

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 21, 2013

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**FROM:** Development Engineering Department PD-077-13  
**DATE:** September 9, 2013  
**SUBJECT:** Subdivision Agreement - Peppergate Developments Inc.  
24T-08005, SD 551  
**LOCATION:** South of Dundas Street, East of Bronte Road  
**WARD:** 4 Page 1

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#### RECOMMENDATION:

1. That the Subdivision Agreement between the Town and Peppergate Developments Inc. 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 subdivision agreement with Peppergate Developments 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 was approved by Town Council on December 8, 2008. One of the conditions of draft approval requires the Owner to enter into a subdivision agreement with the Town.

A subdivision agreement was previously presented to council for this property and was approved by council in 2008 under the name AMC Real Estate (24T-04002). Although approved by council, this agreement was never registered by the owner and the draft plan approval period has lapsed. The subject lands were purchased by

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Peppergate Developments Inc and a new application was made for draft approval (24T-08005). This subdivision agreement was prepared to reflect the new conditions of draft approval (Appendix B)

The subdivision represents a development consisting of 2 residential development blocks and a public road (Barronwood Drive. The lands which are subject to the subdivision agreement are depicted in Appendix A.

**COMMENT/OPTIONS:**

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

**CONSIDERATIONS:**

**(A) PUBLIC**

Not Applicable

**(B) FINANCIAL**

All works to be constructed will be fully funded by the owner. There are no development charge reimbursable items to be funded or constructed as part of this development.

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:

- be accountable in everything we do

Formalize the obligations and responsibilities of the developer and Town pertaining to the construction and maintenance of the development.

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**(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.

**APPENDICES:**

Appendix A – Legal Plan

Appendix B - Subdivision Agreement

Prepared by:

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