

REPORT DS-2017-0145

Development Agreements:

Starlish Home (BT) Corp.

Deyril Blanchard and 703616 Ontario Inc.

Gladebrook Developments Inc.

2055226 Ontario Inc. – Hedge Road Landing



GEORGINA



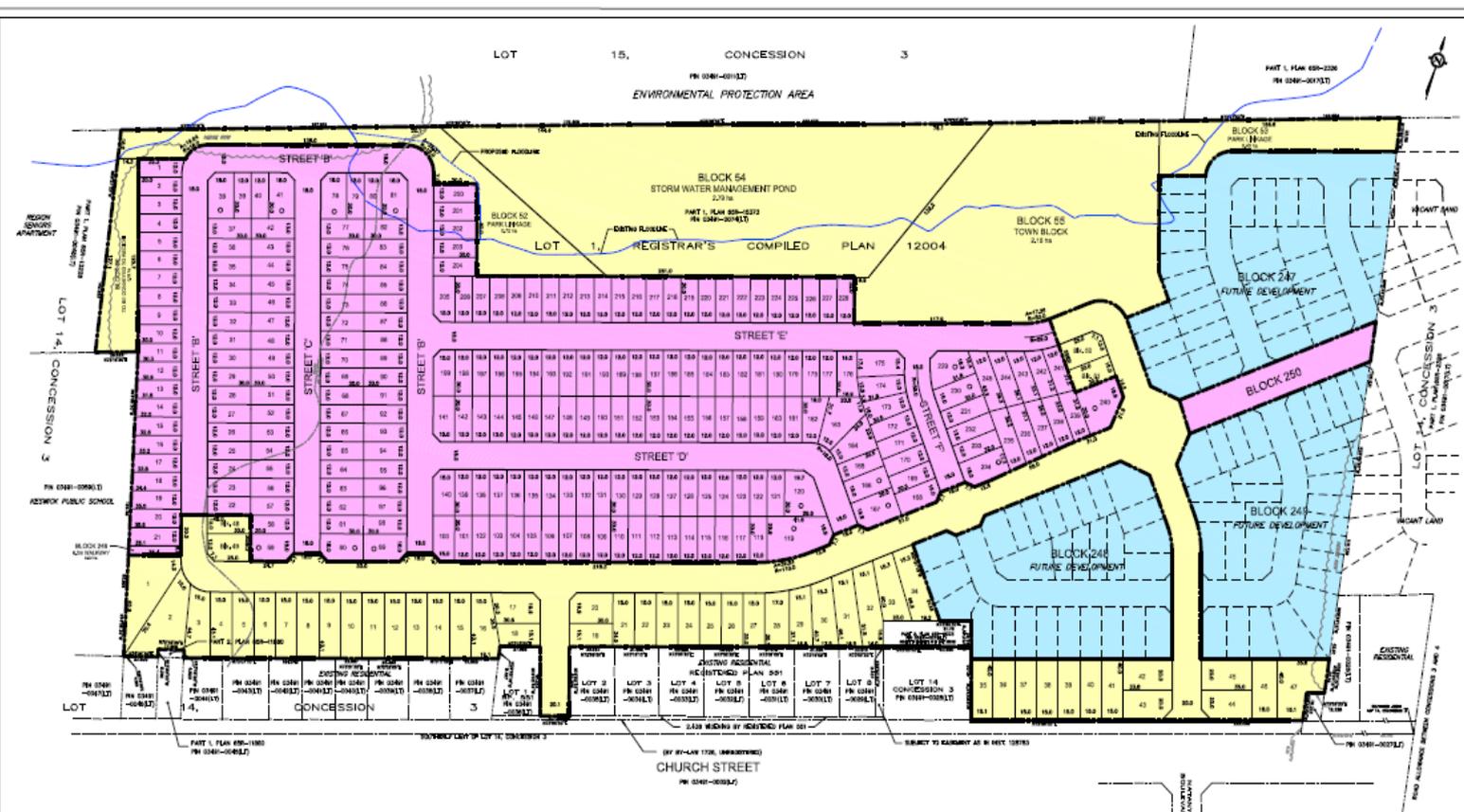
**Starlish Homes/
Treasure Hill**

**Deyril Blanchard/703616
Ontairo Inc.**

**Gladebrook
Homes**

Starlish Home (BT) Corp. Treasure Hill Subdivision

- The Treasure Hill subdivision is located on the north side of Church Street in Keswick.
- Currently subject to a pre-servicing agreement dated September 5, 2017 permitting earthmoving only.
- Work is progressing in a satisfactory manner.



LAND USE SCHEDULE (PHASE 1)

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
SINGLE FAMILY RESIDENTIAL	1-47	47	3.24
15.0m (min) Single Detached	48-51	0.19	
FUTURE DEVELOPMENT	52-53	1.11	
PARK UNPAVED	54	2.79	
STORM WATER MANAGEMENT POND	55	2.15	
TOWN BLOCK	56-65	0.01	
0.3m REMOVE TO BE CONVEYED TO NEIGH		0.28	
ROADS		2.32	
TOTAL		47	12.12

LAND USE SCHEDULE (PHASE 2)

LAND USE	LOT & BLOCK No.	UNITS	AREA (ha)
SINGLE FAMILY RESIDENTIAL	1-245	230	9.43
12.0m (min) Single Detached		15	
0.15.0m (min) Single Detached		0.02	
INDUSTRY	246	5.07	
FUTURE DEVELOPMENT	247-249	3.48	
ROADS (including Block 250)			
TOTAL		245	18.58

NOTE: THE FUTURE DEVELOPMENT BLOCKS 48, 49, 50 AND 51, PLANNED AS TEMPORARY TURNING CIRCLES IN PHASE 1, ARE TO BE REDEVELOPED AS LOTS IN PHASE 2 BRINGING THE TOTAL LOTS IN PHASE 2 TO 249

LAND USE SCHEDULE (PHASE 3)

LAND USE	UNITS	AREA (ha)
SINGLE FAMILY RESIDENTIAL	86	4.80
FUTURE DEVELOPMENT (PMT LOTS)	107-243	0.15
ROADS		1.24
TOTAL	91	5.98

NOTE: INCLUDES 3 UNITS FROM PHASE 2 "FUTURE DEVELOPMENT" LAND USE CATEGORY

47 PHASE 1
 249 PHASE 2
 91 PHASE 3
 387 Total Units

DRAFT PLAN PHASING COMPOSITE
 GAYNOR RESHBY INC.
 LOT 1, REGISTRAR'S COMPILED PLAN 12004
 PART OF LOT 14, CONCESSION 3
 (PARTLY TOWNSHIP OF NORTH OXFORD, COUNTY OF YORK)
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK

Scale: 0m, 50m, 100m

Michael Smith PLANNING CONSULTANTS
 DEVELOPMENT COORDINATORS LTD.

DATE: 11 NOVEMBER 28, 2014
 DRAWING: 11-000
 SHEET: 108-00

This is a standard pre-servicing agreement including:

- Construction of sanitary sewers, storm sewers and watermains.
- Construction of the sanitary sewer outlet to Medina Square.
- Construction of the storm system outlet to The Queensway North.
- Conveyance of certain lands including external easements and road widenings.

Construction Management Plan

The preparation of a detailed Plan including the following is required:

- Site access.
- Parking and surface encroachment.
- Storage on and off site.
- Tree protection – hoarding.
- Traffic management.
- Site containment and security.
- Deliveries and removals.
- Noise By-law and hours of operation.
- Staging.
- Neighbourhood liaison and key contact information.

Easements & Conveyances

- The sanitary sewer outlet is located on Medina Square.
- The sewer must cross Keswick Gardens, other lands owned by the developer and the Town's Lakeside Park.
- An easement is required across the Keswick Gardens' land owned by York Region
- Conveyance of a portion of the other lands owned by the developer is required.

PLAN OF SURVEY OF PART OF
 LOT 14, CONCESSION 3
 GEOGRAPHIC WARDHIP OF NORTH QUELMBURY
 TOWN OF GEORINA — REGIONAL MUNICIPALITY OF YORK
 SCALE 1 : 500
 E. GARDNER LTD.

DATE MADE: 10/10/2007

PLAN NO.:

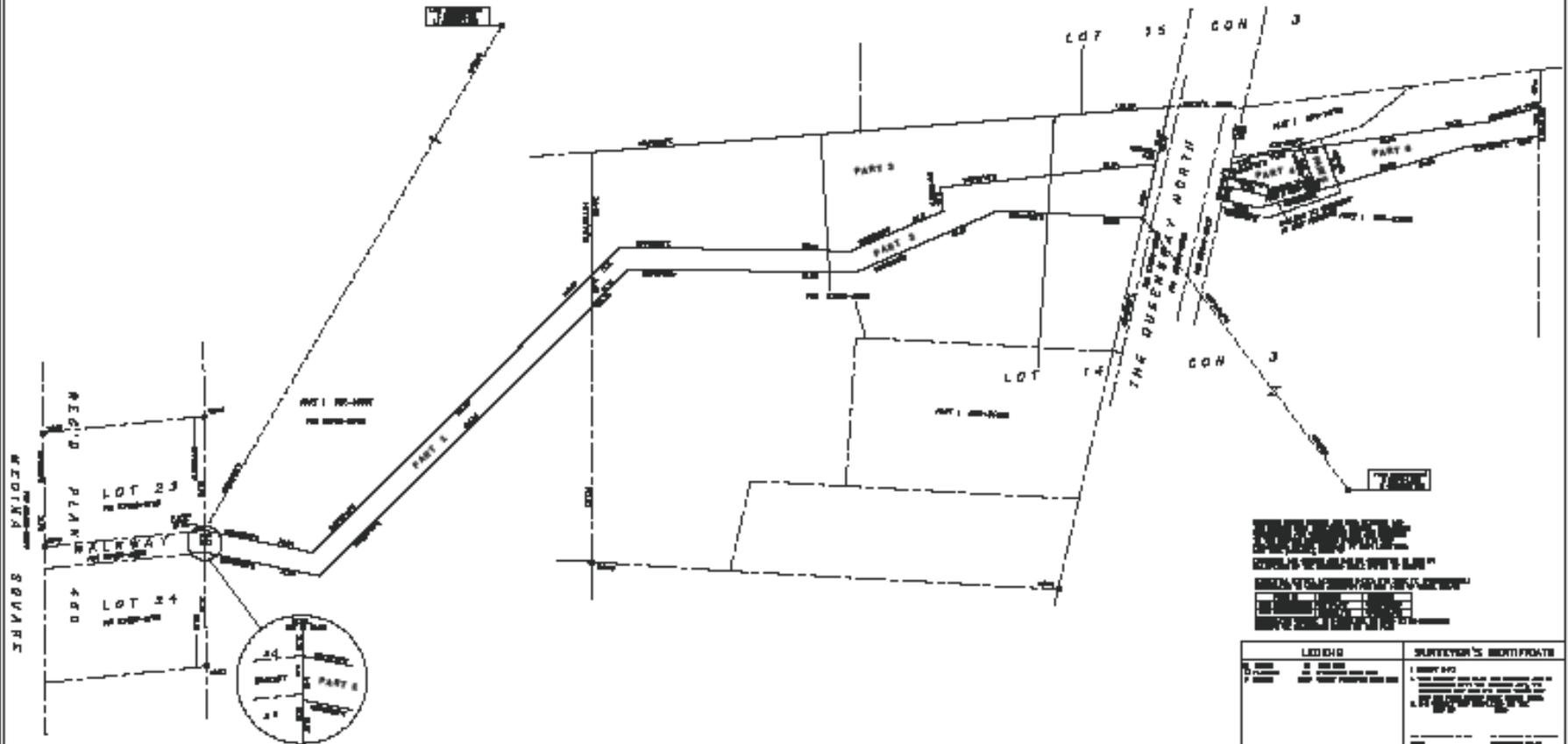
NO.:

LETTERS, DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONSIDERED TO FOOT BY DIVIDING BY 3.048

THIS PLAN AND ANY INSTRUMENTS AND THE LAW SHALL BE VOID IF THEY CONTRADICT THIS PLAN. DATE: 10/10/2007

GENERAL	
NO.	DESCRIPTION
1	10/10/2007
2	10/10/2007
3	10/10/2007
4	10/10/2007
5	10/10/2007
6	10/10/2007
7	10/10/2007
8	10/10/2007
9	10/10/2007
10	10/10/2007

SEE PLAN FOR DIMENSIONS OF PARTS



E. GARDNER LTD.
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1S 1T5
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.EGARDNER.COM

LEGEND	SURVEYOR'S CERTIFICATE
1. BOUNDARY	1. I, E. GARDNER
2. EASEMENT	2. A PROFESSIONAL SURVEYOR, IN THE PROVINCE OF ONTARIO, HAVE SURVEYED THE ABOVE DESCRIBED LAND AND HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
3. EASEMENT	3. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
4. EASEMENT	4. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
5. EASEMENT	5. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
6. EASEMENT	6. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
7. EASEMENT	7. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
8. EASEMENT	8. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
9. EASEMENT	9. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
10. EASEMENT	10. I HAVE FOUND THAT THE SAME IS AS SHOWN ON THIS PLAN.
DATE: 10/10/2007 SIGNATURE: E. GARDNER LIMITED TITLE: REGISTERED PROFESSIONAL SURVEYOR NO. OF REGISTRATION: 14-0307	

Wexford Booster Station

- Council is aware that we are working with both Starlish and Greystone/Middleburg on a replacement water booster station to address both developers' needs and an improvement to the Town's existing system.
- A meeting of all parties is scheduled for December 13th to address cost sharing and final location of the station.
- This station will be the subject of a separate agreement to be brought back to Council early in 2018.

Church Street Reconstruction

- The draft plan approval conditions for this subdivision require the Owner to reconstruct Church Street from its existing urban section to the intersection with Woodbine Avenue.
- This is the primary construction access for this subdivision and this road improvement is to be delayed until servicing work is well underway.
- The specific timing of construction shall be detailed in the future subdivision agreement.

Deyril Blanchard & 703616 Ontario Inc.

- This is a pre-servicing agreement intended to assist the owners to move forward and develop the existing 12 lots on the north side of Church Street adjacent Starlish.
- Pursuant to this agreement the Owners will be allowed to make connection to the existing sanitary sewer pressure system and the watermain on Church Street adjacent to these lots.

Easements and Conveyances

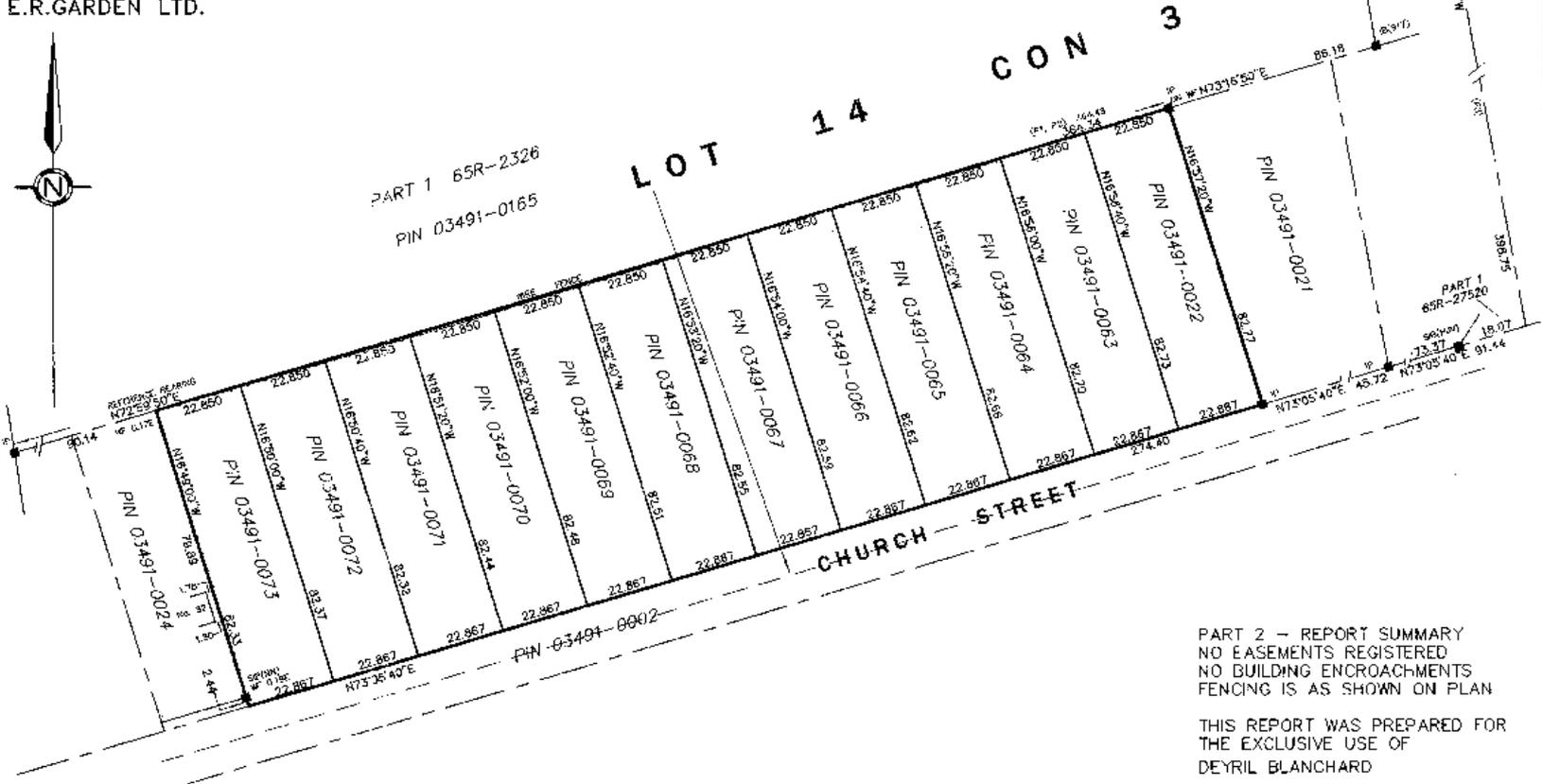
- In cooperation with the Owners, the Town is obtaining a permanent easement over the second most westerly lot for drainage and utility purposes. The easement will allow future drainage improvements as determined necessary by the Town.
- In the event the Town requires this lot for a future road, the Owners agree to convey it to the Town for that purpose at no cost to the Town.

SURVEYOR'S REAL PROPERTY REPORT

PART 1 - PLAN OF
 PART OF LOT 14, CONCESSION 3
 GEOGRAPHIC TOWNSHIP OF NORTH GWILLIMBURY
 TOWN OF GEORGINA - REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 1000

E.R.GARDEN LTD.



PART 2 - REPORT SUMMARY
 NO EASEMENTS REGISTERED
 NO BUILDING ENCROACHMENTS
 FENCING IS AS SHOWN ON PLAN

 THIS REPORT WAS PREPARED FOR
 THE EXCLUSIVE USE OF
 DEYRIL BLANCHARD

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 7TH DAY OF DECEMBER 2015

DECEMBER 11 2015
 DATE
 E.R.GARDEN LTD.
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM

1960795



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1026, Section 29(3).

LEGEND

- FOUND
- FLAKED
- FOUND
- /X ALONG LINE
- IS IRON NAIL
- SN STANDARD IRON BAR
- SN/1 SHORT STANDARD IRON BAR
- O/A OLD HOPE
- (P1) PLAN 65R-2326
- (P2) PLAN BY J.S. ARSON O.L.S. (10 JAN 1982)
- (P3) PLAN 44397A (L-1-1-2)

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LINE OF PART 1, PLAN 65R-2326 HAVING A BEARING OF N72°59'50"E AS SHOWN ON THAT PLAN.

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

E.R.GARDEN LIMITED

ONTARIO LAND SURVEYOR
 1260 JOURNEY'S END CIRCLE, UNIT 1
 NEWMARKET ONTARIO L3Y 8Z7
 PHONE 905-895-5600 FAX 905-895-7127
 TOLL FREE 1-877-385-5000 www.ergardenlimited.ca

D.G.G.L.S.

FILE No.

15-6634A

- The potential road is shown on the Keswick Secondary Plan and tied to future development.
- If the road is not a future requirement then any portion of the lot not required for drainage and other utility purposes may be released from the easement.

Gladebrook Developments Inc.

- This is the easy one!
- Plan 65M-4441 is located at the western end of Richmond Park Drive.
- Block 18 on Plan of Subdivision 65M-4441 was intended to be conveyed to the Town.
- It is proposed that Schedule 'H' of the executed subdivision agreement be amended to allow this conveyance. The Town solicitor was previously authorized to act on behalf of the Town respecting conveyances.

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13,
 THIS 14 DAY OF November, 2014.
[Signature]
 HARGOLD LEMERS, M.S.L.P., M.C.L.P., R.F.P.
 DIRECTOR OF PLANNING AND BUILDING

PLAN 65M-4441

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No. 85) AT 11:08 O'CLOCK ON THE 29th DAY OF January, 2014 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 03479-0720(LT), PART OF 03479-0722(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No YR2249470.

"Linda Moore"
 REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 03479-0720(LT) AND PART OF PIN 03479-0722(LT).

ALL OF LOTS 1 TO 17, INCLUSIVE AND BLOCK 18 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT YR229668.

**PLAN OF SUBDIVISION OF
 BLOCK 80 AND
 PART OF BLOCK 82
 PLAN 65M-3860
 TOWN OF GEORGINA
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:750**

15 0 10 20 40 60 80 95m

KRCMAR SURVEYORS LTD. 2013

BEARING
 BEARINGS ARE GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 82 AND PART OF RICHMOND PARK DRIVE IN ACCORDANCE WITH PLAN 65M-3860, HAVING A BEARING OF $N72^{\circ}58'10"E$.

LEGEND

- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SB DENOTES SHORT STANDARD IRON BAR
 - SB DENOTES IRON BAR
 - (M) DENOTES MET
 - (S) DENOTES MEASURED
 - (P) DENOTES PLAN 65M-3860
 - (P1) DENOTES PLAN 65M-18639
 - (P17) DENOTES R.A. GARDEN D.I.L.L.
 - (1370) DENOTES KRCMAR SURVEYORS LTD. D.I.S.
- ALL PLANTED MONUMENTS ARE IRON BARS, UNLESS NOTED OTHERWISE.

TOTAL AREA OF THIS SUBDIVISION = 1.4093 ha

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON THE 13th DAY OF FEBRUARY, 2013

DATE: April 25, 2014

[Signature]
 TOM KRCMAR
 ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

- I CERTIFY THAT:
- LOTS 1 TO 17 INCLUSIVE AND BLOCK 18 HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

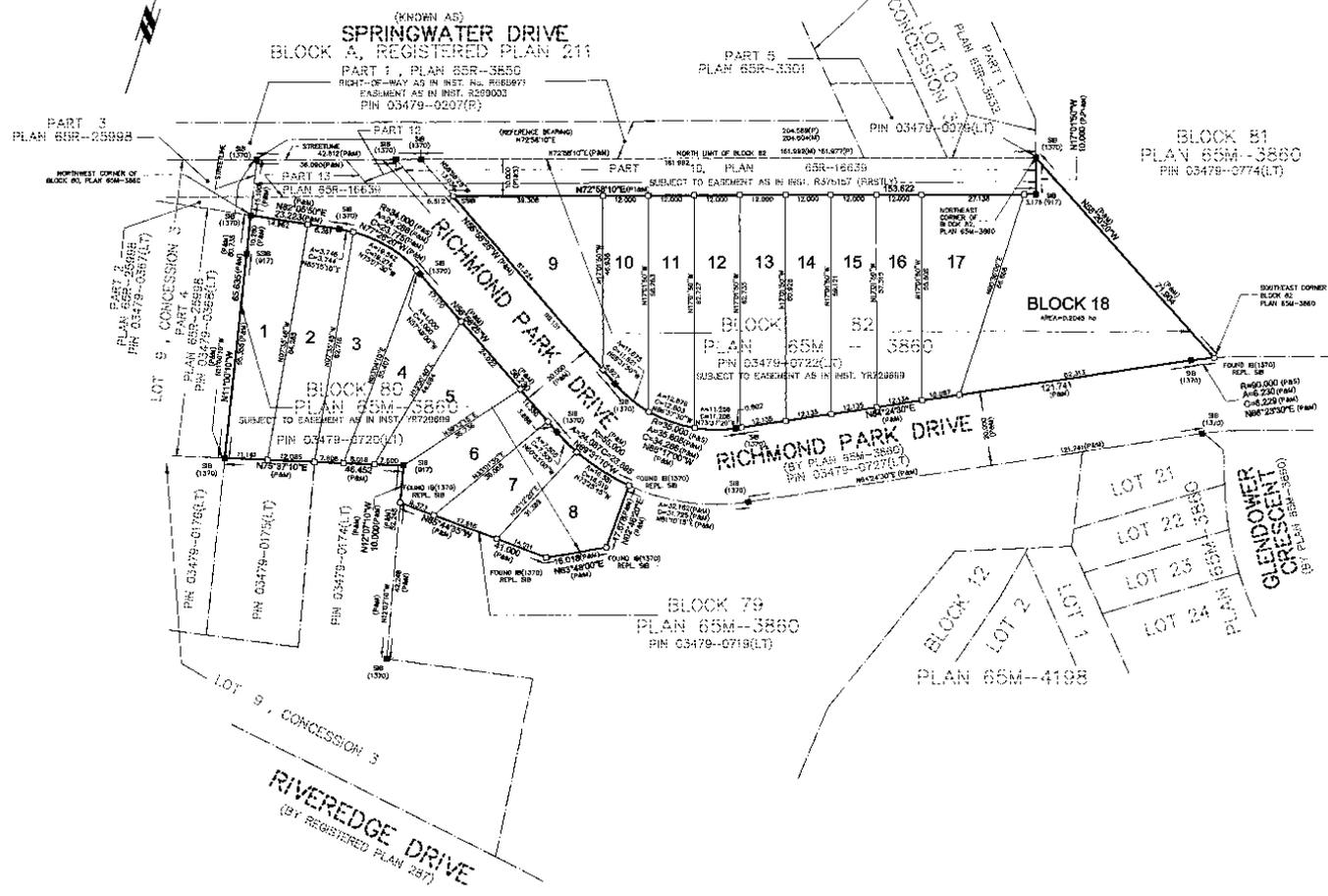
GLADEBROOK DEVELOPMENTS INC.

DATED THIS 14 DAY OF May, 2014

[Signature]
 PHILIP RAMSAY, PRESIDENT
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

FILED:	BL	DRAWN:	S.D.C.Y.	CHECKED:	Y.K.	JOB NO.:	87-144
DWG NAME:	87-144MP16 - PLOT INFO:		13/01 25/04/2014		WORK ORDER NO.:	13182	
1137 Centre Street, Thornhill, ON, L4J 3A6		905.788.0053		F 905.788.8221		www.krcmar.ca	

KRCMAR



- Block 18 was to be taken as an Open Space block for forest preservation purposes. A minor watercourse flows through this Block.
- The watercourse provides a drainage outlet to other adjacent lands and upstream roads.
- York Region also has a permanent drainage easement over Block 18 which will remain in place.
- This is effectively a house keeping exercise.

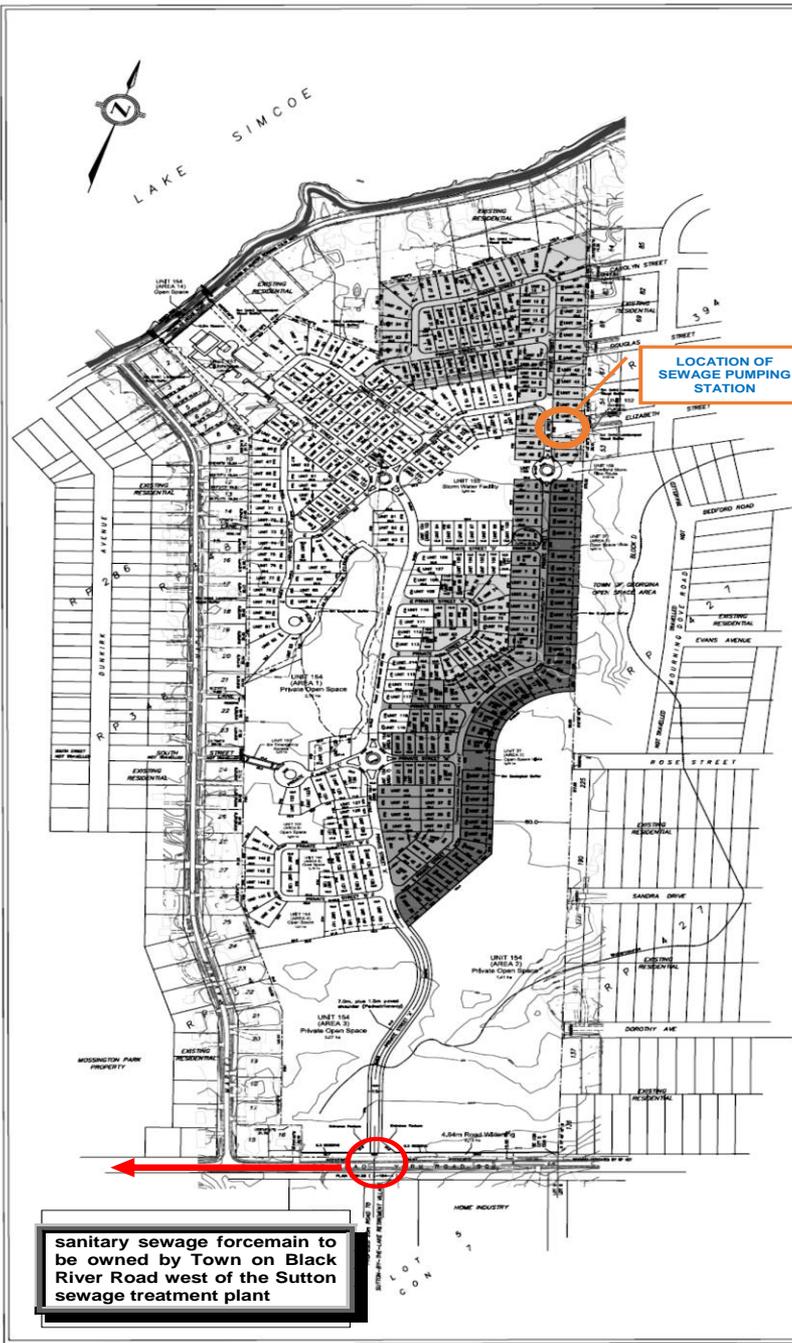
2055226 Ontario Inc. – Hedge Road Landing

- Hedge Road Landing is located in Jackson's Point on the north side of Black River Road between Maple Avenue and Park Road.
- The Owner entered into a pre-servicing agreement in 2016 to facilitate earthmoving to pre-load the site for development purposes.
- The pre-servicing agreement now proposed is to facilitate installation of underground services including connection to the Sutton sanitary sewage collection and water distribution systems.

- This is a fairly standard agreement which will cover the normal challenges of servicing the site. It is a condominium development containing 315 single family homes.
- Connection to the Sutton sanitary sewer system will require a privately owned and operated sewage pumping station (SPS).
- This SPS will be subject to a separate agreement complete with securities to ensure its proper operation and maintenance until the development is built out. The intent is to ensure financial viability.

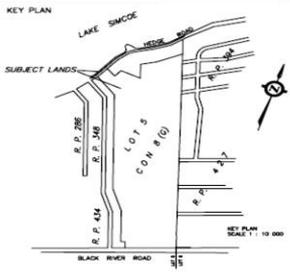
- In addition to the normal inclusions in the agreement, the previously established Well Monitoring Program and Well Interference and Inspection Protocols remain in place together with the Clayey Aquitard Protocol, all financially secured to ensure compliance.
- The security amounts for the foregoing are subject to review and may be increased if warranted.

- As with the Starlish agreement, a detailed construction management plan is required to be submitted for approval.
- The developer will also be constructing a sidewalk from the entrance onto Black River Road to the intersection with Scotia Road to the west.
- The construction of this sidewalk is subject to Development Charge credits as it benefits more than just this development.



LOCATION OF SEWAGE PUMPING STATION

sanitary sewage forcemain to be owned by Town on Black River Road west of the Sutton sewage treatment plant



LAND USE STATISTICS

RECREATIONAL & COMMON ELEMENT COMPONENTS	LAND USE	UNITS	AREA (ha)
PHASE 1			
Units 1-150	Building Lot Units	150	7.96
Unit 151	Clubhouse Units		0.99
Unit 153	Sanitary Pumping Station Unit		0.07
Unit 154	Road and Servicing Unit		2.69
Unit 154	Open Space Units		14.95
Unit 155	(Comprise of 14 Non-Carriageway Areas)		0.98
Unit 156	Storm Water Facility Unit		0.06
Unit 157	Overland Storm Flow Route		0.03
Total		150	27.33
PHASE 2			
Units 1-86	Building Lot Units	86	4.32
Unit 87	5.0m Roadway Unit		0.03
Units 88-89	Roads and Servicing Units		0.62
Total		86	4.97
PHASE 3			
Units 1-48	Single Family Residential	48	2.39
Unit 49	Roads and Servicing Units		0.60
Total		48	2.99
PHASE 4			
Units 1-36	Single Family Residential	36	1.95
Units 37-38	Open Space Vacots		0.13
Total		36	2.08
OTHER LANDS			
	Road Widening		0.13
	0.3m Reserves		0.01
Total			0.14
Grand Total		320	37.51

NOTE:
Frontage measured of 8.0m from front lot line and Rear measurements, other than rear lot lines, based on zoning by-law rear yard minimums. For deep irregular shaped rectangles the average lots the rear lot line was measured at 26.0m back from the front lot line.

- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- c. shown on draft plan
 - d. shown on draft plan
 - e. shown on draft plan
 - f. refer to land use schedule herein
 - g. shown on draft plan
 - h. shown on draft plan
 - i. shown on draft plan
 - j. water supply available
 - k. Sandy Loam/silt
 - l. shown on draft plan
 - m. water, sanitary sewer, storm sewer & electrical
 - n. none

SURVEYOR'S CERTIFICATE
I hereby certify that the boundaries of the land to be subdivided and their relationship to adjoining properties are accurately shown on this plan.

Original Signed and Dated
E.R. Garden D.L.S. date

OWNER'S AUTHORIZATION
I/We Jackson's Point Homes Inc. being the registered owner of the subject lands hereby authorize MICHAEL SMITH PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD. to prepare and submit this draft plan of Condominium for approval.

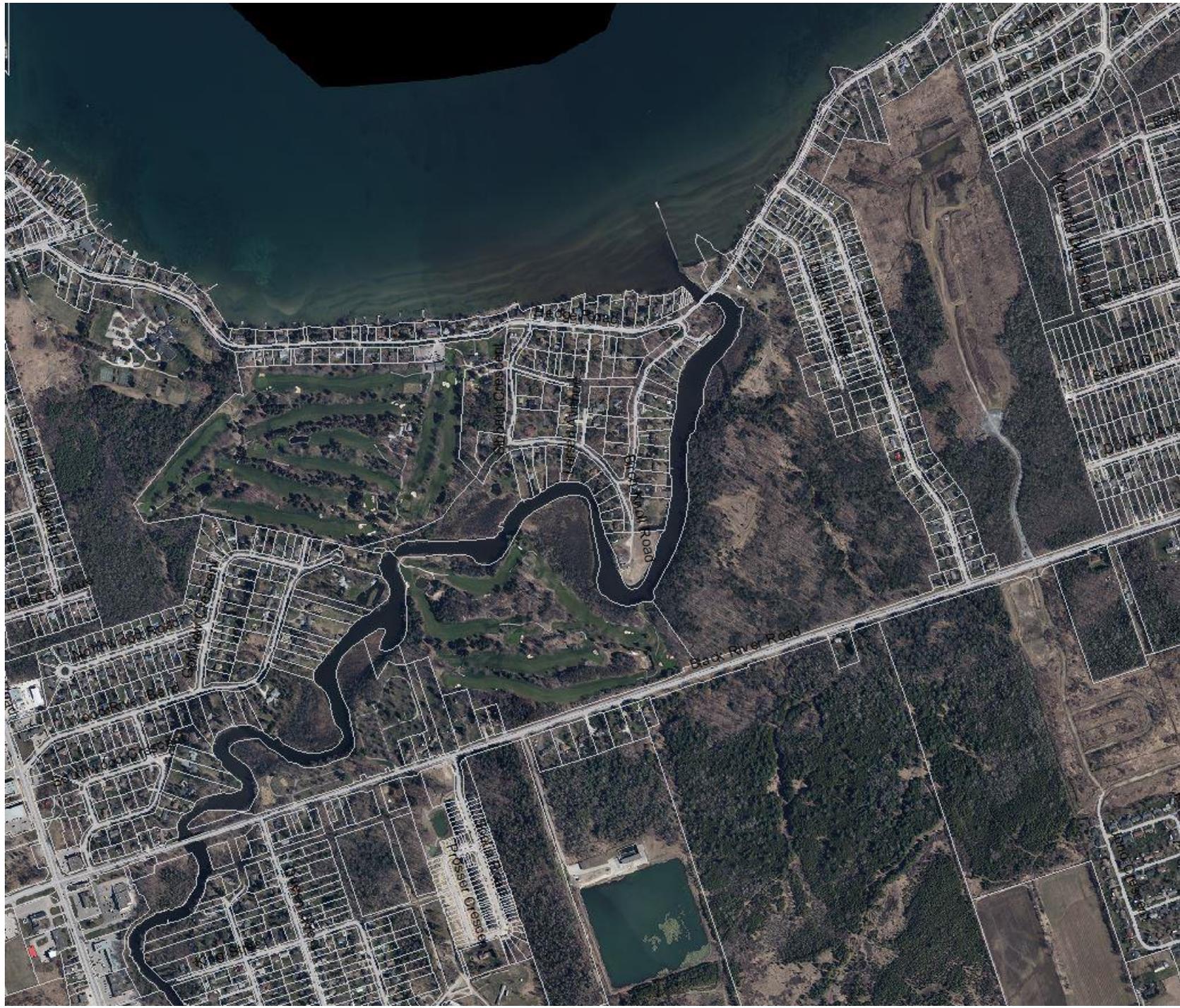
Original Signed and Dated
Alex Troop (I have the authority to bind the Corporation) date
Original Signed and Dated

MASTER PLAN OF VACANT LAND CONDOMINIUM
JACKSON'S LANDING ADULT LIFESTYLE COMMUNITY
PART OF LOT 5, CONCESSION 8
TOWN OF GEORGINA
GEORGIAN TOWNSHIP OF GEORGIA
REGIONAL MUNICIPALITY OF YORK

SCALE 1:2000 APPROVED BY: W.A.E.S. DRAWN BY: VT
DATE: June 13, 2000

Michael Smith PLANNING CONSULTANTS DEVELOPMENT COORDINATORS LTD.
Michael Smith is a Registered Professional Engineer in the Province of Ontario.
 Michael Smith is a Registered Professional Planner in the Province of Ontario.
 Michael Smith is a Registered Professional Surveyor in the Province of Ontario.

DRAWING NUMBER: 222-01



Conclusion

- Minor amendments were required to each of the agreements attached to the report.
- Due to the servicing design complexities involving the booster station. The normal requirement for the approval of all engineering drawings will be amended to allow pre-registration building permits prior to final drawing approval for specific lots abutting Church Street. The road exists as does the watermain for fire protection purposes.
- Starlish has received site plan approval for their sales office on the northwest corner of Church Street and Woodbine Avenue and these lots will provide model homes for viewing without accessing the interior of the subdivision.
- Compliance with Zoning By-law 500, as amended, will be achieved.

- Mr. Blanchard and his partner company have been cooperating with the Town respecting the development of these lots and while zoning approval must still be obtained, this agreement will allow the lots to be serviced, albeit at his risk, but in advance of the reconstruction of Church Street by Starlish.
- This cooperation also allows the Town to advance its interests pertaining to the drainage issue and future road allowance without cost.
- The terms of this agreement were better defined to address the servicing work as pre-servicing since it will be in advance of the final zoning by-law amendment approval.
- Mr. Blanchard, through his agent, has indicated he is ready to sign the final agreement.

- The housekeeping to be done here with Gladebrook will bring that development to its conclusion and allow the Town to accept the transfer of Block 18 from Gladebrook. The Owner, Mr. Ramsey has signed this agreement.
- Hedge Road Landing has been a long time coming. The public involvement leading up to this has been substantial and the protection of the environment put in place is extensive. The Owner/director, Mr. Alex Troop, has signed the agreement and provided payment of the required fees.

THE END!!