

DATE: April 14, 2025

REPORT NO: PD-11-2025

SUBJECT: **Recommendation 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.
- One of the Draft Plan of Condominium Approval conditions to be cleared (Condition #11) requires the approval of a street name for the one street within the development.
- The public meeting was held on March 3, 2025 and the information can be found in report [PD-08-2025](#) and there were no formal written or oral comments received by the public.
- Administration is recommending that Callum Drive be the approved street name assigned to a private road in a private condominium development.

RECOMMENDATION:

1. That Recommendation Report PD-11-2025 titled “Recommendation Report - Proposed Street Naming for Crossings on the Twenty North Draft Plan of Condominium (File No. 2100-072-08),” dated April 14, 2025 be received; and,
2. That, Council approves “Callum Drive” for the Crossings on the Twenty North Condominium Development and a bylaw be passed; and,
3. That, Committee and Council direct Administration to review and present updates to the Township’s Street Naming Policy POL-PD-01-11 and approved street names a future meeting.

ALIGNMENT TO STRATEGIC PLAN:

Theme #

- **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 A for the Site Plan).

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 prior to approval. The public meeting held on Monday March 3, 2025 and no members of the public provided oral or written comments.

CURRENT SITUATION:

DeHaan Homes Inc. (Owner/Developer) has requested Callum Drive for the name of a private condominium street for 10 townhouse units. This name is not on the Township's reserve list under the Street Naming Policy POL-PD-01-11 and has been requested to be named after his grandson similar to the street naming of Carter Drive that was approved by Council on August 12, 2019 (Report PD-131-19) to the south for the 24 townhouse unit private condominium development community on the south side of Twenty Mile Creek off Townline Road.

The requested street name will clear Condition #11 of the draft plan approval to the satisfaction of the Township and the road will remain under private ownership. (Refer to Schedule B for the conditions of draft plan approval).

Administration Staff can recommend approval of the street name as there is only one street in the development that runs north-south and will remain in private ownership as a common element of the condominium and not accessible by the general public.

Despite Callum Drive not being on the Township's reserve approved list, the selected name is appropriate for the size and scale of the development. Administration is proposing a review of the Street Naming Policy which will aim to have the more prominent and larger scale subdivision developments with the streets that will be assumed by the Township a public highways using names from the Township's street reserve list.

Administration Staff can confirm that Callum Drive is not a local street name in any other area municipality in Niagara to create issues with fire and emergency calls.

FINANCIAL IMPLICATIONS:

There are no direct financial implications with the street naming of this private road.

INTER-DEPARTMENTAL COMMENTS:

The Public Works and Building Departments as well as Fire Services have been informed of this requested street name and no issues or concerns were reported.

PUBLIC COMMENTS:

There were no written or verbal comments received by members of the public prior to or at the public meeting on the proposed street name of Callum Drive for this private condominium development.

CONCLUSION:

Administration recommends that the proposed street name of Callum Drive of the Crossings on the Twenty North be named accordingly, as per the attached Draft By-law (Refer to Schedule C).

SCHEDULES:

Schedule A. Draft Plan of Condominium for Crossings on the Twenty

Schedule B. Conditions of Approval for Crossings on the Twenty North

Schedule C. Draft Street Name By-law for Callum Drive

Prepared & Submitted by:

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Approved by:

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Director of Growth and Sustainability

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CAO