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COMPENSATION FOR EXPROPRIATION
SOUTHEAST COLLECTOR SEWER, PROJECT 74040
TOWN OF MARKHAM

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated April 13, 2011, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offer on behalf of the Regional Corporation, in accordance with the *Expropriations Act* for the land required for the construction and operation of the Southeast Collector Sewer.

2. PURPOSE

The purpose of this report is to receive authorization from Council to serve a Section 25 offer under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

The Environmental Assessment Report was approved in April 2010

The Environmental Assessment Report for the Southeast Collector Sewer project was submitted to the Ministry of the Environment in 2008 and was approved in April, 2010.

Council authorized the expropriation of properties for the Southeast Collector Sewer project in June, 2009

On June 25, 2009, Council authorized the expropriation of properties required for the construction of the Southeast Collector Sewer in the Town of Markham, in The Regional Municipality of York and in the City of Pickering, in The Regional Municipality of Durham.

Construction is scheduled to commence in the spring of 2011

The project involves the construction of a sanitary sewer from the Box Grove community in the Town of Markham, in The Regional Municipality of York to Valley Farm Road in the City of Pickering, in The Regional Municipality of Durham. Construction is scheduled to commence in the spring of 2011.

4. ANALYSIS AND OPTIONS

***The Expropriations Act* requires an offer to be served upon the owner to take possession of the expropriated land**

An independent appraisal firm prepared an appraisal report estimating the market value of the subject property. In compliance with Section 25 of the *Expropriations Act*, an offer based on 100% of the market value of the required property must be presented to an owner prior to taking possession.

Property No. 1 (see attachment 1)

OWNERS:	Tejinder Pal Singh and Harpreet Kaur
PROPERTY:	Part of Block 62, Plan 65M-3837, Town of Markham
TOTAL OWNERSHIP:	0.1 ha (0.25 acre)
EXPROPRIATED PROPERTY:	Permanent Easement in Part 1 on Expropriation Plan YR1542273
AREA EXPROPRIATED:	1.5 square metres (16.15 square feet)
COMMENTS:	The subject property is located on the northwest corner of 14 th Avenue and Box Grove By-Pass. It is an improved property being operated as a Montessori school.

5. FINANCIAL IMPLICATIONS

Funds were included in the 2010 Capital Budget and have been carried forward to the 2011 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The construction of the Southeast Collector Sewer is a critical infrastructure component in ensuring adequate wastewater capacity for growth across York Region. Construction of the Southeast Collector Sewer will support the accommodation of the forecasted growth within the Region, as established by “Places to Grow” and reflected in the York Region Official Plan.

7. CONCLUSION

It is recommended this report be authorized in order to provide the required land for the construction of the Southeast Collector Sewer. Construction is scheduled to commence in the spring of 2011.

For more information on this report, please contact Paul J. Roberts, Manager Realty Services, Property Services Branch at Ext. 1424.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the May 5, 2011 Committee meeting.)



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LOCATION PLAN

COMPENSATION FOR EXPROPRIATION

Southeast Collector Sewer, Project 74040

TOWN OF MARKHAM



0 62.5 125 250 Metres

PROPERTY SERVICES

