



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Romaine Scott, Legal Coordinator
Planning & Development

DATE: October 1, 2020

REPORT NO.: PD-2020-0051

RE: Final Assumption of Subdivision Plans 20M-1155 and 20M-1172
Owner: Menkes Georgetown Estates Inc.
File No. L04 ME

RECOMMENDATION:

THAT Report PD-2020-0051 dated October 1, 2020 regarding the Town's final assumption of the public services and streets installed in the plans of subdivision registered as Plan 20M-1155 and Plan 20M-1172, 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 in the plans of subdivision registered as Plan 20M-1155 and Plan 20M-1172.

BACKGROUND:

This development, which is generally located at the northeast corner of Guelph Street (Highway 7) and McFarlane Drive, comprises 104 single detached dwelling units and 80 on-street townhouses, a storm water management facility, a park block and 2 internal streets. It was developed in 2 phases to accommodate the water allocation program schedule. Phase 1 was registered under Plan 20M-1155 on October 22, 2014; and Phase 2 under Plan 20M-1172 registered on February 26, 2016. Both Plans comprise approximately 122 lots/blocks.

Plans 20M-1155 and 20M-1172 are illustrated on the map accompanying this this Report.

In accordance with the Subdivision Agreements registered as HR224302 on October 31, 2014 and HR13414509 on March 7, 2016, the development meets the requirements for final acceptance of the plans of subdivision. 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.

COMMENTS:

The Town issued the Certificate of Completion for both Plans on November 18, 2017. The Developer has provided the required 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. The Town will now assume the financial responsibilities for the maintenance of the public services which includes but not limited to:

- Those infrastructure within the 2 new municipal roads, i.e. the 20m road allowance (Upper Canada Court) and the 18 m road allowance (Ridgegate Crescent):
 - 1,140m of paved road in an urban cross section including 2,030m of curb, 1,000m of sidewalk, 36 man holes, 28 catch basins, 2,200m of storm sewer ranging from 250mm to 1050mm dia.,
 - one Oil Grit Separator (CDS4040-10),
 - 32 street lights and
 - 153 boulevard trees.
- one dry Stormwater Management Pond

CONSULTATION:

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

PUBLIC ENGAGEMENT:

There is no public engagement with respect 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.

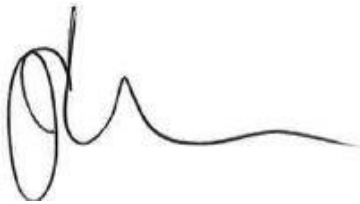
COMMUNICATIONS:

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 Agreements. Staff recommends that the appropriate by-law be passed to assume the public services and streets within the plans of subdivision registered as Plan 20M-1155 and Plan 20M-1172, as set out herein.

Reviewed and Approved by,



John Linhardt, Commissioner of Planning and Development



Chris Mills, Acting Chief Administrative Officer