



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** November 6, 2017

**Report Number:** SRPRS.17.172

**Department:** Planning and Regulatory Services

**Division:** Development Engineering

**Subject:** Richmond Hill Jefferson Forest Inc.  
**ASSUMPTION OF MUNICIPAL SERVICES**  
**PLAN 65M-4168, 19T-99021 Phase 1**  
**TOWN FILE NO: D03-99021 Phase 1 (SRPRS.17.172)**

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### **Purpose:**

To assume the internal and external aboveground and belowground municipal services as well as the related right-of-way associated with Subdivision File 19T-99021 Phase 1, known as Richmond Hill Jefferson Forest Inc., and to establish lands as public highway.

### **Recommendation(s):**

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4168, (Subdivision File 19T-99021 Phase 1 ), be approved;
- b) That Hunting Ridges Drive, Bush Ridges Drive and Shadow Falls Drive within Plan 65M-4168, be assumed as public highway;
- c) That the assumption of the external aboveground municipal services within the Hunting Ridges Drive, Bush Ridges Drive and Shadow Falls Drive road allowances within Plan 65M-3602, be approved;
- d) That the assumption of the external aboveground and belowground municipal services within the Glen Meadow Lane road allowance within Plan 65M-2217, be approved;
- e) That the assumption of the external belowground municipal services within easements in Plan 65M-4192, being Parts 1 and 2 of Plan 65R-31836, be approved; and
- f) That 0.3m reserve Blocks 514, 515 and 516 within Plan 65M-3602 be established as public highway, becoming part of Shadow Falls Drive, Bush Ridges Avenue and Hunting Ridges Drive; respectively.

**Contact Person:**

Erik Loorand, Programs Coordinator Subdivisions, Extension 905-747-6357 and/or  
Jeff Walters, Manager of Storm Water and Subdivisions, Extension 905-747-6380.

**Submitted by:**

"Signed version on file in the Office of the Clerk"

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Kelvin Kwan  
Commissioner of Planning and Regulatory Services

**Approved by:**

"Signed version on file in the Office of the Clerk"

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Neil Garbe  
Chief Administrative Officer

## **Background:**

The subject lands are located within Subdivision File 19T-99021 Phase 1 and are known as Richmond Hill Jefferson Forest Inc. The subdivision is located north of 19<sup>th</sup> Avenue and east of Yonge Street as indicated on Map 1.

Internal aboveground and belowground services have been constructed within Plan 65M-4168 as part of this Subdivision. External municipal services have also been constructed within the adjoining Plan 65M-3602 within the Hunting Ridges Drive, Bush Ridges Avenue and Shadow Falls Drive; within Glen Meadows Drive on Plan 65M-2217; as well as within easements within the lands to the south being part of Plan 65M-4192.

The developer has requested that the internal aboveground and belowground services associated within Plan 65M-4168 for Subdivision File 19T-99021 Phase 1 and the related external aboveground and belowground services located within the Plan 65M-3602, Plan 65M-2217, and Plan 65M-4192 be assumed by the Town.

Based on fulfillment of the conditions from the subdivision agreement as summarized in Appendix A, staff recommends assumption of internal and external aboveground and belowground services and that the Hunting Ridges Drive, Bush Ridges Drive and Shadow Falls Drive right-of-ways within Plan 65M-4168 be assumed as public highways.

Town staff also recommends that the 0.3m reserve Blocks 514, 515 and 516 within Plan 65M-3602 be established as public highway.

## **Financial/Staffing/Other Implications:**

Upon assumption, the Town will be responsible for the maintenance and operation of above and belowground infrastructure within the subject lands. The annual maintenance cost is estimated to be \$17,712.00.

It is recommended that the Public Works Operations operating budget be increased annually during the next budget 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 19T-99021 Phase 1 as outlined in this report and that the related reserve blocks within Plan 65M-3602 be established as public highway.

**Attachments: Appendix Contents and Maps:**

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 1, Location Map