

REPORT

Planning and Development Council

Meeting Date: December 7, 2021

FROM: Transportation and Engineering Department

DATE: November 23, 2021

SUBJECT: Partial Assumption of Shieldbay Subdivision 20M-1183, By-Law 2021-092

LOCATION: North of Dundas Street, West of Eighth Line

WARD: Ward 7

Page 1

RECOMMENDATION:

1. That the partial assumption of Registered Plan 20M-1183 be approved; and
2. That By-law 2021-092 a by-law to partially assume completed public works within Plan 20M-1183 be passed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- All public works being recommended for acceptance through this assumption have been inspected and deemed acceptable, save and except Silver Maple Road, Eighth Line from Dundas to Silver Maple Road; Max Khan Boulevard from Dundas to Silver Maple; and the street trees.

BACKGROUND:

As a requirement of the subdivision agreement, when the obligations of the Owner have been fulfilled, a request may be made to the Town for assumption of the works and streets within the plan of subdivision.

This development consists of 363 single detached lots, 18 townhouse blocks, a Neighbourhood Park, a school block, a Village Square and a Natural Heritage System (NHS) Block.

The plan was registered on November 9 2016. Appendix A identifies the location of the plan to be assumed. Appendix B shows the legal plan.

As set out in the subdivision agreement, when the obligations of the Owner have been fulfilled, the developer may request the Town to assume the public elements within the plan of subdivision. The developer has requested this partial assumption which has prompted this report to Council.

COMMENT/OPTIONS:

The request for this partial assumption was circulated to the standard commenting Departments and external agencies and there were no concerns expressed and all clearances have been received. The unfinished works will be assumed in the future once it has been completed and accepted by the Town.

CONSIDERATIONS:

(A) PUBLIC

Not applicable.

(B) FINANCIAL

In accordance with the terms and conditions of the subdivision agreement the balance of subdivision securities can be released upon assumption of the public infrastructure, save and except the incomplete works.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

All affected Departments (Transportation and Engineering, Parks and Open Space, Legal Services, and Finance) have been circulated.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- Be accountable in everything we do.

(E) CLIMATE CHANGE/ACTION

This report is in support of the pillars of social (health and well-being), economic responsibility, and environmental sustainability. The recommendations of the report support both the stewardship of the town's natural environment.

APPENDICES:

Appendix A – Location Plan

Appendix B- Legal Plan

Appendix C- By-law 2021-092

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