



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Romaine Scott, Legal Coordinator

DATE: July 12, 2021

REPORT NO.: PD-2021-0046

SUBJECT: Final Assumption of Subdivision Plan 20M-1156
Fernbrook Homes (Mountainview) Ltd. Phase 3

RECOMMENDATION:

THAT Report No. PD-2021-0046 dated July 12, 2021 regarding the Town's final assumption of the public services and streets installed in the plan of subdivision registered as Plan 20M-1156, in the Town of Halton Hills (Georgetown), be received;

AND FURTHER THAT staff be authorized to bring forward a by-law to assume the public services and streets installed under Plan 20M-1156.

KEY POINTS:

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

- In accordance with the Subdivision Agreement registered as HR1230244 on November 25, 2014, the development meets the requirements for final acceptance of the plan of subdivision.
- The Town issued the Certificate of Completion on November 21, 2018, and obtained the required statutory declaration stating that all accounts relating to the development have been paid in full on June 21, 2021.
- Transportation & Public Works staff has now confirmed that all deficiencies have been rectified and all the works associated with this development are completed to the satisfaction of the Town. Accordingly, staff recommends that the public services within the said development be assumed by the Town.
- Plan 20M-1156 is illustrated on the map accompanying this Report.

BACKGROUND AND DISCUSSION:

This development is the third phase of the Fernbrook Homes (Mountainview) Georgetown subdivision comprising approximately 238 lots/blocks, including blocks for various public services and internal streets namely, Sierra Crescent, Fengate Lane, Oasis Trail, Hidden Lake Trail, Northwest Court and Danby Road.

The securities held by the Town for this development will be returned to the Developer once Council passes the required by-law to assume the development. The Town will then assume the financial responsibilities for the maintenance of the streets and other public services which include but not limited to:

- a section of Danby Road being a 26m road and various other 20m road allowances being 2,600m of paved road in an urban cross-section including 5,300m of curb, 5,200m of sidewalk, 54 manholes, 78 catch-basins, 3,020m of storm sewer ranging from 250mm to 1800mm x 900mm diameter box culvert;
- one Stormwater Management Pond;
- a parkette and open space block;
- 1500m of 1.5m black vinyl chain-link fence;
- 66 streetlights; and
- 200 boulevard trees.

STRATEGIC PLAN ALIGNMENT:

This Report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This Report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this Report is administrative in nature.

INTERNAL CONSULTATION:

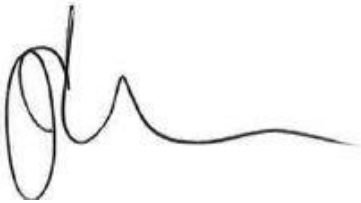
Transportation & Public Works staff consulted with the Developer regarding the preparation of this Report.

FINANCIAL IMPLICATIONS:

This report will be funded through an existing approved budget source.

The assumption of subdivisions results in additional assets that will be maintained and operated by the Town. As such the additional operation and maintenance costs will be added to the operating budget in the following year.

Reviewed and approved by,

A handwritten signature in black ink, appearing to be 'J. Linhardt', with a long horizontal flourish extending to the right.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to be 'C. Mills', with a horizontal line crossing through the middle of the signature.

Chris Mills, Acting Chief Administrative Officer