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APPROVAL TO EXPROPRIATE LANDS RECONSTRUCTION AND WIDENING OF 2ND CONCESSION ROAD PROJECT 85620, TOWN OF EAST GWILLIMBURY

(Mayor Hackson declared an interest in this item as she owns a property on the 2nd Concession which is listed in this report and did not take part in the consideration or discussion of or vote on this item.)

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated September 11, 2012, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. Council, as approving authority, approve the expropriation of the following lands required for the reconstruction and widening of 2nd Concession Road, in the Town of East Gwillimbury:

Address	Legal Description	Interest Required
574 Green Lane	Part 1, Plan 65R-33429	Permanent Easement
842 Green Lane	Part 2, Plan 65R-33429	Fee Simple
	Part 3, Plan 65R-33429	Permanent Easement
	Part 4, Plan 65R-33429	Permanent Easement
18474 2 nd Concession Road	Part 1, Plan 65R-33430	Permanent Easement
	Part 2, Plan 65R-33430	Fee Simple
29 Rogers Road	Part 3, Plan 65R-33430	Fee Simple
	Part 4, Plan 65R-33430	Permanent Easement
18537 2 nd Concession Road	Part 5, Plan 65R-33430	Fee Simple
	Part 6, Plan 65R-33430	Temporary Easement
18624 2 nd Concession Road	Part 3, Plan 65R-33533	Fee Simple
	Part 2, Plan 65R-33533	Permanent Easement
	Part 1, Plan 65R-33533	Temporary Easement
18783 2 nd Concession Road	Part 18, Plan 65R-33544	Fee Simple
18830 2 nd Concession Road	Part 1, Plan 65R-33544	Fee Simple
	Part 2, Plan 65R-33544	Temporary Easement
18805 2 nd Concession Road	Part 19, Plan 65R-33544	Fee Simple
	Part 20, Plan 65R-33544	Temporary Easement
18823 2 nd Concession Road	Part 21, Plan 65R-33544	Fee Simple
	Part 22, Plan 65R-33544	Fee Simple
18839 2 nd Concession Road	Part 23, Plan 65R-33544	Fee Simple

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Address	Legal Description	Interest Required
19162 2 nd Concession Road	Part 1, Plan 65R-33564	Fee Simple
19200 2 nd Concession Road	Part 2, Plan 65R-33564	Temporary Easement
19212 2 nd Concession Road	Part 4, Plan 65R-33564 Part 3, Plan 65R-33564	Fee Simple Temporary Easement
878 Mount Albert Road	Part 16, Plan 65R-33564	Fee Simple
878 Mount Albert Road	Part 17, Plan 65R-33564 Part 18, Plan 65R-33564 Part 19, Plan 65R-33564	Fee Simple Permanent Easement Permanent Easement
19301 2 nd Concession Road	Part 14, Plan 65R-33576	Temporary Easement
19315 2 nd Concession Road	Part 16, Plan 65R-33576 Part 15, Plan 65R-33576	Fee Simple Temporary Easement
19325 2 nd Concession Road	Part 17, Plan 65R-33576 Part 18, Plan 65R-33576	Fee Simple Fee Simple
19332 2 nd Concession Road	Parts 1 to 5 inclusive, Plan 65R-33576 Parts 6 to 9 inclusive, Plan 65R-33576 Part 10, Plan 65R-33576	Fee Simple Permanent Easement Temporary Easement
19419 2 nd Concession Road	Part 19, Plan 65R-33576 Part 21, Plan 65R-33576 Part 20, Plan 65R-33576	Fee Simple Permanent Easement Temporary Easement
19416 2 nd Concession Road	Part 11, Plan 65R-33576 Part 12, Plan 65R-33576	Fee Simple Fee Simple
19442 2 nd Concession Road	Part 13, Plan 65R-33576	Fee Simple
19575 2 nd Concession Road	Part 10, Plan 65R-33581 Part 9, Plan 65R-33581	Fee Simple Permanent Easement
East Side of 2 nd Concession Road	Parts 4, 6 & 8, Plan 65R-33581 Parts 3, 5 & 7, Plan 65R-33581	Fee Simple Permanent Easement
19668 2 nd Concession Road	Part 1, Plan 65R-33582 Part 1, Plan 65R-33583 Part 2, Plan 65R-33582	Fee Simple Fee Simple Fee Simple
West side of 2 nd Concession Road	Part 4, Plan 65R-33582	Permanent Easement
19689 2 nd Concession Road	Part 5, Plan 65R-33582	Fee Simple
19711 2 nd Concession Road	Part 6, Plan 65R-33582	Fee Simple
1002 Doane Road	Part 3, Plan 65R-33583 Part 4, Plan 65R-33586	Fee Simple Fee Simple
19822 2 nd Concession Road	Part 2, Plan 65R-33583 Part 2, Plan 65R-33586 Part 1, Plan 65R-33586	Fee Simple Fee Simple Temporary Easement

2. The Commissioner of Corporate Services, or designate, be authorized to execute and serve any notices required under the *Expropriations Act*.
3. Council authorize the introduction of the necessary bylaws to give effect to these recommendations.

2. PURPOSE

This report seeks authority to expropriate lands required for the reconstruction and widening of 2nd Concession Road, in the Town of East Gwillimbury. The road reconstruction works will include Regional water and wastewater infrastructure needed to service planned growth in this area of the Region.

3. BACKGROUND

In June 2012 Council authorized initiating proceedings to expropriate lands required for the 2nd Concession Road project

The reconstruction and widening of 2nd Concession is scheduled to commence in spring, 2014. On June 28, 2012, Council authorized an application for approval to expropriate interests from a total of 42 properties, including 61 fee simple interests and 50 construction easements.

Staff have started negotiations with the property owners. Property requirements have been secured from one owner and staff continues to negotiate with the remaining owners. It is necessary to complete the expropriation of the remaining properties in order to secure access to the lands in time for construction to commence.

Notices of Application to Expropriate have been served on the owners.

4. ANALYSIS AND OPTIONS

Registration of an expropriation plan will secure access to the lands and ensure that construction can proceed

Under the *Expropriations Act*, registration of an expropriation plan vests lands in the expropriating authority. Right to possession becomes effective three (3) months following registration of the plan.

A draft expropriation plan has been prepared for the subject properties. It is anticipated the plan will be registered no later than November 12, 2012. Accordingly, the Region

will have access to the property no later than March 12, 2013, enabling construction to proceed on time.

Link to Key Council - approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Focus Growth along Regional Centres and Corridors

Optimize the transportation capacity and services in Regional Centres and Corridors

The acquisition of these lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

The funds to acquire the property for this project have been included in the 2012 Capital Budget, Capital Delivery, Roads, Transportation and Community Planning Department.

Under section 25 of the *Act*, the Region is obligated to serve offers of compensation on owners within three months of registration of the plan. The appraisals required to support these offers are currently being prepared and the proposed offers will be the subject of a further report to Council.

6. LOCAL MUNICIPAL IMPACT

The reconstruction and widening of 2nd Concession Road, between Green Lane East and Doane Road, will provide a much improved route for anticipated growth, including increased traffic volumes.

7. CONCLUSION

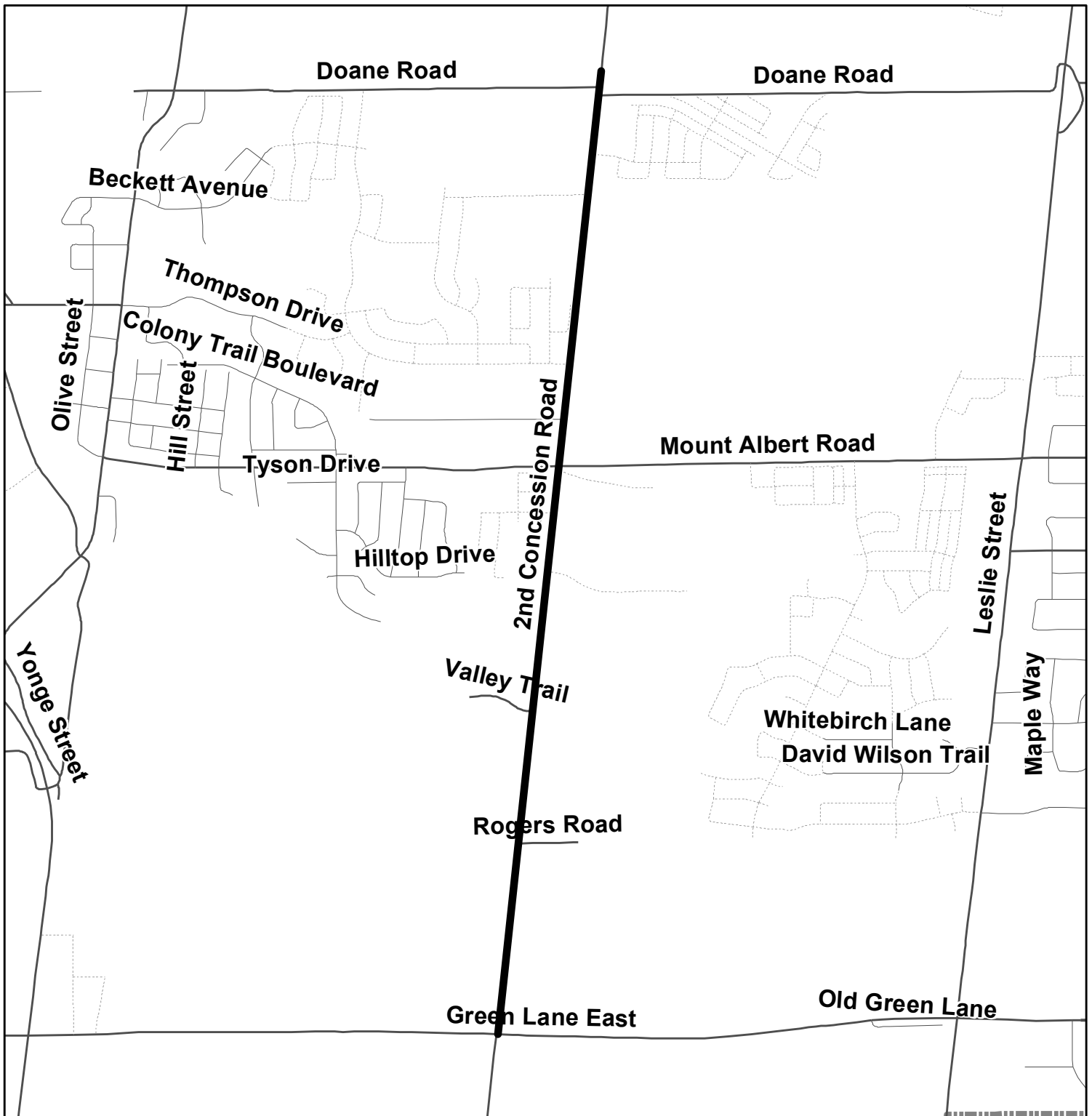
The reconstruction and widening of 2nd Concession will require the acquisition of 111 property interests.

Staff have commenced negotiations with property owners. In order to ensure timely possession of the lands to commence construction, it is recommended that Council approve the expropriation of the balance of the interests required.

For more information on this report, please contact Barry Crowe, Director, Property Services Branch at Ext. 1684.

The Senior Management Group has reviewed this report.

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



LOCATION PLAN

APPROVAL TO EXPROPRIATE LANDS

2nd Concession Road Widening

Green Lane to Doane Road - Project 85620

Town of East Gwillimbury



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Department
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Legend

— Subject Property