

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 2, 2019

FROM: Development Engineering Department

DATE: November 20, 2019

SUBJECT: **Assumption of Bronte Creek Community Developments
Subdivision (Crystal Homes Phase 4) 20M-1024, By-law 2019-058**

LOCATION: South of Dundas Street, East of Bronte Road

WARD: 4

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RECOMMENDATION:

1. That the assumption of Registered Plan 20M-1024 be approved.
2. That By-law 2019-058 a by-law to assume completed public works and streets within Plan 20M-1024 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

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-1024 consists of 33 townhouse blocks, one open space block (woodlot) and one school block owned by Conseil Scholaire Catholique Monavenir which is currently undeveloped (Block 35).

The plan was registered on November 30, 2007 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 assumption which has prompted this report to Council.

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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.

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.

(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; ensuring the development complies with the Subdivision Agreement.

(E) COMMUNITY SUSTAINABILITY

The final 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

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