

## **The Baldesarra Application as of June 27, 2006– A Brief Overview**

Note: Some of the following may change depending on the recommendations of King Township Planning Department, the Toronto and Region Conservation Authority (TRCA) and of course the Township of King Council.

Total number of units – 245

Minimum lot frontage – 50 feet

Density – 3 units per acre

No Wilkie Avenue connection

Storm Water Management pond – entry feature with planned trails to Robinson

Minimum side yard clearance – 5 ft each side on a 50 foot lot

A 6 acre Catholic School site

A 4.62 acre parkland dedication

The woodlot, at the western end of the land will not be destroyed

The Nobleton Community Plan allows for up to 2 units per acre, unless certain criteria are satisfied that would allow the density to increase to a maximum of up to 5 units per acre. This proviso / allowance was originally created with Slokker Canada in mind; to encourage Slokker to pay for and install the sewage treatment system. The language used in the community plan however, did not limit the application of this criteria to the Slokker lands.

The documents prepared by the planners for Baldesarra suggest that this developer will contribute approximately \$ 2 million towards the cost of the sewage treatment plant.

However, the reality is, Slokker, as part of their agreements approved by the region and township in October 2006, has agreed to pay upfront for all of the sewage treatment plant and be partially reimbursed later as other developments in Nobleton proceed; and this proposed upfront contribution by Baldesarra will do nothing to reduce the costs of sewers to local residents.