



REPORT

Planning and Development Council

Meeting Date: January 17, 2022

FROM: Transportation and Engineering Department

DATE: January 4, 2022

SUBJECT: Partial assumption of Minto Phase 1 Subdivision 20M-1185–
By-Law 2022-001

LOCATION: North of Dundas Street, East of Trafalgar Road

WARD: Ward 7

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RECOMMENDATION:

1. That the partial assumption of Registered Plan 20M-1185 be approved.
2. That By-law 2022-001, a by-law to partially assume public works and streets within Plan 20M-1185, be approved.

KEY FACTS:

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

- All public works being accepted by the Town through this assumption have been inspected and deemed acceptable; and,
- The subdivision agreement has been completed save and except the stormwater management pond (Block 18), the Natural Heritage System (NHS) Trail (Block 23), and the drainage channel on the west side of Trafalgar Road.

BACKGROUND:

As a requirement of the subdivision agreement, when all of 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.

Plan 20M-1185 consists of 9 townhouse blocks, two 'Dundas Urban Core' blocks, a Village Square, one Open Space block (Natural Heritage System), a park block, two condominium blocks and the Stormwater Management pond block (Block 18).

The plan was registered on December 22 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 partial assumption which has prompted this report to Council.

COMMENT/OPTIONS:

The request for assumption was circulated to the standard commenting departments, as well as, external agencies. No concerns were expressed and all clearances have been received. The Stormwater Management Pond (Block 18) is within the monitoring phase, and will be assumed after the completion of the requisite monitoring program. The NHS block (Block 23) will also be assumed in the future once works have been completed and accepted by the Town. The channel works on the west side of Trafalgar Road will also be reviewed for acceptance with Conservation Halton at a later date.

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 Stormwater Management Pond, the channel on the west side of Trafalgar Road and NHS securities.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

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

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- Be accountable in everything we do.

(E) COMMUNITY SUSTAINABILITY

The assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft approval.

APPENDICES:

- Appendix A – Location Plan
- Appendix B - Legal Plan
- Appendix C - By-law 2022-001

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