

Holland Marsh - Main Drain & Pump Levy

Public Information Meeting

Multi-Purpose Room,
Bradford West Gwillimbury Leisure Centre

Wednesday, August 9, 2023
3:00 to 5:00 PM
7:00 to 9:00 PM

Agenda

1. Welcome & Introductions
2. Brief History of the “Holland Marsh”
3. The “Levy”
4. Overview of Section 76
5. Land Use Factors
6. Next Steps
7. Breakout Q & A Session

1. Welcome & Introductions

1. Holland Marsh Drainage System Joint Municipal Service Board (HMDSJMSB):

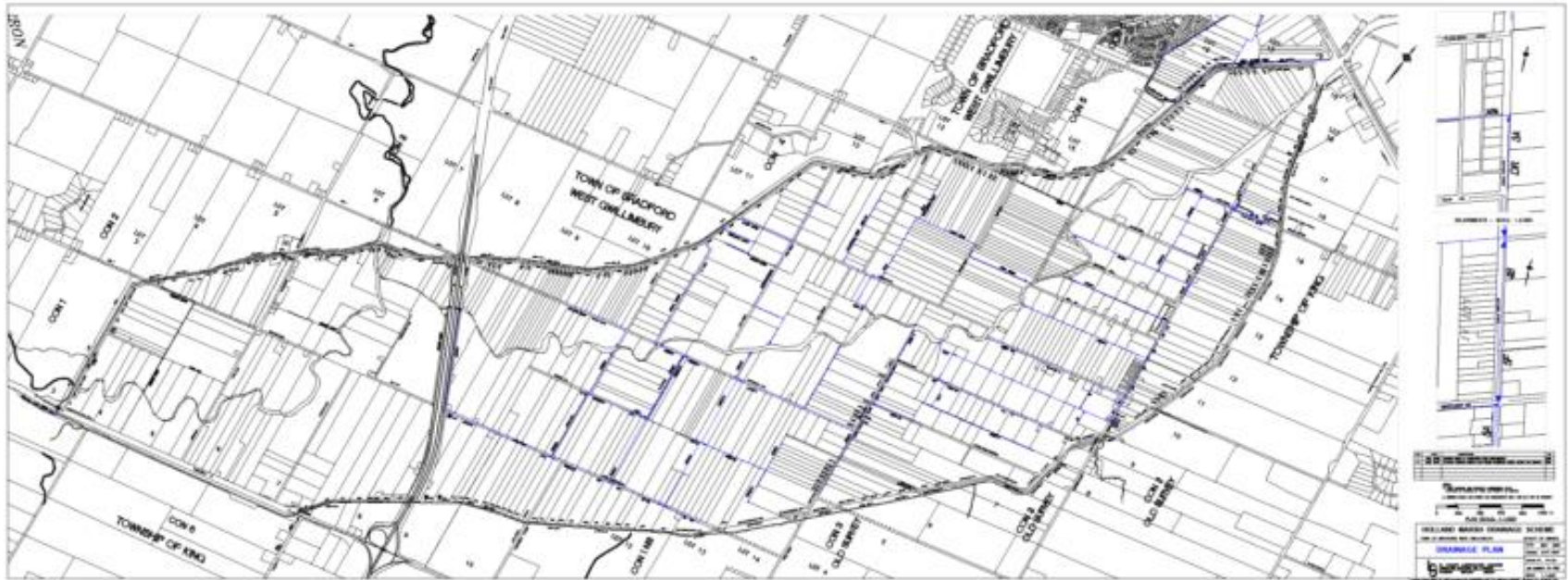
- Ruth Westlake - HMDSJMSB Coordinator
- Frank Jonkman - HMDSJMSB Drainage Superintendent
- Members of the HMDSJMSB

2. R.J. Burnside & Associates Limited:

- Jeff Dickson - Drainage Engineer & project lead
- Sid Vander Veen - Drainage Engineer
- Myles Douglas - Civil Technologist

2. Brief History of the “Holland Marsh”

Holland Marsh Drainage System - Main Drain





HOLLAND MARSH DRAINAGE SYSTEM

Joint Municipal Service Board



Overview

The Holland Marsh is a 7,000 acre (2,833 ha) (+/-) area of organic land that was reclaimed for agriculture by a substantial drainage scheme, pursuant to the Drainage Act in 1924 under the Baird Report

The watershed for the Holland Marsh is approximately 64,000 acre (26,000 ha)

It has been identified as one of the most fertile agricultural areas in the Province of Ontario

The Canal system is 17.4 mile (28 km) in length

The Main Drain is 11.2 mile (18 km) in length

Water is pumped from the Main Drain into the Canals, an approximate 8.2 ft (2.5 m) lift

Pumping Stations





HOLLAND MARSH DRAINAGE SYSTEM

Joint Municipal Service Board

History of the Holland Marsh Drainage Scheme

Holland Marsh Drainage System Joint Municipal Service Board was established under the *Municipal Act* by the Township of King and the Town of Bradford West Gwillimbury in 2007.



3. The “Levy”

Levy charges contribute towards water management within the Holland Marsh

This includes the operation and maintenance of:

3 Pump Stations:

- Art Janse Pumphouse
- Charlie Davis Pumphouse
- Victor Bardawill Pumphouse

3 Inlet Structures:

- Zweep Inlet
- Victor Bardawill Inlet
- Art Janse Inlet

1 Control Structure:

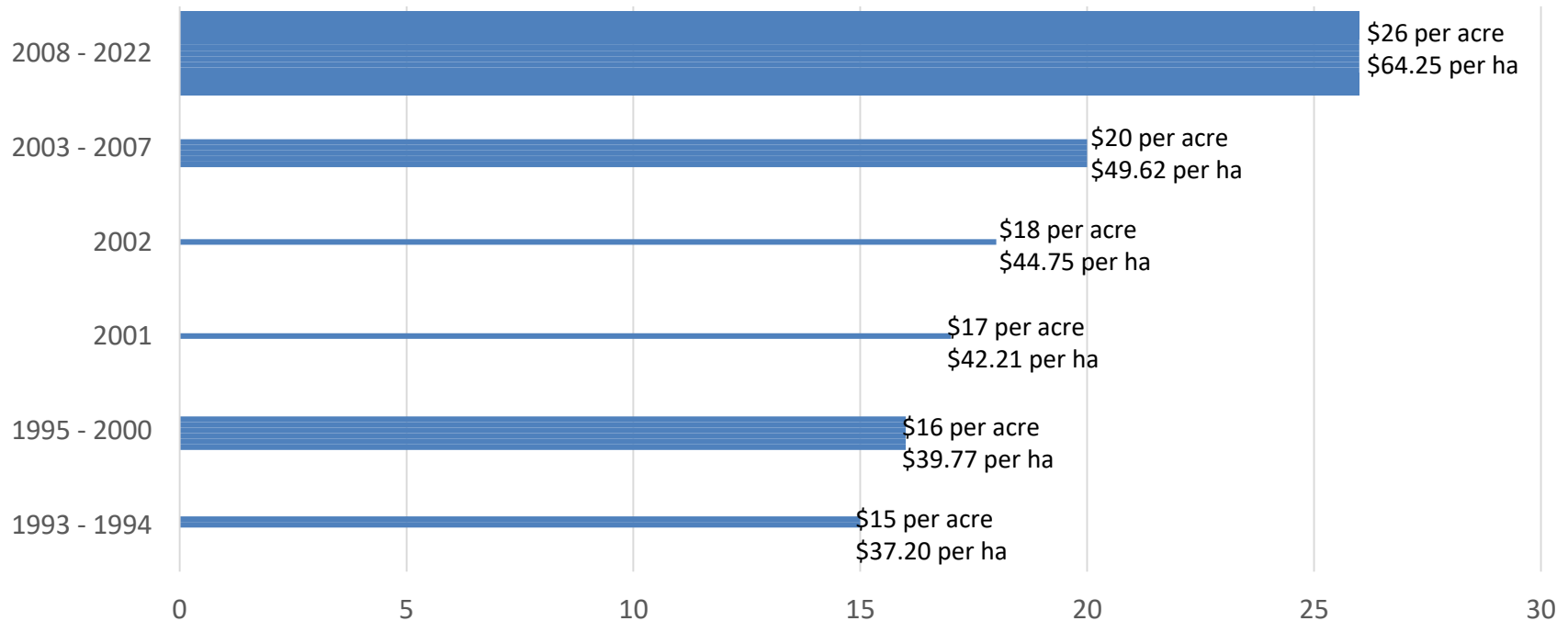
- 400 Sluice Gate



Purpose of the “Levy”

- The Levy was introduced years ago with the purpose of establishing a consistent, annual fee for the maintenance and operation of the various Pump Stations, as well as the Main Drain.
- The Levy is also structured to build a reserve for the benefitting lands/owners, and it has covered extraordinary costs in the past.
- It has remained at its current rate (\$26/acre - agricultural) for the past 15 years.
- The approach we are developing will help to balance the assessments to those lands being used for agricultural purposes compared to the other (non-ag) land uses.

Historic Levy Charges 1993 – 2022



*\$26 levy – agricultural land





4. Section 76 of the Act

- Levy does not recognize that runoff varies from different land uses
- Board decided to update the levy to correct the issue
- How?
 - Appointment of an Engineer under Section 76
 - Engineer to develop a new levy (or assessment schedule)
 - Incorporate land use equivalency factors (described later)
 - Summary of the S. 76 process:

S. 76 Process Flowchart (p.1)

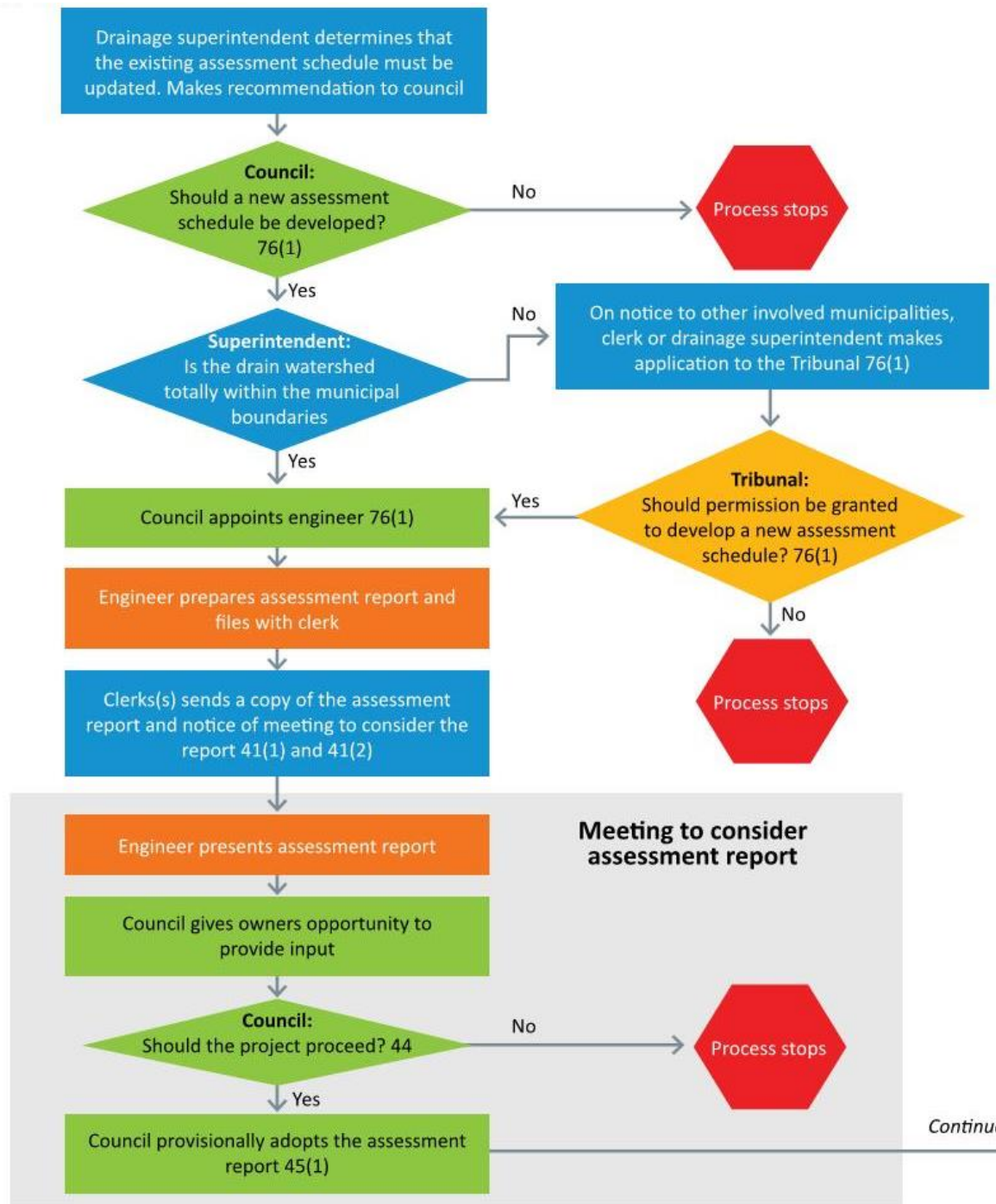
Legend

Shapes

-  Proceeding Stop
-  Decision Point
-  General Actions
-  Move to Another Process

Colours

-  Engineer
-  Municipal Staff
-  Council of Initiating Municipality
-  Appeal



S. 76 Process Flowchart (p.2)

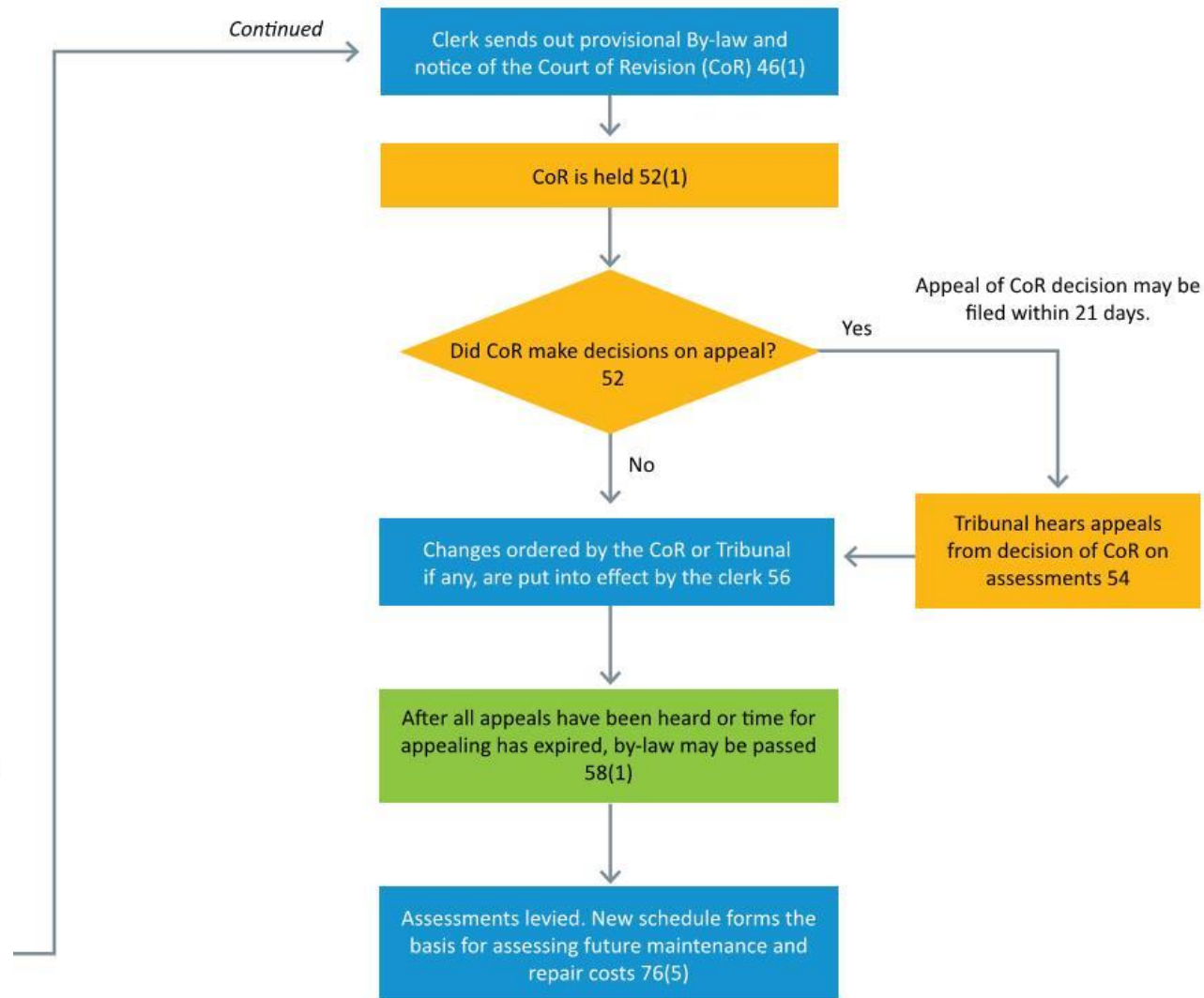
Legend

Shapes

- Proceeding Stop
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- Engineer
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5. Land Use Factors

Private Land Use	Factor
• Agricultural land	1.0
• Gravel surface	?
• Impervious surface	?
• Residential	?
• Commercial	?
• Grass	?
• Wooded area	?
Roads:	
• Gravel	?
• Paved	?
• Ditch	?
Other Land Uses?	

5. Land Use Factors (Cont'd)



Assessment under 1990 Engineer's Report



Example Assessment under R.J. Burnside & Associates Limited Engineer's Report being prepared.

6. Next Steps - Work Done to Date

1. Project initiated with Report to the Board in early February 2021.
2. Application to the Tribunal in late February 2021.
3. Tribunal rendered a decision on June 18, 2021.
4. Burnside “Letter of Reply” in September of 2021.
5. Board & Burnside “kick-off” meeting, discussions wrt “land use equivalency factors”, etcetera during 2022.
6. Burnside preparing Preliminary Assessment Schedules 2023.
7. Public Meeting being held as the equivalent of an “on-site meeting”.

6. Next Steps - **Work YET to be Done**

1. Development of the Assessment Schedules will continue.
2. Once schedules completed, Report to be written.
3. Report will then be filed with the Board.
4. Notices will be sent by the Board for a “Council meeting for consideration of report (Section 41).
5. Report to be considered; the (provisional) By-Law to be given two readings; appeal opportunities will be provided with appropriate Notice; appeals (if any) are disposed of; Report is adopted, and the By-Law given third and final reading.

7. Question & Answer Breakout Sessions

We thank you for attending this Public Landowner
“Information” Meeting regarding the
Holland Marsh - Main Drain & Pumping Levy.

If you have any questions or concerns, you can also email or call us.
Please grab a business card before you go!

Failure to Attend Meeting

Even if an individual did not attend this meeting, it proceeded in their absence. If the levy on a property is affected by this project and the pending Report, affected landowners will continue to receive notification as required by the Drainage Act.