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EXPROPRIATION OF LAND - KESWICK ELEVATED TOWER PROJECT 72170, TOWN OF GEORGINA

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated June 10, 2010, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the application for approval to expropriate the following lands for the requirements of construction of the Keswick Elevated Tower within the Town of Georgina:

Part Lot 17 Rear Concession 13 (geographic Township of North Gwillimbury)
Town of Georgina
Now described as Part 1 Plan 65R-31895

2. The Commissioner of Corporate Services be authorized to serve and publish Notice of Application as required by the *Expropriations Act*.
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for a Hearing of Necessity that may be received and conduct such hearings as may proceed pursuant to the provisions of the *Expropriations Act*.
4. Regional Council, as approving authority, approve of the expropriation of the lands described in Recommendation 1, provided there is no Hearing of Necessity and subject to confirmation of funding as set out in this report.
5. If approval to expropriate the lands is given, the Manager, Realty Services, Property Services Branch, be authorized to execute and serve any notices required by the *Expropriations Act*.
6. Authority be granted for the introduction of the necessary bills in Council to give effect to the foregoing.

2. PURPOSE

The purpose of this report is to obtain Council's approval to expropriate the land requirements from an owner for the construction of the Keswick Elevated Tower in the Town of Georgina in order to provide storage, system equalization and emergency storage for the Georgina Water System. (*see Attachment 1*).

3. BACKGROUND

York Region's Master Plan determined that additional water storage was required to support approved growth in the Town of Georgina. An Environmental Assessment Study was undertaken in 2007 to investigate alternatives and identify the preferred elevated tank site location in accordance *Environmental Assessment Act (June 2000)*. Five sites were identified and evaluated based on impacts to the natural and social environment in addition to technical and constructability considerations. The preferred site was presented to the review agencies, the land owner and to the public at a Public Consultation Centre (PCC). The location of the site is illustrated on Attachment 2. The study was completed in June 2007 and the detailed design is nearing completion.

4. ANALYSIS AND OPTIONS

The expropriation process must commence to ensure property will be acquired to meet construction timelines

Issuing Notices of Application for Approval to Expropriate Land will not create a legal obligation for the Region to proceed to expropriation. It triggers the requirement to notify the Region of a request for a Hearing of Necessity. A Hearing of Necessity provides Council with an independent third party review of the fairness, soundness and reasonableness of the acquisition.

Negotiations will continue with the owner concurrently with the expropriation process in order to achieve a negotiated settlement. Commencing the expropriation process will ensure the required land acquisition is obtained to meet project timelines.

5. FINANCIAL IMPLICATIONS

The estimated cost of the project is \$6,500,000 and funding for the land acquisition is included in the Region's approved 2010 Capital budget.

6. LOCAL MUNICIPAL IMPACT

The construction of the Keswick Elevated Tower will provide the residents and businesses in the Keswick area with increased security of water supply required to service approved growth in the Town of Georgina.

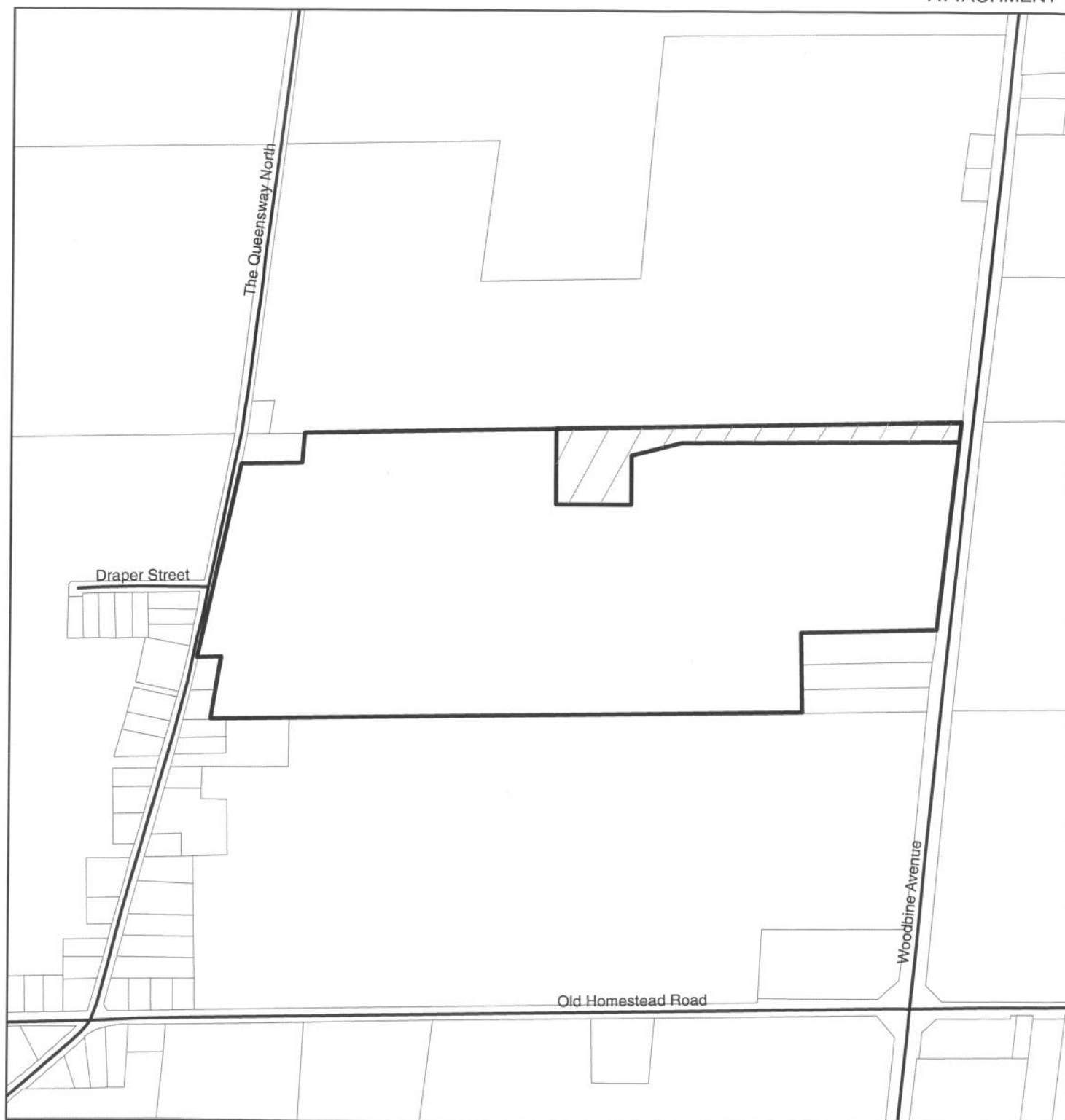
7. CONCLUSION

It is recommended that Council authorize the application for approval to expropriate the lands required for the construction of the Keswick Elevated Tower within the Town of Georgina

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 attachments referred to in this clause were included in the agenda for the June 10, 2010 Committee meeting.)



LOCATION PLAN

Keswick Elevated Water Tower- Proj #72170

Part of Lot 17, Rear Concession 13

Town of Georgina

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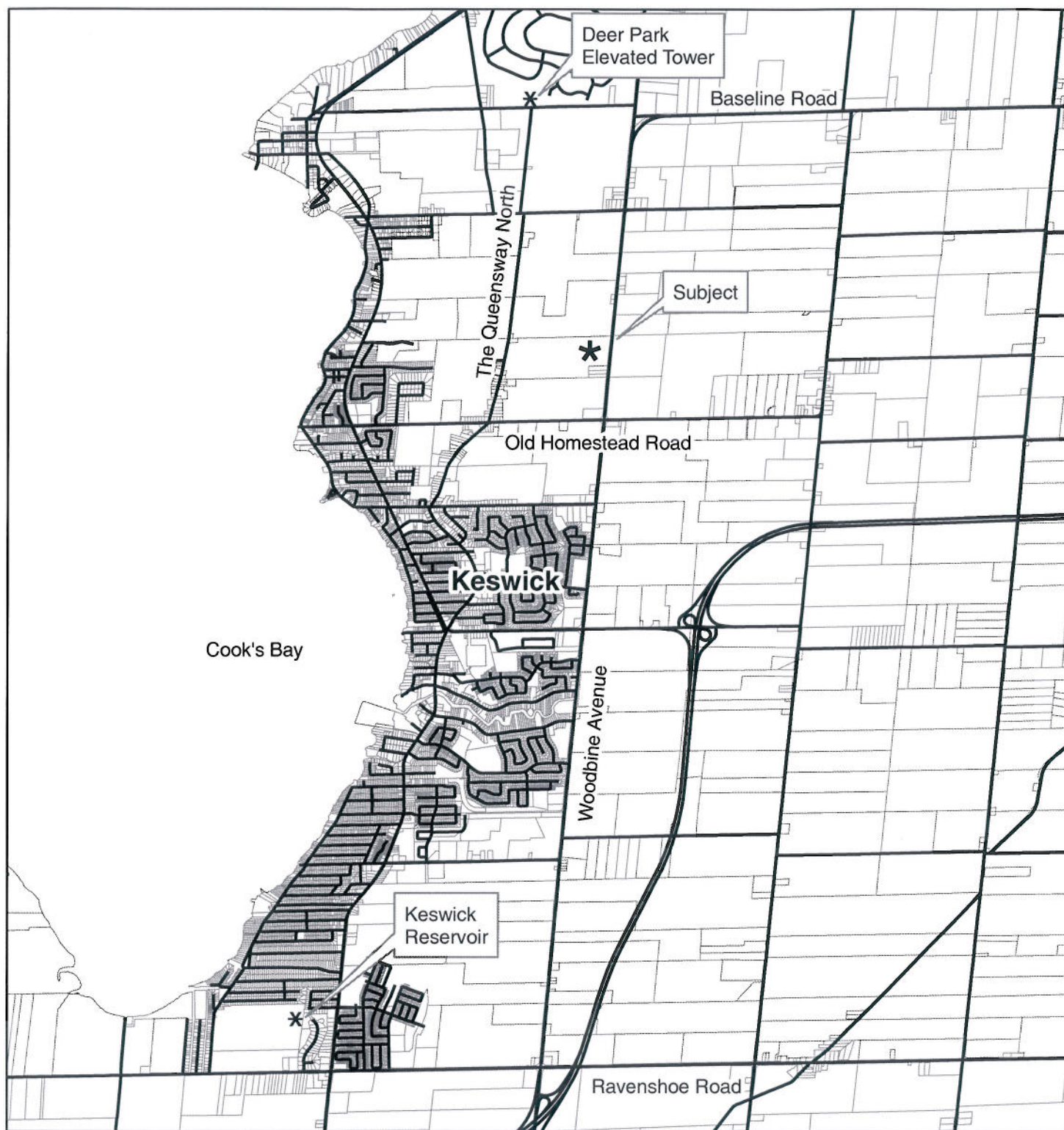
 Denotes Subject Lands (4.428 ac)

 Denotes Extent of Property Limits



PROPERTY SERVICES





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LOCATION PLAN

Keswick Elevated Water Tower- Proj #72170
Part of Lot 17, Rear Concession 17
Town of Georgina



0 1,000 2,000 4,000 Metres

PROPERTY SERVICES

