



Staff Report for Committee of the Whole Meeting

Date of Meeting: April 2, 2019
Report Number: SRPRS.19.058

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

Subject: SRPRS.19.058 – Authorization to Execute an Amending Subdivision Agreement for Plan 65M-4631. Town File: D03-07008 et al.

Purpose:

To authorize the execution of an amending subdivision agreement for King South Developments Inc. being registered plan 65M-4631 (Subdivision File 19T-07008 et al.).

Recommendation(s):

- a) That, upon the written recommendation of the Commissioner of Planning and Regulatory Services, the Mayor and Clerk be authorized to execute an amending subdivision agreement with the registered land owners within plan 65M-4631 to replace the utility coordination plans.

Contact Person:

Erik Loorand, Program Coordinator Subdivisions, 905-747-6357
Jeff Walters, Manager, Development Engineering (Subdivisions and Stormwater Management), 905 -747-6380.

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.

Page 2

Background:

The King South Developments Inc. subdivision being Plan 65M-4631 is located north of King Road and east of Bathurst Street, as shown on Map 1.

This plan of subdivision was registered in November of 2018 as Plan 65M-4631. The municipal servicing is partially constructed and has not been assumed by the Town.

Just prior to registration of the plan, the developer's representative advised the Town that an omission of certain underground utilities installed for Rogers Cable were not shown correctly on the utility coordination plans. These utility coordination plans are included as a schedule in the related subdivision agreement. As the registration of the plan was imminent and the builders were anxious to proceed with building permits, the developer requested that the correction of this schedule in the subdivision agreement occur following registration of the plan to avoid building permit delay.

The utility coordination plans have been corrected and accepted by the Town staff for updating the related schedule in the subdivision agreement. An amending subdivision agreement is required to update the existing agreement. The revised agreement is to be registered on title for the subdivision lands. This revision will provide purchasers with information about the location of the various utilities within the Town's road allowance and along the frontages of the new lots and blocks.

Staff recommends that execution of an amending subdivision agreement be authorized to update the utility coordination plans included as a schedule within the subdivision agreement for 19T-07008 et al.

Financial/Staffing/Other Implications:

The developer shall be responsible for the payment of the legal fees associated with the preparation of this amending agreement and costs occurred in the registration of this amended subdivision agreement on title for the affected lands.

Relationship to the Strategic Plan:

The execution of this amended subdivision agreement fulfills the objective of serving as a role model for municipal management and demonstrates effective management of the municipal right of ways as it anticipates the needs and impacts to the community and new residents.

Conclusion:

Based on the above, staff recommends that upon the recommendation of the Commissioner of Planning and Regulatory Services, that the Mayor and Clerk be authorized to execute an amending subdivision agreement with the registered owners within Plan 65M-4631.

Page 3

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.

- Map 1 – Location Map
- Map 2 – Plan 65M-4631

Page 4

Report Approval Details

Document Title:	SRPRS.19.058 - Authorization to Execute Amending Subdivision Agreement for King South Developments Inc. .docx
Attachments:	- SRPRS.19.058 MAP 1.pdf - SRPRS.19.058 MAP 2.pdf
Final Approval Date:	Mar 26, 2019

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

Dan Terzievski - Mar 26, 2019 - 12:01 PM

Kelvin Kwan - Mar 26, 2019 - 12:30 PM

Neil Garbe - Mar 26, 2019 - 2:46 PM