



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 4, 2017

Report Number: SRPRS.17.194

Department: Planning and Regulatory Services
Division: Development Engineering and Transportation

Subject: SRPRS.17.194 – Acquire Easement for Snively Wetland Outlet Improvements, Town File: D03-94022

Purpose:

To obtain approval to acquire easement lands over Snively wetland outlet to implement the proposed improvements to the outlet required as part of Subdivision File 19T-94022.

Recommendation(s):

1. That the acquisition of an easement more particularly described as Part of Lot 1, Plan 200, shown as Part 1 on a Draft Reference Plan prepared by J.D. Barnes Limited, Reference No. 02-21-904-11 (part of P.I.N. 03209-0233) be authorized.

Contact Person:

Jeff Walters, Manager of Development Engineering, Subdivisions and Stormwater Management, 904-747-6380

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

The Owner of Subdivision File 19T-94022 is North Valley Developments Ltd. This subdivision is located west of Bayview Avenue and south of Bloomington Road as indicated on Map A.

North Valley Developments Ltd. is obligated to secure an easement over 13550 Bayview Avenue and undertake the improvements to the existing Snively wetland outlet as a condition of their subdivision approval. Storm drainage from this subdivision is treated in a stormwater management facility which discharges into the Snively wetland and the Functional Servicing Plan for this area identified the need to improve the existing wetland outlet in conjunction with development activity.

The existing Snively wetland outlet is located within 13550 Bayview Avenue. The outlet improvements involve replacing the existing outlet culvert with approximately 95m of storm sewer, the installation of an inlet headwall fitted with a stop log system to control water levels, and connection to the existing storm sewer on Bayview Avenue.

The design flows and a preliminary design for the outlet improvements were identified in a report prepared by the Owner's consultant. The improvements to the wetland outlet will help to ensure that wetland water levels are controlled in accordance with the recommendations outlined in the report and to reduce the potential for flooding and related issues to properties adjacent to the wetland.

The conveyance of an easement from the Owner of 13550 Bayview Avenue to the Town is required to facilitate the construction of the works and to ensure Town ownership and ongoing access to the outlet improvements for future maintenance and repair. The Owner of 13550 Bayview Avenue has verbally advised that he is willing to convey the easement as long as his legal costs are covered. As part of this conveyance, a legal reference plan will be required to describe the easement. North Valley Developments has had the draft reference plan prepared in order to facilitate this land conveyance. The proposed improvements will be located within Part 1 on the draft reference plan that is attached as Map C to this report.

North Valley Developments is further obligated through their Subdivision Agreement to cover all of the costs associated with the acquisition and conveyance of this easement to the Town. However, authorization from Council is still required to accept this easement, which staff are seeking through this report.

North Valley Developments has retained a consultant to prepare engineering plans for the outlet improvements and to obtain all necessary approvals from the Town, York Region, and the Toronto and Region Conservation Authority. Development Engineering has received these detailed engineering plans and supporting documentation for technical review and is satisfied with the location of the easement, as described in the draft reference plan. North Valley Developments has confirmed their intentions to construct the outlet improvements once all required approvals are in place.

The location of the proposed Snively wetland outlet improvements and easement are described indicated on Map B.

Financial/Staffing/Other Implications:

There are no financial implications associated with this report. The easement lands will be conveyed at nominal cost to the Town. North Valley Developments will be responsible for all costs associated with engineering design, approvals and construction of the outlet improvements and conveyance of the easement to the Town.

Relationship to the Strategic Plan:

The recommendations in this report support the Town's Strategic Plan goal of wise management of our resources.

Conclusion:

Based on the above, staff recommend that the Town acquire easement lands from the owner of 13550 Bayview Avenue being Part of Lot 1, Plan 200, more specifically described as Part 1 on a Draft Reference Plan prepared by J.D. Barnes Limited (Reference No. 02-21-904-11).

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Map A Subdivision Location
- Map B Snively Wetland Outlet Location
- Map C Draft Reference Plan

Report Approval Details

Document Title:	SRPRS.17.194 Acquire Easement for Snively Wetland.docx
Attachments:	- SRPRS.17.194 Map A.pdf - SRPRS.17.194 Map B.pdf - SRPRS.17.194 Map C.pdf
Final Approval Date:	Nov 20, 2017

This report and all of its attachments were approved and signed as outlined below:

Dan Terzievski - Nov 17, 2017 - 3:21 PM

Kelvin Kwan - Nov 20, 2017 - 9:49 AM

Neil Garbe - Nov 20, 2017 - 10:31 AM