



Staff Report for Committee of the Whole Meeting

Date of Meeting: December 11, 2018

Report Number: SRPRS.18.187

Department: Planning and Regulatory Services
Division: Development Engineering & Transportation

Subject: SRPRS.18.187 - Assumption of Municipal Services - Subdivision File: 19T-00005 (Livorno Construction Inc.) - Town File: D03-00005

Purpose:

To assume the internal and external aboveground and belowground municipal services associated with the Plan of Subdivision File 19T-00005, known as Livorno Construction Inc., and to establish lands as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4446, (Subdivision File 19T-00005) be approved.
- b) That the assumption of the external aboveground and belowground municipal services within the existing Stockdale Crescent and Pemberton Road road allowances and within a registered easement external to the plan (part of Lot 76, Plan 2027, being Part 2 on Plan 65R-35049) associated with Subdivision File 19T-00005, be approved
- c) That the two year maintenance period for the above noted internal and external aboveground and belowground municipal services commence from June 1, 2018
- d) That Georgian Bay Street within Plan 65M-4446, be assumed as public highway;
and
- e) That Town owned lands being Part of Lot 92, Plan 2027 described more particularly as Part 7, Plan 65R-16989 be established as public highway becoming part of Georgian Bay Street.

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Contact Person:

Erik Loorand, Programs Coordinator - Subdivisions, 905-747-6357

Jeff Walters, Manager, Development Engineering – Subdivisions & Stormwater Management, 905-747-6350

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

Background:

Livorno Construction Inc. Subdivision File number 19T-00005 is located south of Major Mackenzie Drive and East of Bathurst Street, as indicated on Map A.

Internal aboveground and belowground services have been constructed within Plan 65M-4446 as part of Subdivision File 19T-00005 on the Georgian Bay Street road allowance. External municipal services have also been constructed within the existing Stockdale Crescent and Pemberton Road road allowances and within a registered easement (part of Lot 76, Plan 2027, being Part 2 on Plan 65R-35049) external to the Plan, but as part of this Subdivision.

The developer has requested that the internal aboveground and belowground services within Plan 65M-4446 (Subdivision File 19T-00005) be assumed by the Town. The developer has also requested that the external aboveground and belowground services located within the existing Stockdale Crescent and Pemberton Road road allowances and within part of Lot 76, Plan 2027, being Part 2 on Plan 65R-35049 within a registered easement associated with Subdivision File 19T-00005, be assumed by the Town.

Based on fulfillment of the conditions from the subdivision agreement as summarized in Appendix A, staff recommends assumption of the internal and external aboveground and belowground services associated with Subdivision File 19T-00005.

Furthermore, Staff recommends that Georgian Bay Street within Plan 65M-4446 be assumed as public highway and that the Town owned lands being Part of Lot 92, Plan 2027 described more particularly as Part 7, Plan 65R-16989, be established as public highway becoming part of Georgian Bay Street.

Staff also notes that the requirements for assumption were satisfied by the developer by June 2018. However, an assumption report could not be brought forward prior to the 2018 municipal elections and as such assumption of the services related to Subdivision

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File 19T-00005 has been delayed by approximately six months. As such, Staff recommends that the two year maintenance period for these services, which typically commences from the start of assumption, instead commences from June 1st, 2018.

Financial/Staffing/Other Implications:

Upon assumption, the Town will be responsible for the maintenance and operation of the above and belowground infrastructure noted above. The annual maintenance cost for this infrastructure is estimated to be \$3,215.90.

It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycling process to reflect these additional costs.

Relationship to the Strategic Plan:

Assumption of municipal services demonstrates our responsibility to provide wise management of our resources.

Conclusion:

Based on the above, staff recommends assumption of the internal and external aboveground and belowground municipal services associated with Subdivision File 19T-00005, as outlined in this report.

Staff further recommends that Georgian Bay Street within Plan 65M-4446 be assumed as public highway and that the Town owned lands being Part of Lot 92, Plan 2027 described more particularly as Part 7, Plan 65R-16989, be established as public highway becoming part of Georgian Bay Street

It is also recommended that the maintenance period for these services commence June 1st, 2018.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A - List of Fulfilled Subdivision Agreement Sections
- Map A - Location Map

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Report Approval Details

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|----------------------|---|
| Document Title: | SRPRS.18.187 - Livorno Construction Inc. Assumption Report.docx |
| Attachments: | - SRPRS.18.187 MAP A.pdf - SRPRS.18.187 APPENDIX A.docx |
| Final Approval Date: | Dec 3, 2018 |

This report and all of its attachments were approved and signed as outlined below:

Dan Terzievski - Dec 3, 2018 - 1:26 PM

Kelvin Kwan - Dec 3, 2018 - 1:32 PM

David Dexter - Dec 3, 2018 - 3:37 PM

Neil Garbe - Dec 3, 2018 - 3:44 PM