

THE REGIONAL MUNICIPALITY OF YORK

**REPORT NO. 3
OF THE REGIONAL
COMMISSIONER OF CORPORATE SERVICES**

**For Consideration by
The Council of The Regional Municipality of York
on June 23, 2005**

**1
CONVEYANCE OF PROPERTY
TOWN OF EAST GWILLIMBURY**

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council declare surplus and give notice of its intention to convey the following lands and interests in lands:
 - a) Fee Simple Interests: Blocks 9, 10, 11, 12, 13, 14, 15, and Garfield Wright Boulevard and Bales Drive East as shown on the proposed subdivision plan; and
 - b) Permanent Easements Interests: Blocks 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 as shown on the proposed subdivision plan and Parts 1, 2, 3, 4, 5, 6, 7, 8 and 9 on the proposed reference plan.
2. Authorization be granted for the conveyance of the above noted lands and interests in lands to The Corporation of the Town of East Gwillimbury for the sum of \$2.00. Authorization also be granted for the conveyance of any additional lands and easements required by the Town of East Gwillimbury in order to facilitate registration of the subdivision plan.
3. Authorization be granted for the conveyance of an easement in Block 5 on the proposed subdivision plan to the Lake Simcoe Region Conservation Authority for the sum of \$2.00.

4. The appropriate Regional Officials perform all acts necessary to give effect to the foregoing.

2. PURPOSE

The purpose of this report is to declare the lands and easements described in Recommendation 1 above as surplus to the Region's requirements and to authorize the conveyance of these interests to The Corporation of the Town of East Gwillimbury and the Lake Simcoe Region Conservation Authority in order to fulfill the Regional Corporation's obligations under a subdivision agreement.

3. BACKGROUND

Regional Council, at its meeting held on May 19, 2005 by its adoption of Report 5(9) of the Finance and Administration Committee, authorized the execution of a subdivision agreement with The Corporation of the Town of East Gwillimbury and Woodbine Davis Developments Limited for the proposed plan of subdivision on Bales Drive (*see Attachment 1*). A Material Recovery Facility and Transportation and Works Operations Centre and Fleet Maintenance Facility will be located on these lands. Conditions in the subdivision agreement require the following conveyances.

3.1 Interests to be conveyed to the Town of East Gwillimbury

Fee Simple Interests on the Proposed Subdivision Plan:

1. Stormwater Management Purposes – Blocks 9, 14 and 15
2. Future Public Roadway – Block 10
3. Streets – Garfield Wright Boulevard and Bales Drive East
4. Temporary Turning Circles – Blocks 12 and 13
5. Reserves - Block 11

Easements on the Proposed Subdivision Plan:

1. Grading easements - Blocks 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19

Easements on the Proposed Reference Plan:

1. Buffer easements re swale – Part 2
2. Access easement to stormwater management Blocks – Parts 1, 3, 4, 5, 8 and 9
3. Watermain easement - Parts 6 and 7
4. Easement for stormwater management purposes - Part 4
5. Easement at the overland flow channel from the swale to the stormwater management pond – Part 9
6. Easement to stormwater management pond - Part 8

3.2 Interests to be conveyed to the Lake Simcoe Region Conservation Authority

Easements on the Proposed Subdivision Plan:

1. Open space conservation purposes - Block 5

Copies of the proposed subdivision plan and proposed reference plan will be available at Council for your review.

4. ANALYSIS AND OPTIONS

The above lands and interests in lands must be conveyed to The Corporation of the Town of East Gwillimbury and the Lake Simcoe Region Conservation Authority as a condition of the subdivision agreement executed by the Regional Corporation and as a condition of the registration of the Bales Road subdivision plan which will provide for a Regional Material Recovery Facility and Operations Centre. These lands and interests in lands are surplus to Regional requirements. In order to comply with the policy for the disposal of surplus real property, it is necessary for Regional Council to declare these lands and interests in lands as surplus and give notice of its intention to convey the lands. Pursuant to section 268(9) of the *Municipal Act*, an appraisal of the fair market value of the lands is not required as the lands and interests in lands will be transferred to a municipality and conservation authority.

5. LOCAL MUNICIPAL IMPACT

The Town of East Gwillimbury will receive significant benefit from the addition of the new industrial development and an improved municipal water system.

6. CONCLUSION

The Regional Corporation is required under the subdivision agreement to convey the above noted lands and easements to facilitate registration of a subdivision plan on Bales Drive. In order to fulfill this requirement, it is necessary for Regional Council to declare surplus, give notice of its intention to sell the lands and easements and authorize the execution of the required transfer documents by the Regional Chair and Clerk.

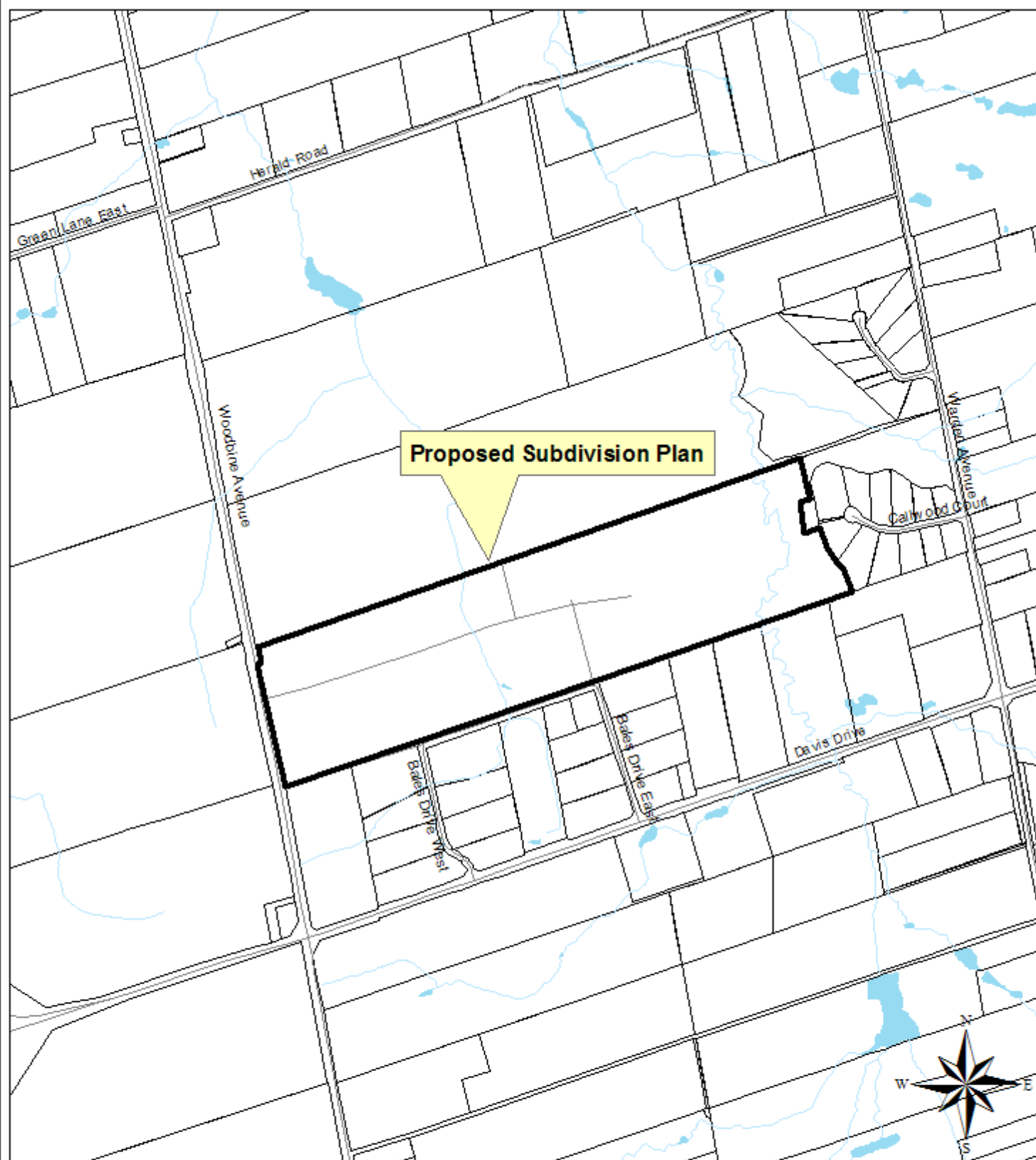
(The attachment referred to in this clause is attached to this report.)

Respectfully submitted,

**June 16, 2005
Newmarket, Ontario**

**J. Davidson
Commissioner of Corporate Services**

(Report No. 3 of the Commissioner of Corporate Services was adopted, without amendment, by Regional Council at its meeting held on June 23, 2004.)



LOCATION PLAN

Conveyance of Property
Town of East Gwillimbury



PROPERTY SERVICES