



**NORTH PICKERING
DEVELOPMENT
CORPORATION**

**Annual Report
2002-03**

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Disponible en français :
Société d'aménagement de North Pickering (ISSN 1480-4182 ISBN 0-5312-3)

ISSN 1480-4174
ISBN 0-7794-5311-5



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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 2002-03.

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 Ministry of Municipal Affairs and Housing, 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 (NPLET). 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.

During 2002-03, the provincially appointed negotiator, in consultation with the North Pickering Land Exchange Team, initiated discussions with the private landowners of Richmond Hill and Uxbridge in an attempt to reach an agreement, which would see the eventual exchange of the noted lands.

MAJOR ACTIVITIES AND INITIATIVES FOR 2002/03

- In May 2002, the Minister of Municipal Affairs and Housing announced the formation of the North Pickering Land Exchange Review Panel. The Review Panel provided principled advice on the valuation, exchange and subsequent development of the North Pickering lands. On November 2002, the Review Panel provided the Minister with a set of principles and design guidelines.
- As part of the principled advice to the Minister, the Review Panel recommended the appointment of a Fairness Commissioner. The Fairness Commissioner would monitor the land exchange process and report publicly, following the completion of the land exchange, on the extent to which the exchange was consistent with the Review Panel's principles. Retired Justice Lloyd W. Houlden was appointed to undertake this role on November 7, 2002.
- The protection of environmentally sensitive lands in Seaton was one of the six principles presented to the Minister by the Review Panel. These lands were identified and mapped by provincial staff using principles found in the Oak Ridges Moraine Conservation Plan. As a result, over 50 per cent of the Seaton land holdings are identified for long-term protection, and, therefore outside the scope of the exchange.
- In December 2002, with the assistance of the NPLET, the provincial negotiator drafted the foundation for the land exchange in the form of a second-generation agreement. In February 2003 this agreement was presented to the Richmond Hill landowners. Discussions continue in an attempt to secure a final and binding agreement.

- The Corporation continued to monitor and provide due diligence on the outstanding loan to the Corporation estimated at \$8.497M (for the fiscal year ending March 31, 2003).

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.