



Title: Hodgkins Subdivision pre-servicing agreement
Report Number: PWCS2021-29
Meeting Date: Tuesday, April 20, 2021
Report Prepared: Tuesday, April 13, 2021

RECOMMENDATION(S):

1. That Council approve a Pre-Servicing Agreement with the Developer of the Hodgkins Subdivision for the necessary site servicing prior to the registration of the Subdivision Agreement, and;
2. That the Mayor and Clerk be authorized to execute the necessary agreement.

REPORT:

The Hodgkins Subdivision received Draft Plan Approval in December 17, 2019. The draft plan approval is for a total of 40 single-detached dwelling units. City staff have been working with the Developer to address a number of conditions that must be satisfied prior to finalizing the Subdivision Agreement and the registration of the Plan. Finalization of the Subdivision Agreement is anticipated within the next few weeks.

The subject land Thorold Township Lot 71 is situated between Allanburg Road and Hodgkins Avenue. The overall land holding encompasses an area of approximately 1.97 ha (4.86 acres). The land subject for the pre-servicing agreement is identified as Hodgkins Subdivision Development within Appendix '1' of this report.

5009835 Ontario Limited ("the owner") has applied and submitted engineering plans to allow for a pre-servicing agreement for the draft plan-approved subdivision. The pre-servicing agreement is required to allow the Owner to construct primary servicing works prior to final approval and registration of the plan of subdivision. The works would consist of the construction of sanitary sewers, storm sewers, watermain and preliminary roadworks, earthworks, and sediment and erosion controls.

The pre-servicing agreement sets out the following basic parameters:

- The Owner acknowledges that by proceeding with the works prior to Final Approval that they do so entirely at their sole and absolute risk;
- The Owner acknowledges that if works require modification after Final Approval that they are required to modify, alter, relocate and reconstruct, if necessary;

- That the allocations for water and sewer are not given until Final Approval;
- That the servicing works must be accepted by the City;
- That the Owner obtain all necessary approvals for installation of works;
- The Owner agrees that all pre-servicing works will not be connected to the Municipal system until after Final Approval
- That securities are required for all works; and
- That insurance requirement be met for doing all works;

The Owner is aware and have acknowledged the requirements and responsibilities of the pre-servicing agreement and have provided signed copies of the agreement. (Appendix 2). The engineering submission has been reviewed by the engineering department and staff are satisfied with the drawings.

Staff are recommending that the Mayor and Clerk are authorized to execute the Pre-Servicing Agreement to allow the works to be constructed prior to Final Approval and registration of the Subdivision Agreement.

BUDGETARY STATUS:

N/A

STRATEGIC PLAN:

Responsible Community Growth and Infrastructure Planning

CANADIAN CONTENT:

N/A

ATTACHMENTS:

Appendix 1 – Approved Draft Plan
Appendix 2 – Signed Pre-Servicing Agreement

PREPARED BY: “original signed” Abu Rashed, Project Manager

SUBMITTED BY: “original signed” Geoff Holman, Director of Public Works and Community Services

APPROVED BY: “original signed” Manoj Dilwaria, Chief Administrative Officer