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Date: December 16, 2020

To: Mayor and Council

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Manager, Planning Services

RE: Application for Development Agreement by
Wobocorp. Ltd., David Armstrong Farms Inc. & 2506665 Ontario Ltd.
V/L County Road 34 E
Part of Lot 269, Concession North Talbot Road,
Parts 1 & 2, RP 12R 26017 & Part 2, RP 12R 26659

Report No.: PS 2021-003

AIM

To provide Council with the background of the subject lands and details of the proposed development agreement for the Ridge Side Estate subdivision consisting of 23 lots for single detached dwellings and 10 blocks for a total of 20 semi-detached dwelling units.

BACKGROUND

In August of 2020, Council approved a resolution in support of a draft plan of subdivision on the subject property. The development will consist of 23 lots for single detached dwellings along the outer edges of the property and 10 interior blocks for the construction of semi-detached dwellings. (Appendix A)

On November 30, 2020, the County issued a Notice of Decision granting draft plan of subdivision (File 37-T-20002) approval on the subject lands and provided the list of required conditions (See Appendix B). With confirmation of the draft approval, Planning staff have undertaken drafting of the required development agreement.

DISCUSSION

The development agreement was prepared and reviewed internal, was circulated to the applicant's solicitor for review and includes much of the standard wording for subdivision developments including, storm water management, installation of services, phasing, road construction, street naming, sewage and water provision, conveyances, parkland,

development charges, conservation authority requirement, signage, trees and performance securities. The subject development will be connected to the abutting subdivision (Woodside Estates) via Bellevue Drive and Redwood and will utilize the existing storm water management system that was designed to accommodate the subject development. A cost sharing arrangement was prepared and agreed to separately but is included as an appendix to the development agreement.

The subdivision was initially proposed in a single phase however, the applicants have indicated that they may proceed in 2 phases depending on market demand. There are no new street names proposed, as the street will be continuations of Bellevue and Redwood. One-foot conveyances will be required at the end of the streets if the development does proceed in phases.

This agreement will be the second development agreement prepared since Council endorsed the inclusion of a more detailed outline of the subdivision signage requirements in order to address potential purchaser concerns regarding the overall layout of the subdivision. The required signage must address (if applicable) the following:

- i) Street layout
- ii) Street names
- iii) Lot pattern
- iv) Storm water pond location
- v) Pump or lift station location
- vi) Community mail box
- vii) Housing type
- viii) Phasing
- ix) Park Location
- x) Sidewalk locations
- xi) Multi-use path
- xii) Contact information including websites

Parkland for the subdivision will be a combination of land (conveyed at the time of registration) and cash-in-lieu of parkland. The cash portion will be collected at the time of building permit issuance at a rate of \$1,170 per lot in accordance with Fee By-law and Planning Act Section 42 requirements.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

There will be an increase in assessment once the plan of subdivision is registered and lots created. New construction will generate building permit fees and collection of development charges. Development charges from this and other new development in Cottam will generate the necessary funding for the approved sanitary facility upgrades at the Cottam lagoons.

CONSULTATIONS

The draft agreement was circulated to the Technical Advisory Committee and SMT.

RECOMMENDATION

That Council:

Approve the development agreement for the Ridge Side Estates Subdivision in the community of Cottam for a 23 lot, 10 block residential subdivision and authorize the Mayor and Clerk to sign the agreement and direct administration to have the agreement registered on title.

Robert Brown _____

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