

Property Rezoning

Coldwater Funding Support



ISLAND VIEW
BUSINESS CENTRE



Previous Development

- * Initially borrowed \$1.5M from TD for building construction (Repaid over 12 years)
- * Approximately \$1.2M remaining with \$650,000 in investments to go towards loan (avoiding pre-payment penalties)
- * Since then the First Nation has invested approximately \$615,000 into the marina over two years (\$440,000 from Coldwater)

What's Done

- * Created a top quality operation owned by Georgina Island First Nation that makes a profit
- * 29 Jobs with 16 First Nation members working in three businesses
- * Repaired or replaced all of the equipment necessary to operate facility
- * Rebuilt, refurbished and reopened structures for business purposes that are safe to work in
- * More still to do (Service, Operational fine tuning, Equipment adjustments)

Properties for Rezoning

33 Lyall Lane

- * Currently zoned as **Residential**
- * Want to lengthen the parking lot into the lot behind and change the house into an office unit for Corporation or other tenant with parking specific to the office
- * Must rezone as **Commercial**

115 Hadden Road

- * Currently zoned as **Agricultural**
- * Want to leave part as agricultural for farming (20 acres), but would put a dry marine on the south end (8.8 acres) and a paid parking lot (5 acres) on the north end of the lot
- * Must rezone as **Commercial**

Island View Business Centre Development Expansion

- * Expanded Docking for increase revenues (need more parking to accommodate more customers before adding and can subsidize through those currently parking on Hadden Road)
- * Movement of all marine service and storage to Hadden Road Facility with better Hwy 48 exposure with showroom and larger store will allow current gas bar a better marine selection
- * Six pump gas bar in first half of current paid parking lot that is not on diagrams (Need the additional parking to accommodate current and expanded parking needs)
- * Addition of full size Convenience store for gas bar

Expansion Revenues

- * **Parking**
 - * Putting in paid lot on Hadden
 - * Approximately \$15,000 per year
- * **Docking**
 - * Addition of 20 slips for larger boats
 - * Approximately \$30,000 per year
- * **Service Centre**
 - * Increased exposure will increase customer base
 - * Sales and Service Revenues will conservatively increase approximately 500,000 (100,000 in profit)
- * **Gas Bar**
 - * Other First Nation Gas Bars reporting sales in excess of 60,000 litres per day at peak times
 - * Can get wholesale pricing versus 3rd party pricing
 - * Conservatively sell approximately 25,000 litres per day
 - * Approximately \$9M per year in gross sales of fuel (\$600,000 in profit)
 - * Approximately \$1 M in gross sales of convenience (\$200,000 in profit)

ATR or REZONE

- * Option is available to wait until land is under First Nation Control with Georgina Island First Nation Land Management Law
- * Must go through the Additions to Reserve (ATR) process (Lands Department currently trying)
- * ATR is likely to take a minimum of five years with no guarantee that the municipality will turn them over
- * Wait for ATR to expand business or Rezone properties to meet the expansion needs
- * Recommendation is to rezone and move forward with the expansion

Before Building

Pre-Consultation Meeting

- Done
- Town of Georgina stated that the rezoning can be done on the properties based on what we have provided
- Provide a list of studies that must accompany the Zoning Amendment Application

Zoning Amendment Application

- Best is to work with a planning consultant (Michael Smith Consulting)
- Need approximately 8 studies to be completed with the application
- Goes to the public for consultation and then to the Municipal Council for Approval

Site Plan Approval

- Building designs are completed
- Application Fees are applied for the approval process
- Goes to Municipal Council for Final Approval

Costs – 33 Lyall Lane

Study	Total
Planning Consultant Fees	20,000
Natural Heritage Study	10,000
Topographic, Boundary and Environmental Staking	10,000
Geo Technical Review	15,000
Drainage and Grading Review	5,000
Septic Review Fee	500
Landscape Design Study	10,000
Legal Fees – Removing Road Easement through Centre of Property	5,000
Updated Land Survey	8,000
Environmental Consultant Fee	10,000
Town Zoning Bylaw Amendment Fee	10,000
Town Site Plan Review Fee	10,000
Lake Simcoe Regional Conservation Authority Zoning Review Fee	1,000
Lake Simcoe Regional Conservation Authority Site Plan Review Fee	8,000
York Region Zoning Review Fee	1,000
Total	113,500

Costs – 115 Hadden Road

Study	Cost
Planning Consultant Fees	25,000
Natural Heritage Study	10,000
Topographic, Boundary and Environmental Staking	15,000
Geo Technical Review	15,000
Drainage and Grading Review	5,000
Septic Review Fee	500
Luminescence Study	3,000
Landscape Design Study	10,000
Updated Land Survey	8,000
Environmental Consultant Fee	10,000
Town Zoning Bylaw Amendment Fee	15,000
Town Site Pan Review Fee	15,000
Lake Simcoe Regional Conservation Authority Zoning Review Fee	1,000
Lake Simcoe Regional Conservation Authority Site Plan Review Fee	8,000
York Region Zoning Review Fee	1,000
Total	131,500

Closing

- * Total ask is for \$245,000 for both properties
- * Allows First Nation to seek funding support for the capital projects from other sources
- * Allows for business development and expansion
- * Expansion will provide better services for the community
- * Take advantage of a pricing market that currently exists in the fuel sector
- * Will allow for more job creation around the community