



Subject: Allanburg Estates Plan of Subdivision and Subdivision Agreement
(D12-02-2020)

Report to: Thorold City Council

Recommendations

1. That Development Services Report DS-27-2023 **BE RECEIVED**;
2. That the Final Plan of Subdivision for the Allanburg Estates Plan of Subdivision (Part of Unit 15, Plan D-5, designated as Part 1 on 59R-17189; City of Thorold) **BE APPROVED**;
3. That the Mayor and City Clerk **BE AUTHORIZED** to execute the Subdivision Agreement for the Allanburg Estates Plan of Subdivision between the City of Thorold and Allanburg Estates Ltd.; and
4. That the necessary by-law **BE PREPARED** and **PROVIDED** to Council for consideration.

Key Facts

- The purpose of this report is to seek a decision from Council regarding Final Approval of Draft Plan of Subdivision and Subdivision Agreement for the 'Allanburg Estates' Plan of Subdivision. The agreement will be between the City of Thorold and Allanburg Estates Ltd.
- The Subdivision Agreement was previously reviewed by the applicable agencies, with comments duly incorporated, the applicant has reviewed the final draft agreement prepared by City staff, and the executed copy (**Appendix A**) has been returned for final City signature.
- Required securities were partially provided previously through pre-servicing arrangements with the balance of funds accompanying the signed agreement.

- The applicant has provided an overview of the conditions required to be fulfilled, including a description of how each of the conditions have been addressed.

Budgetary Status

There is no budgetary impact resulting from this report.

Analysis

Site context and description

The subject lands are located on the south side of Barron Road, near its intersection with Centre Street. The Welland Canal is located immediately to the west and a CN rail line located immediately to the east. The area of the subject lands proposed for the Allanburg Estates subdivision totals 2.31 hectares. The lands have no municipal address, but are described legally as Part of Unit 15, Plan D-5, designated as Part 1 on 59R-17189, City of Thorold. **Figure 1** depicts the site context.



Figure 1 – site context (source: Applicant)

Conditions of Final Subdivision Approval

All required clearances from external agencies were previously obtained by the applicant, and all conditions imposed by the City have been or will be fulfilled upon registration of the Plan of Subdivision and Subdivision Agreement.

Planning Act

Section 51(26) of the *Planning Act* allows the City to enter into agreements imposed as a condition to the approval of a Plan of Subdivision, and allows the agreements to be registered against the land to which they apply. The City may enforce the provisions of an agreement against the owner and, subject to the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the land.

Conclusion

Prior to approval of the Draft Plan of Subdivision, City staff reviewed the application in accordance with applicable policies and regulations. Staff remain satisfied that the Plan of Subdivision is consistent with or conforms to Provincial, Regional, and local policies, as applicable, including the Provincial Policy Statement, Growth Plan, Regional Official Plan, City of Thorold Official Plan, and Zoning By-laws 2140 (97) and 60-2019.

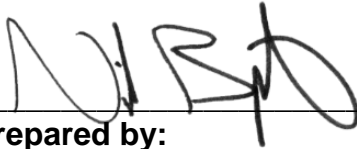
All required clearances from external agencies were obtained and are attached to this Report as **Appendix C** for information purposes. All conditions imposed by the City have been or will be fulfilled upon registration of the Plan of Subdivision and Subdivision Agreement. A pre-servicing agreement was previously entered into and was registered on title of the property. Accordingly, Planning staff recommend that Council provide final approval for the Plan of Subdivision known as Allanburg Estates, and that the Subdivision Agreement be duly executed by the Mayor and Clerk.

Relationship to Strategic Plan

- Vibrant, Inclusive Neighbourhoods

Other Pertinent Reports

n/a



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Appendices

Appendix A	Executed Subdivision Agreement
Appendix B	Draft 'M-Plan'
Appendix C	Agency Clearances
Appendix D	By-law authorizing execution of a Subdivision Agreement