



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 2, 2020

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**FROM:** Development Engineering Department

**DATE:** October 21, 2020

**SUBJECT:** Assumption of Waterview subdivision (Fernbrook Homes) 20M-1141 - By-law 2020-120

**LOCATION:** Lakeshore Road West and Waterview Common

**WARD:** 1

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**RECOMMENDATION:**

1. That the assumption of Registered Plan 20M-1141 be approved.
2. That By-law 2020-120, a by-law to assume completed public works within Plan 20M-1141 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-1141, registered on October 3, 2013 consists of 18 freehold lots and one common element roadway block (Waterview Common). The approval of the condominium development itself is not part of this assumption. The assumption pertains to works outside of this plan that are obligations defined within the Subdivision Agreement.

Appendix A depicts the location of Plan 20M-1141. Appendix B notes the areas that encapsulates the work (external to the plan) completed by the developer. Specifically these works are:

- 1) The construction of concrete curbs, sidewalk across the frontage facing Lakeshore Road West.
- 2) Servicing connections onto Lakeshore Road West.

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.

**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 in everything we do
- (E) **COMMUNITY SUSTAINABILITY**  
The final assumption ensures that the development has been constructed in accordance with the sustainability objectives of the draft approval.

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**APPENDICES:**

Appendix A – Location Plan

Appendix B- Area to be assumed

Appendix C- Legal Plan

Appendix D- By-law 2020-120

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