notice of Application for Approval to Expropriate

The first step in expropriation is to serve the registered owner with a notice of intention to expropriate following Council approval. Upon receipt of the Notice of Application for Approval to Expropriate, the

owner has the right within 30 days of receipt to request an inquiry (Hearing of Necessity) to determine whether taking of the lands by the Region is fair, sound and reasonably necessary.

If an owner requests a Hearing of Necessity, after the Hearing, an Inquiry Officer will provide a report providing an opinion as to whether the taking is fair, sound and reasonably necessary.

Registration of expropriation plans will secure title to the interest in the lands

If no Hearing of Necessity is requested, expropriation plans will be registered at the Land Registry Office within three months of Council approving a bylaw to proceed with expropriation. This is the second step in the expropriation process, and registration of plans is anticipated in Q1 2027.

Registration of expropriation plans is a key step in the expropriation process. At this point, the Region acquires title to the interest in land. However, further steps are required to obtain possession or the right to access the lands.

Following registration of expropriation plans, notices of expropriation and possession will be served on the owners. Under the Act, possession of the lands is to take place no sooner than three months after registration of expropriation plans. In addition, offers of compensation must be served on owners to obtain possession.

Environmental due diligence is underway

Environmental due diligence is underway for the properties. Results 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.

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.

Under Section 25 of the Act, the Region is obligated to serve offers of compensation on owners within three months of registration of the expropriation plan. Appraisals required to support offers will be prepared and proposed offers will be the subject of a further report to Council.

6. Local Impact

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

7. Conclusion

This report seeks Council approval to authorize expropriation of land for the Northeast Vaughan Wastewater Servicing Project, in the City of Vaughan. To facilitate the project schedule, expropriation must be initiated. Staff will continue to negotiate acquisition of land requirements. Expropriation proceedings will be discontinued if negotiations are successful.

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

April 21, 2026
17112309

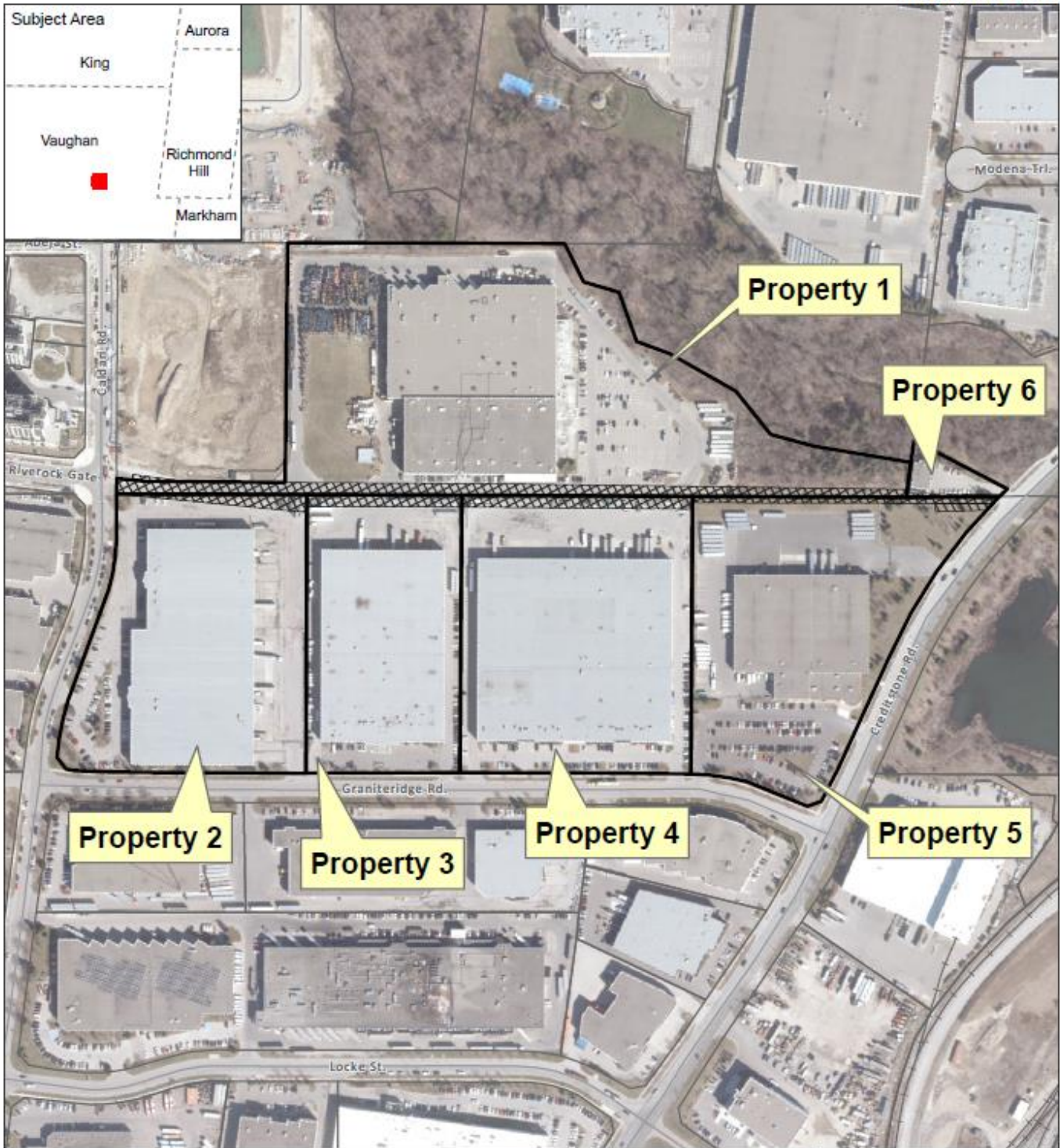
Appendix A – Property Schedule and Location Map

**Property Schedule
Expropriation of Land
Northeast Vaughan Wastewater Servicing Project
City of Vaughan**

No.	Owner	Municipal Address	Legal Description	Interest Required
1.	805062 Ontario Limited	401 Caldari Road	Parts 1-5 Plan 65R-41793	Permanent Easement (3,353 Sq.m.)
			Part 2 Plan 65R-41794	Permanent Easement (239 Sq.m.)
2.	Realty Growth II Holdings Inc.	351 Caldari Road	Parts 1 & 2 Plan 65R-41784	Permanent Easement (1,310 Sq.m.)
3.	Realty Growth II Holdings Inc.	20 Graniteridge Road	Part 1 Plan 65R-41783	Permanent Easement (1,710 Sq.m.)
4.	Realty Growth II Holdings Inc.	40 Graniteridge Road	Part 1 Plan 65R-41785	Permanent Easement (2,535 Sq.m.)
5.	Courier Vaughan Portfolio Inc.	1550 Creditstone Road	Parts 1 & 2 Plan 65R-41786	Permanent Easement (3,258 Sq.m.)
			Parts 3 & 4 Plan 65R-41786	Temporary Easement (667 Sq.m.)
6.	1735952 Onatrio Inc.	1600 Creditstone Road	Parts 1 & 2 Plan 65R-41787	Permanent Easement (337 Sq.m.)
<p>The temporary easements required are described as a temporary limited interest commencing on registration of the plan of expropriation 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 permanent takings, (3) staging and storage of materials and equipment, (4) geotech testing, borehole testing, and other investigative works, (5) removal, relocation and/or installation of signage, (6) hard and soft landscaping, paving, 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</p>				

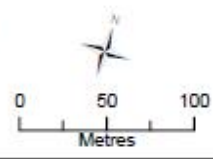
No.	Owner	Municipal Address	Legal Description	Interest Required
<p>temporary (i) pedestrian access and walkways, (ii) parking measures including re-striping of aisles, lanes, and parking stalls, (iii) shoring and formwork, (iv) drainage and erosion/sediment control measures (v) traffic signals, (vi) fencing, and (vii) handrails, and (8) works ancillary to any of the foregoing and necessary to the works to be performed in association with the purpose of implementing the works to be performed in association with the purpose of installing a new gravity trunk sewer system and adding to an existing sewer system and works ancillary thereto.</p> <p>The permanent easements required are described as a limited interest in perpetuity 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 (i) to construct and maintain permanent municipal infrastructure which may include installation, maintenance, relocation and/or removal of traffic turning loops and associated signalization equipment and controls, retaining walls, shoring and formwork and/or drainage, erosion or sediment control measures such as watermains and storm sewers, and (ii) for construction purposes which include, but are not limited to, (1) relocation of existing services and utilities, (2) staging and storage of materials and equipment, (3) geotech testing, borehole testing, and other investigative works, (4) removal, relocation and/or installation of signage, (5) hard and soft landscaping, paving, grading and reshaping the lands to the limit of the reconstruction of municipal road fronting the lands herein described, (6) 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, and (vii) handrails, and (7) 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 system and adding to an existing sewer system and works ancillary thereto.</p>				

LOCATION MAP



York Region
 Produced by:
 The Regional Municipality of York
 Property Services, Corporate Services
 February 2026
 Data: King's Printer for Ontario 2003-2026
 Imagery: © First Base Solutions Inc. 2025
 See York.ca for disclaimer information.

Location Plan
 Expropriation of Land
 Northeast Vaughan Wastewater
 Servicing Project
 City of Vaughan
 May 7, 2026



- Subject Property
- Permanent Easement
- Temporary Easement
- Parcel
- Road

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