



Staff Report for Committee of the Whole Meeting

Date of Meeting: March 19, 2018

Report Number: SRPRS.18.082

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

Subject: SRPRS.18.082 - Authorization to Execute a Servicing Agreement, Acquire Lands and Easement, North Leslie Residential Landowners Group Inc., Our File D03-14006

Purpose:

To authorize the execution of a servicing agreement with the North Leslie Residential Landowners Group Inc. for the installation of municipal servicing to support subdivision developments within the North Leslie West Secondary Plan development area and to authorize the conveyance of certain related lands to the Town.

Recommendation(s):

- a) That upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and the Clerk be authorized to execute a servicing agreement with the North Leslie Residential Landowners Group Inc. for the installation of external municipal servicing related to Subdivision Files 19T-14006, 19T-03006, 19T-12012 and 19T-12013;
- b) That the acquisition of Parts of Lot 27, Concession 2, more particularly described as Parts 2, 4, 6, and 10 on draft reference plan number 08-1910-REF5, prepared by Holding Jones Vanderveen Inc. Ontario Lands Surveyors and dated October 3, 2017, be authorized;
- c) That the acquisition of Parts of Lot 26, Concession 2, more particularly described as Parts 2, 3, 4, 5, 6 and 15 on draft reference plan number 15-18-077-02, prepared by Guido Papa Surveying Ontario Land Surveyors and dated February 21, 2018, be authorized; and
- d) That the acquisition of easements over the following lands be authorized:
 - i. Part of Lot 26, Concession 2 more particularly described as Part 11 on draft reference plan number 15-18-077-02, prepared by Guido Papa Surveying Ontario Land Surveyors and dated February 21, 2018; and

- ii. Part of Lot 27, Concession 2 described more particularly as Part 8, on draft reference plan number 08-1910-REF5, prepared by Holding Jones Vanderveen Inc. Ontario Land Surveyors and dated October 3, 2017, be authorized.

Contact Person:

Erik Loorand, Programs Coordinator - Subdivision, 905-747-6357, and / or
Jeff Walters, Manager, Development Engineering (Storm Water and Subdivisions), 905-747-6380.

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 North Leslie Residential Landowners Group Inc., a trustee acting on behalf of various developers North Leslie West Secondary plan area, has requested to enter into a servicing agreement with the Town to enable the construction of specific external municipal services required to support the servicing and development of the active subdivisions within the North Leslie West Secondary plan area including Subdivision Files 19T-14006, 19T-03006, 19T-12012 and 19T-12013. The landowners of these subdivisions also require these external municipal services are in place in order to satisfy their conditions of final approval and to enable the registration of their plans. The request from North Leslie Residential Landowners Group Inc. for this servicing agreement is appended to report as Appendix 1.

The external municipal services provided under this servicing agreement include a collector road for secondary access, storm and sanitary sewers, stormwater management facilities and watermains. The location of the servicing to be provided through this servicing agreement is shown on Map 1.

The consultants acting on behalf of the Landowners Group have submitted detailed engineering plans and technical reports for these external municipal services. The servicing agreement will obligate North Leslie Residential Landowners Group Inc. to install the municipal servicing in accordance with approved engineering plans and reports all in accordance with Town standards and specifications.

Specific land conveyances and easements are also required to facilitate the construction of these services and to ensure that there is Town access, ownership and control of the collector road, stormwater management facilities, sewers, and watermains once they are constructed. Currently the lands on which the collector road and the two stormwater management facilities are to be constructed are owned by York Region and the two of the participating landowners. These lands and easements are shown on Map 2 and Map 3.

Typically, the timing for acquisition of these required lands and easements would be through the execution of the servicing agreement. However, in order to assist with coordination and timing of various aspects of these projects, it may be appropriate for the Town to acquire these land conveyances and easements in advance of the servicing agreement execution (for example the Region may be in position and wish to convey the lands before agreement execution in order to facilitate the construction of the collector road).

In order to facilitate advancing these conveyances to the Town, Council needs to provide authorization to Town staff to accept these subject lands and easements directly from the owners, in advance of the serving or subdivision agreements.

Development Engineering supports this request for a servicing agreement, as well as the acquisition of all of the required lands and easements in advance of the execution of the servicing agreement, which will help to advance construction of the necessary

services in a timely manner to support final approval of the active subdivision developments within the North Leslie West Secondary Plan area, while at the same time ensuring that the necessary lands are in place to secure municipal ownership, access, and control over these services.

Financial/Staffing/Other Implications:

North Leslie Residential Landowners Group Inc. will be responsible for payment of all fees associated with preparation of the agreement, review of the engineering plans, municipal inspection, and construction costs. North Leslie Residential Landowners Group Inc. will also provide the required financial securities specified in the servicing agreement.

Relationship to the Strategic Plan:

This servicing agreement fulfills the objective of serving as a role model for municipal management as it anticipates the needs and impacts to the community and wisely manages staff time and resources.

Conclusion:

Staff recommends that the Mayor and Clerk be authorized to execute a servicing agreement with the North Leslie Residential Landowners Group Inc., and that Council authorize the acquisition of all related lands and easements in advance of the execution of the servicing agreement, as outlined in this report.

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.

- Appendix 1 - Letter from North Leslie Residential Landowners Group Inc.
- Map 1 - Location Map
- Map 2 - Land Conveyances 1 of 2
- Map 3 - Land Conveyances 2 of 2

Report Approval Details

Document Title:	SRPRS.18.082- Servicing Agreement with North Leslie Residential Land Owners Group. .docx
Attachments:	- SRPRS.18.082 APPENDIX 1 REQUEST LETTER.pdf - SRPRS.18.082 MAP 1 LOCATION MAP.pdf - SRPRS.18.082 MAP 2 LAND COVEYANCES 1 of 2.pdf - SRPRS.18.082 MAP 3 LAND CONVEYANCES 2 of 2.pdf
Final Approval Date:	Mar 8, 2018

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

Dan Terzievski - Mar 7, 2018 - 4:07 PM

Kelvin Kwan - Mar 8, 2018 - 7:05 AM

No Signature - Task assigned to Neil Garbe was completed by delegate Shane Baker

Shane Baker on behalf of Neil Garbe - Mar 8, 2018 - 9:44 AM