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SUBDIVISION AGREEMENT - BALES DRIVE DEVELOPMENT

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report, April 14, 2005, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council authorize the finalization of a Subdivision Agreement with the Town of East Gwillimbury and Woodbine Davis Developments Limited, in accordance with Regional Council approval to develop a Material Recovery Facility and Transportation and Works Operations Centre and Fleet Maintenance Facility on the subject lands located on Bales Drive;
2. The Regional Chair and the Regional Clerk be authorized to execute the Subdivision Agreement on behalf of the Corporation, subject to a review by Legal Services; and
3. Regional Staff be authorized to take all necessary steps to effect this agreement.

2. PURPOSE

The purpose of this Report is to obtain Council authorization to enter into a Subdivision Agreement with the Town of East Gwillimbury and Woodbine Davis Developments Limited, to satisfy conditions of draft approval, obtain final approval and registration of the plan of subdivision for the Bales Drive development.

3. BACKGROUND

In 2002, the Region acquired the 65 hectare (161 acre) subject property, north of the existing Bales Drive industrial subdivision, (east side of Woodbine, north of Davis Drive), in the Town of East Gwillimbury. An original 16 block industrial subdivision was draft approved by the Region in 1995, but was never registered by the owner. Subsequently, the Region expropriated the subject lands in 2002 to develop a new Material Recovery Facility, and later in 2003, a Transportation and Works Operations Centre and Fleet Maintenance Facility. A revised plan of subdivision was draft approved on February 10, 2003, to provide for the new development proposal. Final plans were circulated for clearance of all conditions of approval on November 8, 2004.

4. ANALYSIS AND OPTIONS

In satisfying the conditions of draft approval, the Region is required to enter into a subdivision agreement, and Council authorization is required to do so. Once the subdivision agreement is executed, final clearance letters will be forwarded to the Regional Planning Department from the Town and the Regional Transportation and Works Department. Once received, the Plan will receive Final approval and can be registered.

A detailed cost-sharing agreement with the developer, relating to the construction of the water main and storm water management works, will be forwarded to Regional Council for authorization, once negotiations have been completed.

5. FINANCIAL IMPLICATIONS

Further subdivision processing fees of approximately \$30,000 are still required to be paid to the Town of East Gwillimbury. These fees are already included in the 2005 Corporate Services Capital Budget. The Town has agreed to waive the normal letters of credit for the subdivision development.

6. LOCAL MUNICIPAL IMPACT

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

7. CONCLUSION

The Regional Chair, Regional Clerk and Legal Services Staff should be authorized to proceed with executing the Subdivision Agreement with the Town of East Gwillimbury and Woodbine Davis Developments Limited.

The Senior Management Group has reviewed this report.