

**DATE:** March 3, 2025

**REPORT NO:** PD-08-2025

**SUBJECT:** **Information Report – Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)**

**CONTACT:** Susan Smyth, Senior Planner  
Gerrit Boerema, Director of Growth and Sustainability

**OVERVIEW:**

- The Crossings on the Twenty North Draft Plan of Condominium contains 10 townhouse dwelling units located on a private road and DeHaan Homes Inc. (Owner/Developer) is seeking approval of the street name “Callum Drive” for this development.
- The Condominium development received Council approval for a one year draft plan extension in November 2024, and report [PD-48-2024](#) provides the details of the extension for the draft plan. The one-year extension will enable the Owner/Developer to continue to clear conditions of draft plan approval as documented in Schedule B of report PD-48-2024.
- One of the conditions to be cleared is Condition #11 of which requires the street naming fee and proposed street name be presented at a public meeting and through passing of a by-law to the satisfaction of the Township as per the Township’s Street Naming Policy.

**RECOMMENDATION:**

1. That, Information Report PD-08-2025 titled “Information Report for the proposed street naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08)” dated March 3, 2025, be received for Information.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #1**

- **Build** a safe, connected, caring and active community. Establish, provide and sustain a high quality of life for our residents.

**BACKGROUND:**

The Crossings on the Twenty North Condominium community is a draft plan approved 10-unit condominium located on the north side of the Twenty Mile Creek on the former Dunnville Spur Railroad Line off St. Catharines Street in Smithville. (Refer to Schedule B for the Site Plan). The parcel south of Twenty Mile Creek, south of the development is referred to as Crossings on the Twenty South Condominium and is a 24-unit condominium community located on Carter Drive and is fully constructed. Both condominiums received draft plan approval in 2009 following an appeal to the Ontario Municipal Board, and have received several extensions since that time. (Refer to Schedule A for the Draft Plan of Condominium).

Pursuant to the Township's Street Naming Policy, the Township of West Lincoln is required to approve an appropriate street name for the condominium development and to hold at least one public meeting.

**CURRENT SITUATION:**

DeHaan Homes Inc. (Owner/Developer) has provided the required fee and the proposed street name of Callum Drive for the 10 townhouse unit private condominium development. This name is not on the Township's approved street name list under the Street Naming Policy POL-PD-01-11 and instead has been requested to be named after a family member.

If approved, the requested street name will clear Condition #11 of the draft plan approval to the satisfaction of the Township and remain under private ownership.

The formal naming of Callum Drive can occur once the public meeting is held and approval of Township Committee and Council is granted.

**FINANCIAL IMPLICATIONS:**

There are no direct financial implications with the street naming of this private road. Administration Staff confirms that DeHaan Homes Inc. has posted \$581,354.08 in securities to allow this development to continue and to clear the outstanding conditions with the full approval and registration of the Condominium Agreement to be completed before the lapsing date of December 12, 2025.

**INTER-DEPARTMENTAL COMMENTS:**

The Public Works and Building Departments as well as Fire Services have been informed of this requested street name and the name Callum Drive will clear Condition #11. No issues with the proposed name was received.

**CONCLUSION:**

The Owner/Developer has requested the proposed street name of Callum Drive for the Crossings on the Twenty North. Administration has confirmed there are no emergency services related issues with the proposed name. Administration will prepare and present a recommendation report for approval by Council at a future committee meeting.

**SCHEDULES:**

- A. Draft Plan of Condominium for Crossings on the Twenty
- B. Site Plan for Crossings on the Twenty North

**Prepared & Submitted by:**

**Susan Smyth**  
**Senior Planner**

**Approved by:**

**Gerrit Boerema**  
**Director of Growth and Sustainability**

**Truper McBride**  
**CAO**