

DATE: December 11, 2023

REPORT NO: PD-63-2023

SUBJECT: **Recommendation Report - Naming of Dennis Drive and Brandon Lane by By-law and Issuance of Certificate of Completion & Assumption of Streets & Works for Old Towne Gateway Estates/Smithville Station, Plan of Subdivision Developer: Marz Homes (Smithville St**

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- The Old Towne Gateway Estates/Smithville Station Plan of Subdivision was approved by Township Council and registered in the Land Titles Office on July 31, 2018 as Instrument Number NR487417 and also NR536523 on March 4th, 2020.
- Since that time, the developer, Marz Homes, has constructed the streets and services, and has built all of the residential units and finalized all subdivision agreement requirements.
- Public Works staff has reviewed the development and the compliance of the subdivision and all related works that will be assumed, against Township standards.
- The subdivision is generally fully compliant and therefore now ready for assumption by the Township of West Lincoln.
- Security, in the amount of \$10,000, will be held as the grass in the parkland has not taken and further seeding is necessary. Security in the amount of \$10,000 will continue to be held until the park issue is corrected in Spring 2024.
- From an asset management point of view, this stage in the process now means that the Township of West Lincoln will own and maintain approximately 0.81 additional kilometre of road, sidewalk, watermain, sanitary sewer and storm sewer, storm pond and outlet to Twenty Mile Creek as well as the parkette/parkland.

RECOMMENDATION:

1. That, Recommendation Report PD-63-2023, regarding “Naming of Dennis Drive and Brandon Lane by By-law and Issuance of Certificate of Completion & Assumption of Streets & Works for Old Towne Gateway Estates/Smithville Station Plan of Subdivision, Developer: Marz Homes (Smithville Station) Inc.”, dated December 11, 2023, be RECEIVED; and,

2. That, a Final Certificate of Completion be issued for Old Towne Gateway Estates/Smithville Station Plan of Subdivision 30M-446; and,
3. That, the Township pass a By-law to name Dennis Drive and Brandon Lane and also assume the Old Towne Gateway Estates/Smithville Station, Plan of Subdivision, 30M-446, and all related works, services and the park, in accordance with Schedule 'A' of the attached draft By-Law.

ALIGNMENT TO STRATEGIC PLAN:

- **Build** – a safe, connected, caring and active community

BACKGROUND:

The Old Towne Gateway Estates (OTGE) Plan of Subdivision was originally draft approved in June, 2006, was redline revised in 2007, and was subsequently given extensions to draft approval in 2009, 2010, 2014, 2016, and 2017. In early 2017, the current owners, Marz Homes (Smithville Station) Inc. assumed ownership of a subdivision that had been modified a substantial number of times.

The subdivision agreement for Old Towne Gateway Estates/Smithville Station Plan of Subdivision was registered on July 31, 2018 as Instrument Number NR487417 and also NR536523 on March 4th, 2020. A preliminary certificate for completion of primary services was issued on October 15, 2018. The twelve (12) month maintenance period expired on November 10th, 2023

CURRENT SITUATION:

In accordance with the subdivision agreement, this subdivision development now generally meets the requirements for final assumption. A final inspection of this development was completed by Public Works staff on October 18, 2023. Some minor deficiencies were identified and addressed. It was noted that the grass in the parkland has not taken and further seeding is necessary. Security in the amount of \$10,000 will continue to be held until the park issue is corrected in Spring 2024.

The development consists of 31 single detached dwellings and 15 townhouse blocks on Dennis Drive and Brandon Lane.

The developer has provided a statutory declaration stating that all accounts relating to the plan of the subdivision development have been paid in full.

The formal naming of the streets being Dennis Drive and Brandon Lane can now occur since a public meeting was held on January 8th, 2007. Approval of Township Committee and Council was granted through staff report PD-002-07 and ratified by Council on January 23rd, 2007.

FINANCIAL IMPLICATIONS:

Planning Staff will provide the Treasury Department with a memo, after ratification by Council, advising that securities/deposits for legal, grading, and water meter/backflow prevention unit can now be released. This memo will also recommend the reduction of two Letters of Credit being held in relation to this subdivision.

Security in the amount of \$10,000 will continue to be held until the park issue is corrected in Spring 2024.

This will now require that the assets within this development be inventoried, valued, and integrated into the Township's Asset Management database.

INTER-DEPARTMENTAL COMMENTS:

The Public Works, Building and Planning Departments have discussed this report and have concluded that all necessary works have now been completed, as required, prior to assumption; except the one minor hold back noted above.

The assumption of this subdivision now means that the Township of West Lincoln will be responsible for the ownership and maintenance of approximately 0.81 additional kilometres of road including sidewalk, boulevard trees, watermain, sanitary sewer, storm sewer, a storm pond and outlet to Twenty Mile Creek, as well as the parkette/parkland.

CONCLUSION:

In summary based on the above, it is recommended that the Old Towne Gateway Estates/Smithville Station Plan of Subdivision, can now be assumed and the streets named accordingly, as per the attached Draft By-law (Attachment 1).

ATTACHMENTS:

1. Draft Street Naming and Assumption By-law

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Approved by:



Mike DiPaola
Director of Public Works & Recreation