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The Regional Municipality of Durham Report

To: Works Committee
From: Commissioner of Works
Report: #2025-W-25
Date: September 3, 2025

Subject:

Responsibility Agreement with the Hamilton Oshawa Port Authority (HOPA) for the Ownership, Operation and Maintenance of Private Sanitary Sewage Forcemains on Farewell Street (Regional Road 56), in the City of Oshawa

Recommendation:

That the Works Committee recommends to Regional Council:

- A) That the Regional Municipality of Durham enter into a responsibility agreement with Hamilton-Oshawa Port Authority for the ownership, operation and maintenance of two private sanitary sewage forcemains on Farewell Street, with all costs to be borne by the owner; and
 - B) The Regional Chair and Clerk be authorized to execute the required documents.
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Report:

1. Purpose

- 1.1 The purpose of this report is to obtain approval to enter into a responsibility agreement with Hamilton-Oshawa Port Authority (HOPA) for proposed private sanitary sewage forcemains on Farewell Street.

2. Background

- 2.1 HOPA is the entity responsible for the governance of the Ports of Hamilton and Oshawa. HOPA is the successor corporation to the Hamilton Port Authority and the Oshawa Port Authority, since port governance was merged on June 19, 2019.
- 2.2 HOPA is developing the eastern area of the Port of Oshawa to intensify employment uses, attract high value port users and jobs and provide transportation-intensive development space.
- a. HOPA purchased the southernmost section of Farewell Street in 2024 from the Region, which will be incorporated inside the port gates as part of the development project to improve vehicle access to the East Wharf at the Port of Oshawa. The development project also proposes to widen and extend Farewell Street as well as extend Harbour Road east of Farewell Street.
 - b. As a part of the purchasing agreement with HOPA, the Region retained a permanent easement on Farewell Street south of Harbour Road to provide access, maintenance, and repairs for an existing local Regional watermain.
 - c. HOPA has also purchased the right-of-way east of Farewell Street from the City of Oshawa for their Harbour Road extension. HOPA plans to lease parcels of the land east of Farewell Street to various tenants and port users but will remain in full ownership of these lands and all related site servicing infrastructure. The Harbour Road extension will provide future access and servicing to parcels within the east area of the Port of Oshawa.

3. Regional Infrastructure

- 3.1 HOPA is proposing a domestic and fire line connection from the existing 300mm watermain owned by the Region at the south end of Farewell Street as well as on Harbour Road, east of Farewell Street. This work is being done fully at HOPA's expense. Staff have standing authority to enter into the servicing agreement required to facilitate this work.
- 3.2 There is currently no sanitary servicing available for parcels south of Harbour Road which limits the development potential of the Port of Oshawa.
- a. The Region has planned a future capital project to construct a new Sanitary Sewage Pumping Station on Harbour Road west of Farewell Street and a

gravity sanitary sewer on Harbour Road. This project has been identified in the Development Charges Bylaw and Studies and is forecast in the 2026 to 2034 timeframe.

- b. In the interim, a local 300 mm diameter sanitary sewer exists on Farewell Street, approximately 170 m to the north of Harbour Road and can be used to service the lands. Due to the topography at the Port of Oshawa, sewage must be pumped through a forcemain to this existing sanitary sewer.
- c. HOPA wishes to construct two private pumping stations on their lands and convey the sewage to the Region's existing sanitary sewer on Farewell Street using two privately owned forcemains, as shown on Attachment #1. One forcemain will provide servicing on parcels fronting Harbour Road, east of Farewell Street, while the other forcemain will service parcels fronting Farewell Street, south of Harbour Road.
- d. Because portions of these private forcemains are located within the Regional right-of-way, there is a need to enter into a responsibility agreement with HOPA to ensure that all future costs associated with this infrastructure remain the responsibility of HOPA. The responsibility agreement will also ensure that all present and future parties are aware that this sanitary sewage facility is the responsibility of HOPA and not the Region.
- e. The forcemains within the Region's right-of-way are a temporary measure to provide sanitary servicing for HOPA until the future sanitary sewer is built on Harbour Road by the Region. Once the Harbour Road Sanitary Sewer Pumping Station and sanitary sewer is constructed on Harbour Road, the forcemains within the Region's right-of-way would be decommissioned and the sanitary servicing from the Port of Oshawa would be connected to the new gravity sewer on Harbour Road.
- f. Currently the volume of discharge from HOPA lands is unknown. The sanitary sewer has spare capacity to accept additional discharge from future development on HOPA lands. In the future, prior to permitting connection to the Region's sewer system, HOPA will be required to apply for a connection permit which will allow Region staff to confirm there is adequate capacity.

- 3.3 The Regional Municipality of Durham is leading a capital project on Farewell Street (Regional Road 56) from Harbour Road to Bloor Street, in the City of Oshawa.
- a. The proposed project work includes, but is not limited to full depth road reconstruction, curb and gutter replacement, traffic signal modifications, street lighting, watermain replacement, and a new multi-use path on the east side of Farewell Street, from Harbour Street to the rail underpass.
 - b. HOPA and the Region of Durham have been working closely to ensure their projects are coordinated. Both projects by the Region and HOPA are planned to start in 2025 and will occur simultaneously.
 - c. To avoid duplicative construction on Farewell Street and reduce disruption to the businesses in the area, the Farewell Street rehabilitation project led by the Region has the sections of the sanitary forcemains within the Region's right-of-way constructed by the Region's contractor. The estimated cost of constructing the sanitary sewer forcemains is \$430,000.
 - d. The servicing work within HOPA owned lands would be completed by HOPA's contractor under their own contract.
 - e. This work is being done fully at HOPA's expense. Staff have standing authority to enter into the servicing agreement required to facilitate this the payment for this work.

4. Previous Reports and Decisions

- 4.1 In April 2024, Regional Council approved Report #2024-W-9 which authorized the land transfer of Farewell Street south of Harbour Road to Great Lakes Port Management Inc., a wholly owned subsidiary of the HOPA, for a compensation amount of \$433,000;
- 4.2 In May 2025, Community Growth and Economic Development Committee provided a brief update on the recent and planned activities and achievements of the Hamilton Oshawa Port Authority (HOPA) through the Report #2025-EDT-8.

5. Financing

- 5.1 HOPA will be responsible for all costs incurred in the servicing their sites.

5.2 All legal fees and registration fees will be payable by HOPA upon execution of the agreement.

6. Relationship to Strategic Plan

6.1 This report aligns with/addresses the following Strategic Direction(s) and Pathway(s) in Durham Region's 2025-2035 Strategic Plan:

a. Connected and Vibrant Communities

- C1. Align Regional infrastructure and asset management with projected growth, climate impacts, and community needs.

b. Resilient Local Economies

- R1. Attract and retain quality employers that strengthen key economic sectors, including energy and technology.

c. Strong Relationships

- S3. Collaborate across local area municipalities, with agencies, non-profits, and community partners to deliver co-ordinated and efficient services.

6.2 This report aligns with/addresses the following Foundation(s) in Durham Region's 2025-2035 Strategic Plan:

a. People: Making the Region of Durham a great place to work, attracting, and retaining talent.

7. Conclusion

7.1 It is recommended that the Regional Municipality of Durham enter into a responsibility agreement containing the foregoing provisions, with Hamilton-Oshawa Port Authority for proposed private sanitary sewage forcemains on Farewell Street.

7.2 This report was reviewed by the Legal Services Department.

7.3 For additional information, contact: Paul Gillespie, Manager, at 905-668-4113 extension 3443.

8. Attachments

Attachment #1: Location Plan

Respectfully submitted,

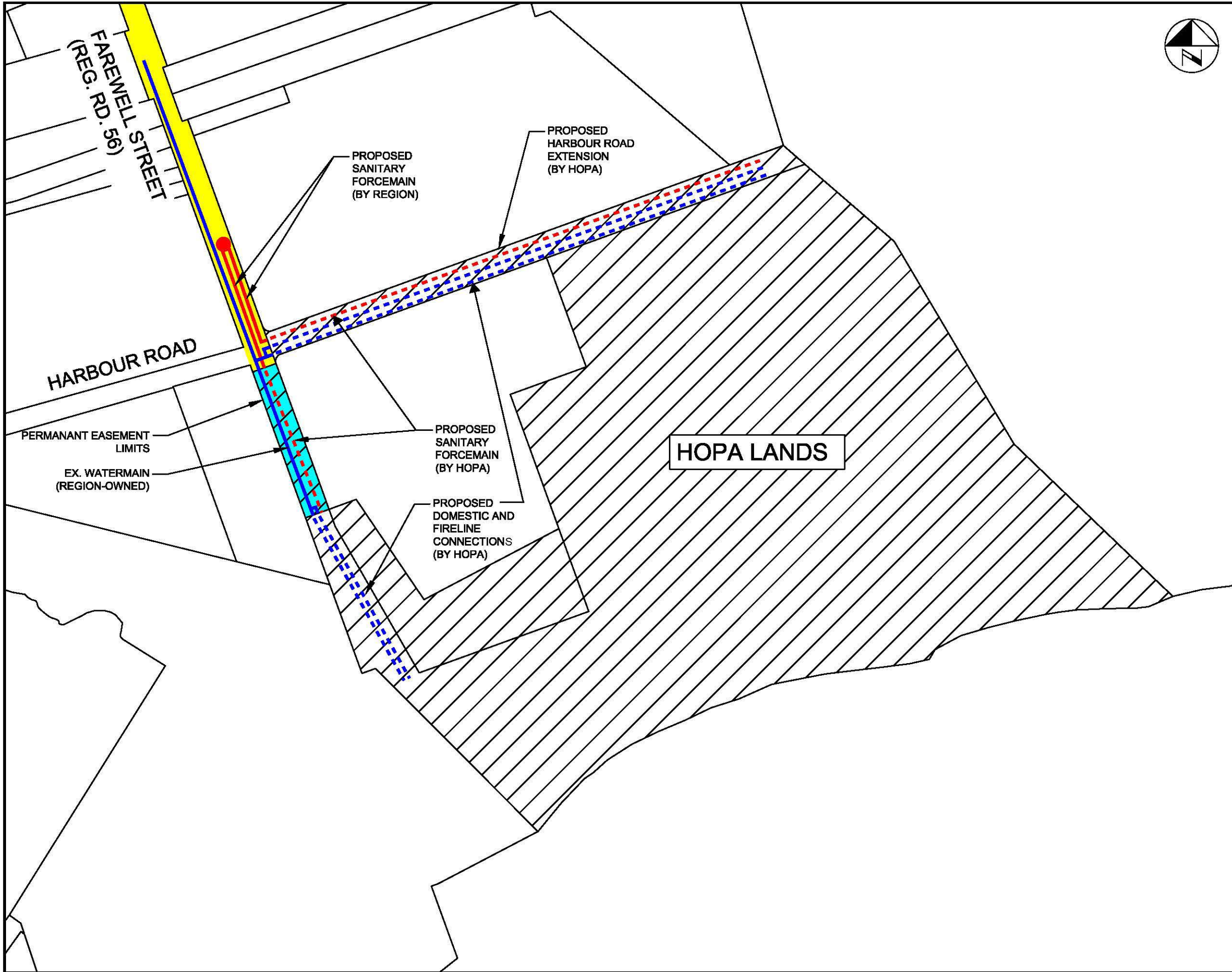
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


Ramesh Jagannathan, MBA, M.Eng., P.Eng., PTOE
Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

Elaine C. Baxter-Trahair
Chief Administrative Officer



-  FEDERAL LANDS UNDER HOPA JURISDICTION (HOPA LANDS)
-  DURHAM REGION PERMANENT EASEMENT LIMITS WITHIN HOPA LANDS
-  FAREWELL STREET RECONSTRUCTION PROJECT LIMITS



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OF DURHAM
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