

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 20, 2017

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**FROM:** Development Engineering Department

**DATE:** December 8, 2016

**SUBJECT:** **Mattamy-Kaitting Subdivision Agreement 24T-05012, North of Dundas Street, West of Sixth Line**

**LOCATION:** North of Dundas Street, West of Sixth Line

**WARD:** 5

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#### RECOMMENDATION:

1. That the Subdivision Agreement between the Town and Mattamy (Kaitting) Limited be approved and the Town Solicitor be authorized to make minor changes to the Agreement, which do not affect the substance of the Agreement; and
2. That the agreement with Mattamy (Kaitting) Limited be executed in accordance with By-Law 2013-057.

#### KEY FACTS:

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

- The subdivision agreement sets out the financial obligations of the developer with respect to construction and maintenance and assumption of the public infrastructure (roads, storm sewers, stormwater management facilities, open space, etc.) associated with the development.

#### BACKGROUND:

The Draft Plan of subdivision and conditions of draft approval was approved by the Ontario Municipal Board on August 21, 2012 and an extension to the draft approval has been extended to May 21, 2017. One of the conditions of draft approval requires the Owner to enter into a subdivision agreement with the Town.

The subject lands were part of the Mattamy Preserve draft plan (24T-05012), however these blocks were not developed with the balance of the subdivision.

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This development will consist of 2 condominium development blocks which are subject to siteplan control, 4 Townhouse blocks (16 units) and one servicing block (Block 6)

The lands which are subject to the subdivision agreement are depicted on the attached reduction of the draft M-Plan is attached as Appendix A.

**COMMENT/OPTIONS:**

The subdivision agreement has been prepared in the Town's standard form. All works are to be constructed by the developer.

Additionally this development will abide by the North Oakville Urban Forest Strategic Management Plan as it pertains to the street trees proposed within this development.

**CONSIDERATIONS:**

**(A) PUBLIC**

Not Applicable

**(B) FINANCIAL**

All works to be constructed will be fully funded by the owner.

The subdivision agreement provides for the terms and conditions which set out the financial obligations and other requirements of the owner.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

All affected Departments (Parks and Open Space, Legal Services, Planning, Finance and Engineering and Construction) have been circulated. Comments received have been addressed in the Comment/Options section of this report and incorporated into the subdivision agreement where required.

**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:  
 Formalize the obligations and responsibilities of the developer and Town pertaining to the construction and maintenance of the development

**(E) COMMUNITY SUSTAINABILITY**

The proposed subdivision agreement will assist in ensuring the development achieves the objectives set out in the approved draft conditions by financially securing for these conditions.

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**APPENDICES:**

Appendix A – Draft M-Plan

Appendix B - Subdivision Agreement

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