

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



# The Regional Municipality of Durham Report

---

To: Committee of the Whole  
From: Commissioners of Works and Finance  
Report: 2026-COW-10  
Date: March 11, 2026

---

**Subject:**

Approval of Funding for Capital Works to be Incorporated into a Subdivision Agreement with Brooklin Development General Partner Ltd. including Cost Sharing in Accordance with the Region Share Policy, for the Extension and Oversizing of a Trunk Sanitary Sewer and for the construction of a Development Charge Feedermain, in the Town of Whitby

---

**Recommendation:**

That the Committee of the Whole recommends to Regional Council:

- A) That the Regional Municipality of Durham be authorized to enter into a Subdivision Agreement with Brooklin Development General Partner Ltd. (Brooklin NW) for the extension and oversizing of a trunk sanitary sewer through the Brooklin NW Subdivision, located north of Highway 7 and west of Ashburn Road in the Town of Whitby (see Attachment 1) including a Regional share amount estimated at \$3,523,000, for an estimated total project cost of \$4,943,200;
- B) That the Subdivision Agreement also allow the Developer to construct a portion of a Development Charge Feedermain with payment in the estimated amount of \$650,100 to be paid upon completion of the construction of the works;

- C) That financing for the subdivision agreement, including the Regional Share amount be provided from the following sources:

**Sanitary Sewer:**

**Developer's Share – Sanitary Sewer**

Brooklin Development General Partner Ltd. (Brooklin NW)	<u>\$1,420,200</u>
<b>Total Developer's Sanitary Sewer Share</b>	<b><u>\$1,420,200</u></b>

**Regional Costs – Sanitary Sewer**

Prior Year Sanitary Sewerage System Capital Budget

Item No. 62: West Brooklin Trunk Sanitary Sewer from west of Cochrane St. to east of Highway 12, Whitby (Region's share) (Project ID: D2002)

Residential Development Charge Reserve Fund	\$2,599,996
Commercial Development Charge Reserve Fund	\$162,033
User Rate	\$760,971
<b>Total Regional Share – Sanitary Sewer</b>	<b><u>\$3,523,000</u></b>

**Total Sanitary Sewer** **\$4,943,200**

**Water Supply:**

**Regional Costs – Watermain**

Prior Year Water Supply System Capital Budget

Item No. 111 Zone 3 feedermain on Ashburn Rd. from Amanda Ave. to Columbus Rd., Whitby (Project ID: D2410)

Residential Development Charge Reserve Fund	\$601,992
Commercial Development Charge Reserve Fund	\$18,853
Industrial Development Charge Reserve Fund	\$24,704
User Rate	<u>\$4,551</u>
<b>Total Regional Share – Watermain</b>	<b><u>\$650,100</u></b>

**Total Watermain** **\$650,100**

**Total Developer's Share** **\$1,420,200**

**Total Regional Share** **\$4,173,100**

**Project Total** **\$5,593,300**

- D) That the Commissioner of Works be authorized to sign the subdivision agreement in a format acceptable to the Regional Solicitor.

**Report:****1. Purpose**

- 1.1 The purpose of this report is to obtain approval to enter into a Subdivision Agreement with Brooklin Development General Partner Ltd. (Brooklin NW), including cost sharing in accordance with the Regional Municipality of Durham's (Region) Share Policy, related to the construction of a proposed trunk sanitary sewer and feedermain in the Town of Whitby.

**2. Background**

- 2.1 Brooklin NW plans to develop their lands, located at the northwest corner of Highway 7 and Ashburn Road in the Town of Whitby (see Attachment #1). To develop the lands, the construction of a 1050 millimetre (mm) diameter trunk sanitary sewer through the subdivision is required. Brooklin NW is also constructing a portion of a 600 millimetre (mm) diameter Development Charge (DC) funded feedermain on Ashburn Road, adjacent to their lands. All proposed cost sharing will be in accordance with the Region's Share Policy.
- 2.2 The Region's Share Policy requires the developer to pay for the works required to service the subject development, with the Region responsible for the balance of the cost. In this case, Brooklin NW would be responsible to pay for the cost to construct a sanitary sewer of a size to service their lands, and the Region would be responsible to pay the cost of oversizing these pipes to 1050 mm diameter.
- 2.3 As part of the 2023 DC by-law appeal settlement, the Region agreed to consider various forms of front-ending of Regional DC projects. Typically, this is done through DC credit arrangements, however, the Region already has budgeted funds in place for the subject 600 mm DC feedermain proposed in this subdivision agreement. As such, it is recommended that the Region simply pay Brooklin NW for this portion of the DC project upon completion of the work and collect development charges when due from Brooklin NW.
- 2.4 The developer will be responsible for 100 per cent of all local sanitary sewer and water supply services contained within the plan of subdivision.
- 2.5 Regional staff have delegated authority to approve cost sharing in keeping with the Policy up to a maximum Regional Share of \$1,200,000 for Subdivision Agreements. As this project exceeds the authorized amount, Regional Council's approval is required.

- 2.6 All other requirements of the Regional Subdivision Agreement will be in place, including the posting of a letter of credit for 100 per cent of the cost of the works, Regional inspection requirements and the two-year infrastructure maintenance period.

### 3. Previous Reports and Decisions

- 3.1 There are no previous reports and/or decisions.

### 4. Financial Implications

- 4.1 Financing of the project will be from the following sources:

#### 4.2 Sanitary Sewer:

##### Developer's Share – Sanitary Sewer

Brooklin Development General Partner Ltd. (Brooklin NW). \$1,420,200

**Total Developer's Sanitary Sewer Share** **\$1,420,200**

##### Regional Costs – Sanitary Sewer

Prior Year Sanitary Sewerage System Capital Budget

Item No. 62: West Brooklin Trunk Sanitary Sewer from west of Cochrane St. to east of Highway 12, Whitby (Region's share)(Project ID: D2002)

Residential Development Charge Reserve Fund \$2,599,996

Commercial Development Charge Reserve Fund 162,033

User Rate 760,971

**Total Regional Share – Sanitary Sewer** **\$3,523,000**

**Total Sanitary Sewer** **\$4,943,200**

#### Water Supply

##### Regional Costs – Watermain

2026 Water Supply System Capital Budget

Item No. 111 Zone 3 feedermain on Ashburn Rd. from Amanda Ave. to Columbus Rd., Whitby (Project ID: D2410)

Residential Development Charge Reserve Fund \$601,992

Commercial Development Charge Reserve Fund \$18,853

Industrial Development Charge Reserve Fund \$24,704

User Rate \$4,551

**Total Regional Share – Watermain** **\$650,100**

**Total Watermain** **\$650,100**

---

<b>Total Developer's Share</b>	<b>\$1,420,200</b>
<b>Total Regional Share</b>	<b><u>\$4,173,100</u></b>
<b>Project Total</b>	<b><u>\$5,593,300</u></b>

## **5. Relationship to Strategic Plan**

5.1 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.
- C2. Enable a full range of housing options, including housing that is affordable and close to transit.

5.2 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.

## **6. Conclusion**

6.1 For additional information, contact Paul Gillespie Manager of Development Approvals Works Department 905-668-4113 extension 3443.

**7. Attachments**

Attachment #1: Location Plan

Respectfully submitted,

**Original signed by:**

---

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

**Original signed by:**

---

J. Nicole Pincombe, CPA, CMA  
Commissioner of Finance

Recommended for Presentation to Committee

**Original signed by:**

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

