



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Romaine Scott, Legal Coordinator,
Planning & Development

DATE: February 8, 2023

REPORT NO.: PD-2023-012

SUBJECT: Assumption of Subdivision Plans 20M-1092 and 20M-1136
Developer: Halton Hills Village Homes
HHVHI 13 Phase 5, Stages 1 and 2

RECOMMENDATION:

THAT Report No. PD-2023-012 dated February 8, 2023 regarding the Town's assumption of the public services and streets installed in the plans of subdivision registered as Plans 20M-1092 and 20M-1136, in the Town of Halton Hills (Georgetown), be received.

AND FURTHER THAT staff be authorized to bring forward a by-law to partially assume the public services and streets installed under Plans 20M-1092 and Plan 20M-1136, except for the off-site stormwater management facility constructed in connection with these developments.

AND FURTHER THAT staff be authorized to bring forward a subsequent by-law for the final assumption of all the public services and streets installed under and in connection with Plans 20M-1092 and Plan 20M-1136.

KEY POINTS:

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

- In accordance with the Subdivision Agreements registered as HR938610 on June 27, 2011 (Plan 20M-1092), and HR1112947 on July 3, 2013 (Plan 20M-1136), these developments meet the requirements for final acceptance of the plans of subdivision, except for the off-site stormwater management facility that was installed in connection with the developments under the plans of subdivision.

- The Town issued the Certificate of Completion for these developments on June 8, 2020. Except for minor deficiencies specific to the off-site stormwater management facility, all other public services have been completed to the satisfaction of the Town and the owner has provided the required statutory declaration dated January 30, 2023 stating that all accounts relating to these developments have been paid in full.
- Transportation & Public Works staff has now confirmed that (except for minor deficiencies relating to the off-site pond), all deficiencies have been rectified and all the works associated with these developments are completed to the satisfaction of the Town. Accordingly, staff recommends that the public services within the said developments be assumed by the Town; and that Council subsequently pass a separate by-law to assume the off-site stormwater management facility.
- The Town is not prepared to assume the off-site stormwater management facility at this time. The owner has provided an undertaking to complete the remaining works in the spring and the Town will continue to hold adequate security relating to the minor deficiencies until such time as a separate by-law is passed for final assumption as set out herein.
- Plans 20M-1092 and 20M-1136 are illustrated on the map accompanying this Report.

BACKGROUND AND DISCUSSION:

These are the final stages of the Halton Hills Village Homes Inc. Phase 13 subdivision developments. Combined, both Plans 20M-1092 and 20M-1136 comprise 106 residential lots/blocks that were constructed under Plan 20M-1136; and the various related public services, including West Branch Park, and streets namely, West Branch Drive and Foxtail Court that were dedicated to the Town under Plan 20M-1092.

The securities held by the Town for these developments 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 connected to the developments, which include but not limited to:

- a 20m road allowance which includes 860m of paved road in an urban cross section including 1,720m of curb, 900m of sidewalk, 20 maintenance holes, 23 street catch basins, 3 Rear lot catch basins, 2 ditch inlets, 1,244m of storm sewer ranging from 250mm to 1200mm diameter and 22 streetlights;
- 1,320m of 1.5m black vinyl chain-link fence;
- 103 boulevard trees and a public park; and
- an Entry Feature.

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,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer