

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2021-0096

**FOR THE CONSIDERATION OF
COUNCIL**

November 17, 2021

**SUBJECT: ASSUMPTION OF PUBLIC WORKS AND SERVICES WITHIN THE
GLADEBROOK DEVELOPMENT INC. (RICHMOND PARK DR.), PLAN OF
SUBDIVISION 19T-04G01 PART LOT 9, CONCESSION 3 (NG), REGISTERED PLAN
65M-4441**

1. RECOMMENDATION:

- 1. That Council receive Report No. DS-2021-0096 prepared by the Development Engineering Division, Development Services Department, dated November 17, 2021, respecting the assumption of public works and services within the Gladebrook Developments Inc. (Richmond Park Dr.) Plan of Subdivision 19T-04G01, Part Lot 9, Concession 3 (NG) Registered Plan 65M-4441.**
- 2. That Council pass a by-law to assume the public works and services within the Gladebrook Developments Inc. (Richmond Park Dr.) Subdivision, Blocks 80 and 82 on Registered Plan 65M-4441.**
- 3. That Schedule "A" to By-law 94-60 (PWO-2) be amended to assume Block 18 on Registered Plan 65M-4441, and Part 1 and Part 2 of Block 82 on Plan 65R-34366 within the Gladebrook Developments Inc. (Richmond Park Dr.) Subdivision.**
- 4. That Council pass a by-law to dedicate certain lands as public highway forming part of Springwater Drive.**

2. PURPOSE:

The purpose of this report is to seek Council's approval to assume the public works and services within Registered Plan 65M-4441.

3. BACKGROUND:

On July 15, 2013, the Town of Georgina entered into a Subdivision Agreement with Gladebrook Developments Inc., respecting the development of seventeen (17) lots within Registered Plan 65M-4441, known as Gladebrook Developments Inc. The Agreement required the Owner (Developer) to construct the works and services in accordance with the Town approved drawings. The works and services to be assumed by the Town include the sanitary sewer and services, water services, sidewalk (north

side), street trees and a woodlot. The location of the subject lands has been provided as Attachment 1; the aerial plan is provided as Attachment 2; the M-plan is included as Attachment 3; and the R-plan for Springwater Drive widening as Attachment 4.

4. ANALYSIS:

The Developer has submitted documentation indicating fulfillment of the requirements for acceptance as specified in the Subdivision Agreement and has requested that the public works and services within Registered Plan 65M-4441 and Richmond Park Drive be assumed by the Town for operations and maintenance.

The public works and services to be assumed include sanitary sewer and services, water services, sidewalk (north side), and street trees on Richmond Park Drive to service the lots shown on Plan 65M-4441. The Town will also assume a woodlot being Block 18 on registered Plan 65M 4441. Part 1 and Part 2 of Registered Plan 65R-34823 will also be assumed and Part 1 forming part of Springwater Drive.

The maintenance period of 24 months, which began Dec 12, 2018, has expired. The underground and above-ground works required in accordance with the Subdivision Agreement have been installed. The Developer's consultant has provided as-built drawings and certified that all the works have been completed as required within the Subdivision Agreement.

In accordance with the conditions of the Subdivision Agreement, staff recommends the Town assume from the Developer the responsibility for the maintenance and operation of all public works and services within the subdivision.

5. FINANCIAL AND BUDGETARY IMPACT:

The development of any subdivision road and blocks has the financial impact expected from the additional municipal infrastructure that requires maintenance. Initially, these costs are borne by the developer but ultimately become the responsibility of the Town.

The Town has been providing routine maintenance of the roads and other public services for several years following the initial occupancy of the homes. The annual operating budget has been adjusted to accommodate these maintenance activities.

6. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

No public notice or consultation is specifically required for this report.

7. CONCLUSION:

It is respectfully submitted that it is appropriate to assume the public works and services within Gladebrook Developments Inc. (Richmond Park Dr.) Subdivision on registered Plans 65M-4441 and Richmond Park Drive.

APPROVALS

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Development Engineering Technologist

Reviewed By: Zaidun Alganabi, P. Eng.
Manager of Development Engineering

Recommended By: Harold Lenters, M.Sc.Pl., RPP
Director of Development Services

Approved By: Ryan Cronsberry
Acting Chief Administrative Officer

Attachments:

Attachment 1 – Location Plan
Attachment 2 – Aerial Plan
Attachment 3 – M- Plan
Attachment 4 – R- Plan