



Staff Report for Committee of the Whole Meeting

Date of Meeting: January 22, 2018

Report Number: SRPRS.18.005

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

Subject: SRPRS.18.005 North Valley Developments Ltd -
Assumption of Municipal Services - Plan 65M-4321,
19T-05008 - Town File: D03-05008 (SRPRS.18.005)

Purpose:

To assume the internal and external aboveground and belowground municipal services as well as the related right-of-way associated with the Plan of Subdivision File 19T-05008, known as North Valley Developments Ltd., and to assume the right-of-way as public highway.

Recommendation(s):

- a) That the assumption of the aboveground and belowground municipal services within Plan 65M-4321 (Subdivision File 19T-05008), be approved;
- b) That the assumption of the external aboveground municipal services within the Bloomington Road road allowance, associated with Subdivision File 19T-05008, be approved;
- c) That the assumption of the external aboveground municipal services within the Paradelle Drive road allowance, and aboveground and belowground municipal services within the Worthington Avenue road allowance, associated with Subdivision File 19T-05008, be approved; and
- d) That Finesse Court within the limits of Plan 65M-4321 (Subdivision File 19T-05008), be assumed as public highway.

Contact Person:

Angelo Vincent, Project Coordinator, 905-747-6308

Jeff Walters, Manager of Development Engineering, 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.

Background:

The subject lands are located within Plan of Subdivision 19T-05008 (known as North Valley Developments Ltd.). The subdivision is located south of Bloomington Road, and west of Bayview Avenue as indicated on Map A.

Internal and external aboveground and belowground services have been constructed within the Finesse Court road allowance as part of this Subdivision.

The developer has requested that the internal aboveground and belowground services associated within Plan 65M-4321 of Subdivision File 19T-05008 and the external aboveground and belowground services located within the Bloomington Road allowance, Paradelle Drive road allowance and Worthington Avenue road allowance 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. Staff also recommends that the Finesse Court within Plan 65M-4321 of Subdivision File 19T-05008, be assumed 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 \$5,120.

It is recommended that the Public Works Operations annual operating budget be increased during the next budget cycle 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-05008 as outlined in this report and that Finesse Court within Plan 65M-4321 be assumed as public highway.

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
- MAP B - 65M-4321

Appendix A

Section A.23 – As-Built Drawings

Valdor Engineering Inc., consulting engineers to the owner, has submitted a complete set of as-built engineering drawings for the services to be assumed. These drawings have been certified by the engineer who supervised the construction and have been reviewed by EIS - Design section on September 7, 2017.

Section A.24 – Consulting Engineer's Certificate

Valdor Engineering Inc., has provided a certificate stating that the services have been completed in general conformance with the approved drawings. Final inspection of the municipal services was carried out and completed as of June 7, 2016 with the Town's inspection staff. Accordingly, services have been constructed to Town's standards.

Section A.25 – Street Tree Planting and Parks

Street Tree Planting has been completed. Our Parks Section has concurred with the assumption of this plan proceeding.

Section A.26 – Letter from Ontario Land Surveyor

J.D. Barnes Limited, Ontario Land Surveyors, has provided a letter certifying that all standard iron bars (SIB's) as shown on the registered plan have been reinstated as of December 10, 2015.

Section A.27 – Letter of Credit

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| Current Servicing Overall Letter of Credit: | \$207,830.81 |
| Letter of Credit retained upon Assumption (15% cost of works) | \$103,915.40 |

This letter of credit will remain in place for the duration of the maintenance period which is 24 months from the date of the assumption bylaw.

Section A.28 – Statutory Declaration

Statutory Declarations have been received from North Valley Developments Ltd., their consultant Valdor Engineering Inc., and their contractor Vaughan Paving Ltd. These declarations state that all accounts relating to the installation of services within Plan 65M-4321, for subdivision file 19T-05008 have been paid in full.

Section A.29 – House Construction

Houses have been constructed on 100% of the lots, satisfying the 80% minimum requirement allowing assumption to proceed.

Report Approval Details

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| Document Title: | SRPRS.18.005 North Valley Assumption of Municipal Services.docx |
| Attachments: | - SRPRS.18.005 Map A.pdf - SRPRS.18.005 Map B.pdf |
| Final Approval Date: | Jan 11, 2018 |

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

Dan Terzievski - Jan 11, 2018 - 11:05 AM

Kelvin Kwan - Jan 11, 2018 - 11:44 AM

David Dexter - Jan 11, 2018 - 12:08 PM

Neil Garbe - Jan 11, 2018 - 2:40 PM