



**NORTH PICKERING
DEVELOPMENT
CORPORATION**

**Annual Report
2001-2002**

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**TO THE LIEUTENANT GOVERNOR
OF THE PROVINCE OF ONTARIO**

MAY IT PLEASE YOUR HONOUR:

For the information of Your Honour and the Legislative Assembly, we have the privilege of presenting the Annual Report of the North Pickering Development Corporation for the year 2001-02.

Respectfully submitted,

Hon. David Young
Minister of Municipal Affairs and Housing

ROLE OF THE NORTH PICKERING DEVELOPMENT CORPORATION

The North Pickering Development Corporation was created by statute in 1974 under the *North Pickering Development Corporation Act, 1974*, to be responsible for community planning and development of the North Pickering Land Assembly. The directors are senior civil servants from the Ministries of Municipal Affairs and Housing, Transportation, Agriculture, Food and Rural Affairs and Management Board Secretariat. The Corporation's mandate is to promote business growth, leverage private investment and enhance job creation by marketing the provincially owned land for development and facilitating the land use planning process.

Background Information

In the early 1970s, the provincial government acquired approximately 8,100 hectares of land – which became known as the North Pickering Land Assembly – through expropriation and purchase. The original intent was to develop a community of approximately 250,000, in conjunction with a proposed federal international airport to the north. However, plans for the airport were discontinued and the Province did not proceed with development.

Parts of the original land assembly have since been allocated for the Rouge Park, the community of Cornell (located in the Town of Markham), and the Duffin-Rouge Agricultural Preserve. The North Pickering or Seaton lands – approximately 2,800 hectares located in the City of Pickering – continue to be owned by the province (see map entitled – North Pickering).

In 1989, the Corporation was established as a Schedule II agency. Funding for the Corporation is made possible through an approved Loans and Investment Advance from Management Board that is to be re-paid from sales proceeds of the disposition of the North Pickering lands.

Throughout the 1990s staff from the Ministry of Municipal Affairs and Housing continued the planning and public consultation process ultimately leading to Secondary Plan approval by the City of Pickering for the East Duffins portion of Seaton and designation of the northern portion as an Urban Study Area.

In 2001, the Province acted to protect natural and water resource features on the Oak Ridges Moraine, preserve agricultural land and focus development in approved settlement areas. Following stakeholder and public consultation, the *Oak Ridges Moraine Conservation Act, 2001* was introduced on November 1, 2001 and passed on December 13, 2001.

While the legislation was being developed, the Minister of Municipal Affairs and Housing asked David Crombie to mediate an agreement between private landowners and the Province to protect key lands in Richmond Hill and Uxbridge that were subject to extreme development pressures and an Ontario Municipal Board hearing.

The resulting agreement protects certain sensitive lands on the Moraine through future land exchanges for provincially owned lands in North Pickering. To facilitate this exchange of lands, the Province created the North Pickering Land Exchange Team. Consequently, the North Pickering Development Corporation has been engaged to fund the team and to represent the interests of the Province in the planning and development of the provincially owned lands in North Pickering.

MAJOR ACTIVITIES AND INITIATIVES FOR 2001/02

In 2001/02, the North Pickering Development Corporation:

- Continued to monitor the approval process for the secondary plan for East Duffins study Area and liaise with City of Pickering and the Region of Durham. Secondary planning approval will ultimately enhance the market value of the provincial land holdings in North Pickering.
- Monitored and provided due diligence on the outstanding loan to the Corporation estimated at \$7.239M (for the fiscal year ending March 31, 2002).

FINANCIAL SUMMARY

Salary and benefit expenditures for the North Pickering Land Exchange Team are paid by the Ministry of Municipal Affairs and Housing and are recovered from the Corporation. Other Direct Operating Expenditures are covered directly from the Corporation's budget. The accumulated expenditure will be repaid to the Consolidated Revenue Fund from the revenue generated when the land in North Pickering is sold.