

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2025-0021

**FOR THE CONSIDERATION OF
COUNCIL**

March 26, 2025

**SUBJECT: PRE-SERVICING AGREEMENTS – GREYSTONE/MIDDLEBURG
DRAFT PLAN OF SUBDIVISION 19T-14G01
PART OF LOT 15, CONCESSION 3 (NG), AND PART OF ROAD
ALLOWANCE BETWEEN CONCESSIONS 2 AND 3, BEING PART 1,
PLAN 65R-30415**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2025-0021 prepared by the Development Engineering Division, Development Services Department dated March 26, 2025, respecting the execution of proposed Pre-Servicing Agreements for the Greystone/Middleburg Subdivision;
2. That Council authorize the Mayor and Clerk to execute Pre-Servicing Agreements between Greystone (Homestead) Limited and Middleburg Developments Inc., as Owners, and the Corporation of the Town of Georgina, relating to Draft Plan of Subdivision 19T-14G01 referred to as the Greystone/Middleburg Subdivision Phase 1 and Phase 2; and,
3. That Council authorize staff to finalize and make minor revisions to the draft Pre-Servicing Agreements, included as Attachments 5 and 6 to Report No. DS-2025-0021.

2. PURPOSE:

The purpose of this report is to bring forward draft Pre-Servicing Agreements related to draft approved Plan of Subdivision 19T-14G01, being the Greystone/Middleburg Subdivision Phases 1 and 2. A general location map is included for reference as Attachment 1.

3. BACKGROUND:

The Greystone/Middleburg subdivision lands are located on south side of Old Homestead Road, west of The Queensway North in Keswick (refer to Attachment 1).

The Draft Approved Plan of Subdivision, as refined by the draft M-Plans for each phase, will consist of 187 single detached dwellings in total (refer to Attachment 2). 113 lots will be pre-serviced as part of Phase 1 (refer to Attachment 3) and the remaining 74 lots will be pre-serviced during Phase 2 (refer to Attachment 4). There

are also numerous blocks for varying purposes which are required for the appropriate development of the lands, including but not limited to, environmental protection areas, stormwater management, road widenings and parks.

On March 24, 2021, Council received Report No. [DS-2021-0025](#) and approved a request for an extension of Draft Plan Approval and modifications to the Conditions of Draft Approval for Draft Plan of Subdivision 19T-14G01.

On April 24, 2024, Council considered Report [DS-2024-0017](#) and approved recommendations respecting the execution of an Earthworks Agreement for the subject lands. The Owner entered into an Agreement with the Town and has commenced earthworks.

The Owner now proposes to proceed with pre-servicing in the Greystone/Middleburg Phase 1 lands. The Phase 2 lands will be pre-serviced shortly thereafter. The Town's Development Engineering Division has reviewed this proposal to proceed with pre-servicing, and based on the design provided, recommends approval to proceed.

The scope of work within the Pre-Servicing Agreements includes construction of the following servicing infrastructure: sanitary, storm, and water distribution pipes and systems; stormwater management pond and low-impact development stormwater facilities; paved roads including first coat of asphalt and poured concrete curbs; and underground utilities.

External servicing is also included in scope and consists of the construction of the following works on Old Homestead Road: watermain extension along the Old Homestead Road east of Highcastle Avenue to the eastern limit of the subdivision, tapered entrance and exit lanes at the proposed intersection with Whitman Way and Mayfield Avenue (refer to Attachments 3 and 4); construction of a storm sewer, replacement of culverts, and realigning and re-grading the existing swales. The Pre-Servicing Agreements will also provide for the potential construction of model homes.

Following the completion of pre-servicing, the proponent shall be required to enter into a Subdivision Agreement respecting the completion of overall subdivision works in accordance with the approved design drawings and reports.

4. ANALYSIS:

The proposed draft Pre-Servicing Agreements are included as Attachments 5 and 6. This is a standard form of agreement and is similar to the previously executed agreements. The proposed agreements may need additional details inserted to complete all the schedules, but the body and content are typical. Specific provisions include:

- the Owner shall submit a detailed cost estimate upon which the Development Engineering fee will be based and will make full payment of same; and,
- the provisions relating to construction access, fencing, dust control, hours of work

and stockpiling of topsoil, all as captured in the previous agreement are reiterated to ensure continuing action and compliance by the Owner.

The proposed works shall be supported and guided by drawings included for reference in Attachment 7.

5. RELATIONSHIP TO STRATEGIC PLAN:

Ensuring Balanced Growth - Execution of this proposed Pre-Servicing Agreement will promote and ensure responsible growth and support the delivery of housing.

6. FINANCIAL AND BUDGETARY IMPACT:

At this time, there is no financial impact from the proposed works. It is noted that the development of any subdivision has the financial impact expected of additional municipal infrastructure to be operated, maintained, and incorporated into the Town's Asset Management Plan. Initially, these are the responsibility of the Owner, but ultimately will become the responsibility of the Town. It is expected that this maintenance cost will be captured in future budget requirements. The new development also generates revenue through the development review and building permit processes, as well as adding to the municipal tax base.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Public consultation is not required respecting the proposed Pre-Servicing Agreement.

8. CONCLUSION:

It is respectfully submitted that it is appropriate to enter into a Pre-Servicing Agreements with the proponent and that Council authorize the Mayor and Clerk to execute the agreement on behalf of the Town with Greystone (Homestead) Limited and Middleburg Developments Inc., respecting the proposed pre-servicing works within Draft Plan of Subdivision 19T-14G01 lands.

APPROVALS

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Reviewed By: Mike Iampietro, P.Eng.
Manager of Development Engineering

Recommended By: Denis Beaulieu, MCIP, RPP

Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments:

Attachment 1 - General Location Map

Attachment 2 - Draft Approved Plan of Subdivision 19T-14G01

Attachment 3 – Proposed M-Plan Phase 1

Attachment 4 – Proposed M-Plan Phase 2

Attachment 5 - Proposed Pre-Servicing Agreement Phase 1

Attachment 6 - Proposed Pre-Servicing Agreement Phase 2

Attachment 7 - Proposed Aboveground and Underground Pre-Servicing Drawings