

15
DISPOSAL OF LAND
SUTTON WATER FILTRATION PLANT
TOWN OF GEORGINA

The Finance and Administration Committee recommends that the following report, May 10, 2005, from the Commissioner of Corporate Services be referred back to the Commissioner of Corporate Services for a further report to the June 23, 2005 Council meeting:

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council declare surplus and give notice of its intention to convey to The Corporation of the Town of Georgina the lands described as Part of Lots 4, 6 and 11 according to Plan 83, and Part of Lot 77, Block 75 according to Plan 73 Town of Georgina being all of PIN 03517-0219, and the easements and right-of-way as described in Instrument No. R744455, for the nominal sum of \$2.00.
2. Regional Council declare surplus and give notice of its intention to sell to The Corporation of the Town of Georgina the lands described as Lot 85, Plan 92 and Part of Lot 77, Block 75 according to Plan 73, Town of Georgina and being Parts 1 and 2, reference plan 65R-3088 being all of PIN 03517-0122 for the sum of \$150,000.00.
3. Authorization be given for the execution of the transfer of the lands, easements and right-of-way described in Recommendation Nos. 1 and 2 above.
4. By-Law No. W-1-70-18 be amended to delete the Sutton Water Filtration Plant.
5. The appropriate Regional Officials perform all acts necessary to give effect to the foregoing.

2. PURPOSE

The purpose of this report is to obtain Council's approval to:

1. Declare the lands described in Recommendation Nos. 1 and 2 above as surplus to the Region's requirements and give notice of its intention to convey the lands, easement and right-of-way described in Recommendation No. 1 to the Town of Georgina for the sum of \$2.00 and the lands described in Recommendation No. 2 to the Town of Georgina for the sum of \$150,000.00.

2. Amend By-Law No. W-1-70-18 by deleting the facility described in Recommendation No. 1 above.

3. BACKGROUND

In December 1970, By-Law No. W-1-70-18 was passed whereby The Regional Municipality of York assumed as part of the Regional waterworks system certain works for the production, treatment and storage of water as designated therein. One of the facilities assumed by The Regional Municipality of York was the Sutton Water Filtration Plant.

In January 2004, The Regional Municipality of York commissioned a new “state of the art” water treatment facility at Willow Beach, in the Town of Georgina, making the Sutton Water Filtration Plant redundant. On November 25, 2003, the Sutton Water Treatment Plant operation was discontinued. On June 11, 2004, the Sutton Water Filtration Plant was officially taken out of service.

The Sutton Water Filtration Plant is located on Woolfe Lane in the Jackson Point area of the Town of Georgina (*see Attachment 1*). The legal description of the lands assumed by the Region in 1971 is composed of Part of Lots 4, 6 and 11 according to Plan 83, and Part of Lot 77, Block 75 according to Plan 73, Town of Georgina, being all of PIN 03517-0219. The easements and right-of-way assumed by the Region are described in Instrument No. R744455.

In August of 1979, the Region purchased an adjoining cottage property to extend the facility. The property was improved with a small cottage and a shed, both of which were immediately demolished. This property is described as Lot 85, Plan 92 and Part of Lot 77, Block 75 according to Plan 73, Town of Georgina and being Parts 1 and 2, reference plan 65R-3088. The property has a frontage of 22.25 meters (73 feet) on Nasello Avenue and an area of 870.08 square meters (0.215 acres). This property has been appraised by an independent appraiser who determined that the Highest and Best Use of the site is as value in contribution to the adjacent lands that are subject of a draft plan of subdivision. The estimated current market value of this lot is \$150,000.00.

Clause 13 of Report No. 10 of the Engineering Committee adopted as amended, by Regional Council on June 9, 1977, states that if a facility, that was assumed by the Region, is no longer required by the Region, the local municipality must have first chance to assume ownership of the site. The land shall be deemed surplus if The Regional Municipality of York does not require it for any future municipal service under the jurisdiction of The Regional Municipality of York, or if it is not required for future road widening. The Town of Georgina has requested that the treatment plant site be returned to it at the nominal sum of \$2.00. The Town of Georgina has shown interest in the second

property that was purchased by the Region in 1979. The Region has had this property appraised and it is recommended that this parcel be sold to the Town of Georgina at the appraised value.

The treatment plant property is to be offered “as is” in accordance with the policy. The Regional Municipality of York will conduct a Phase One Environmental Site Assessment and selected soil samples to assess the condition of the site and provide this information to the Town of Georgina.

4. ANALYSIS AND OPTIONS

The Sutton Water Filtration Plant is no longer required for the production of a potable water supply. The above noted policy requires all water facilities no longer required by The Regional Municipality of York be offered to the area municipality. The Transportation and Works Department has determined the Sutton Water Filtration Plant, the plant intake, associated land, and easements are not required for future works.

5. FINANCIAL IMPLICATIONS

The Town of Georgina has notified the Region that it wishes to have the site reverted to the municipality. The site was assumed by the Region with no cost and will be reverted to the Town of Georgina on a nominal sum basis. The second parcel that was purchased by the Region in 1979, will be offered to the Town of Georgina at its appraised value being \$150,000.00.

6. LOCAL MUNICIPAL IMPACT

A new water treatment plant has been constructed at Willow Beach to serve the area and therefore the closing down of this facility does not have any local municipal impact.

7. CONCLUSION

The Sutton Water Filtration Plant, the plant intake, associated land and easements assumed in 1970, under By-Law No. W-1-70-18 are surplus and in accordance with Regional policy, it is recommended that this site be reverted back to the Town of Georgina for the nominal sum of \$2.00. It is recommended that the parcel that was bought by the Region in 1979, for the extension of the facility, be sold to the Town of Georgina at the appraised value of \$150,000.00.

Report No. 6 of the Finance and Administration Committee
Regional Council Meeting of June 23, 2005

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the June 2, 2005 Committee meeting.)