



REPORT

REPORT TO: Chair and Members of Planning, Public Works & Transportation Committee

REPORT FROM: Romaine Scott, Legal Coordinator
Planning & Sustainability Department

DATE: July 16, 2019

REPORT NO.: PLS-2019-0057

RE: Final Assumption of Subdivision Plan 20M-1023
Elli-Fin Construction Limited – Trinity Court
File No. L04 EL

RECOMMENDATION:

THAT Report PLS-2019-0057 dated July 16, 2019 regarding the Town's final assumption of the public services and street installed in the subdivision registered as Plan 20M-1023, in the Town of Halton Hills, be received;

AND FURTHER THAT staff be authorized to bring forward a by-law to assume the public services and street(s) installed in the subdivision development registered as Plan 20M-1023.

BACKGROUND:

The Plan of Subdivision registered as 20M-1023 on November 22, 2007 was developed by Elli-Fin Construction Limited (the "Developer") and comprises 9 residential lots, plus a road widening block, 3 reserve blocks and a block that was subsequently consolidated with the existing abutting parcel.

Subdivision Plan 20M-1023 is illustrated in Appendix "1" attached to this Report.

In accordance with the Subdivision Agreement registered as Instrument HR627788 registered on December 10, 2007, the development meets the requirements for final acceptance of the plan of subdivision. Transportation & Public Works staff has now confirmed that all deficiencies have been rectified and all the works associated with the subdivision 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.

COMMENTS:

The Certificate of Completion was issued on May 31, 2017. The Developer has provided a statutory declaration stating that all accounts relating to the development have been paid in full.

RELATIONSHIP TO STRATEGIC PLAN:

This is an operational issue. The proposed assumption of these public services bears no relation to the Strategic Plan.

FINANCIAL IMPACT:

The securities held by the Town for this development will be returned to the Developer upon the passing of the requested by-law. The Town will now assume the financial responsibilities for the maintenance of the public services, being a 20m road allowance, 115m of paved road in an urban cross-section, including: 260m of curb; 4 manholes; 8 catch basins; 240m of storm sewers ranging from 250mm to 375mm diameter; 4 street lights; and 24 boulevard trees.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

There is no public engagement related to this Report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this Report is not applicable to the Strategy's implementation.

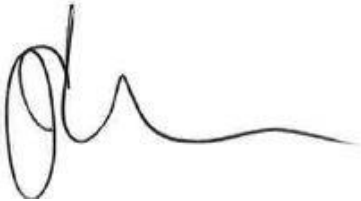
COMMUNICATIONS:

There is no communications impact with respect to this Report.

CONCLUSION:

The Developer has provided all the necessary documentation in accordance with the conditions set out in the Subdivision Agreement, to the satisfaction of the Town. Staff therefore recommends that the appropriate by-law be passed to assume the public services and street within Plan 20M-1023, as set out herein.

Reviewed and Approved by,

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John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to be 'Brent Marshall', with a stylized, flowing script.

Brent Marshall, Chief Administrative Officer