

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 19, 2018

FROM: Development Engineering Department

DATE: February 16, 2018

SUBJECT: Assumption of Subdivision Plan 20M-992 – Joshua Creek Phase 1

LOCATION: South of Dundas, East of Eighth line

WARD: 6

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RECOMMENDATION:

1. That the assumption of Registered Plan 20M-992 be approved.
2. That By-law 2018-025 a by-law to assume public works, streets and the Stormwater Management Pond within Plan 20M-992, 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.
- All required works, undertakings and obligations set out in the subdivision agreement have been completed.

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-992 consists of a total of 56 single detached lots, 41 partial blocks and 1 block relating to the stormwater management pond (Block 107). The plan was registered on November 30 2006. Appendix A identifies the limits of the plan to be assumed.

COMMENT/OPTIONS:

The request for assumption was circulated to the standard commenting Departments and external agencies and there were no concerns expressed and all clearances have been received.

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The Developer has fulfilled their obligations with respect to the Stormwater Management pond located within Block 107. Staff have reviewed the maintenance and monitoring requirements and have deemed the pond to be acceptable.

Block 106 remains as an undeveloped commercial block within this plan of subdivision. The developer has fenced the block and stabilized the lands with seeding. The developer has also worked with the abutting land owners on the matter of boundary line fencing. The owner of the undeveloped block will be obliged to upkeep the lands per the requirements of our Lot Maintenance and Property Standards Bylaw. The future development of these lands would be subject to Site Plan approval. At this point we are unaware of any active development proposal for this Block.

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.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

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

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- Be accountable

(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 - Legal Plan

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Recommended by:

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