

Title: Recommendation Report – Hodgkins Avenue Plan of Subdivision and Subdivision Agreement
Report Number: PDS2021-57
Meeting Date: Tuesday, December 07, 2021
Report Prepared: Thursday, November 18, 2021

RECOMMENDATION(S):

1. That Planning and Development Services Report PDS2021-57 BE RECEIVED.
2. That the Final Plan of Subdivision for the Hodgkins Avenue Subdivision (PART TOWNSHIP LOT 71 THOROLD BEING PART 1 ON PLAN 59R16301; CITY OF THOROLD) BE APPROVED.
3. That a By-law authorizing the Mayor and City Clerk to execute the Subdivision Agreement for the Hodgkins Avenue Subdivision between the City of Thorold and 5009835 Ontario Inc., BE APPROVED.

REPORT:

Executive Summary

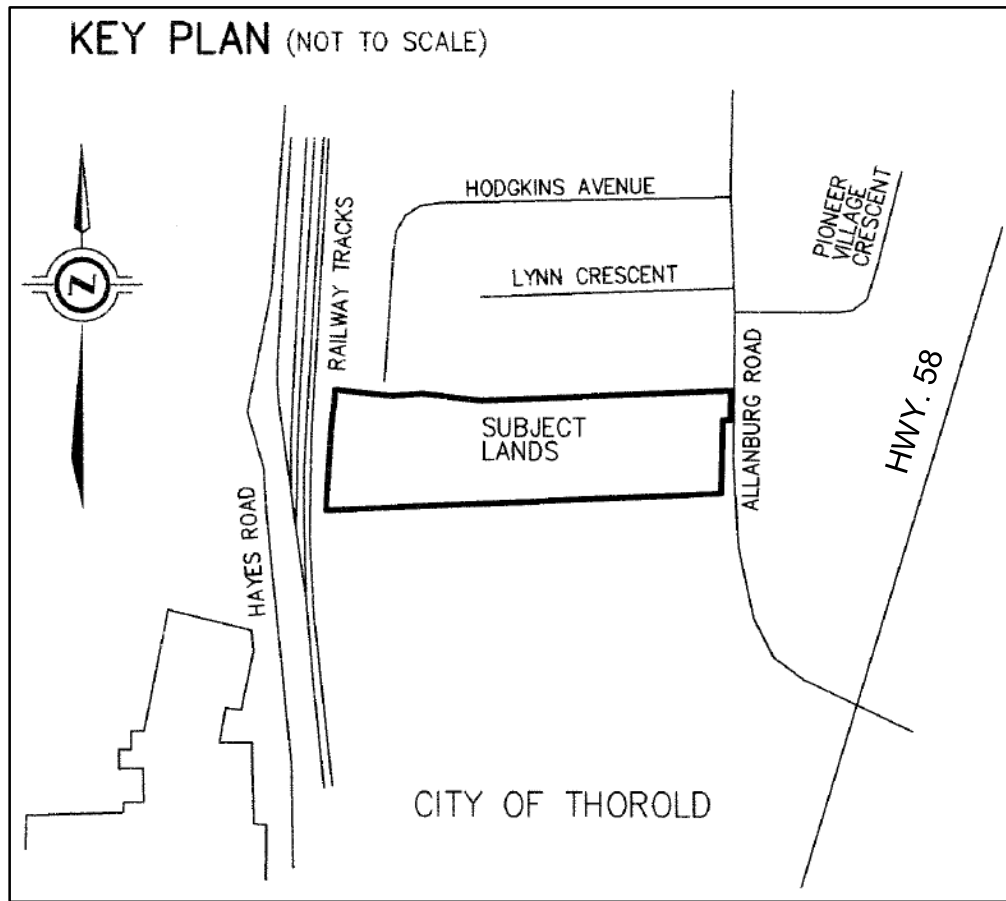
The purpose of this report is to seek a decision from Council regarding final approval of a Draft Plan of Subdivision and Subdivision Agreement for the 'Hodgkins Avenue Subdivision', between the City and 5009835 Ontario Inc.

Site Description

The subject lands are located in the community of Thorold South, on the west side of Allanburg Road, between Lynn Crescent and Highway 58 (see Figure 1).

The subject lands are legally described as: PART TOWNSHIP LOT 71 THOROLD BEING PART 1 ON PLAN 59R16301; CITY OF THOROLD.

Figure 1: Location of Subject Lands



Background

The subdivision proposes 40 lots for single-detached dwellings on an extension of Hodgkins Avenue that would connect the existing portion of the street to the north with Allanburg Road. A road widening (Block 41) and two 0.3 m reserves along Allanburg Road (Blocks 42 and 43) are also proposed (see Figure 2 and Appendix A). The draft 59M Plan (Registered Plan of Subdivision) is attached as Appendix B to this Report.

Council approved the Draft Plan of Subdivision and concurrent Zoning By-law Amendment application to facilitate the proposed development on December 17, 2019. On April 20, 2021, Council authorized a Pre-servicing Agreement between the City and 5009835 Ontario Inc. to permit the construction of primary services prior to Final Subdivision Approval.

Conditions of Final Subdivision Approval

All required clearances from external agencies were obtained and are attached to this Report as Appendix C. All conditions imposed by the City have been or will be fulfilled upon registration of the Plan of Subdivision and Subdivision Agreement.

DRAFT OF SUBDIVISION
PART OF THOROLD TOWNSHIP LOT 71
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA
SCALE: 1" = 500'

PLAN

LOT 24 "RESIDENTIAL"
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 41
LOT 42
LOT 43
LOT 44

STREET "A"
TOWNSHIP OF THOROLD
PART 1, 59R-16301
PART 2, 59R-16302
PART 3, 59R-16303
PART 4, 59R-16304
PART 5, 59R-16305
PART 6, 59R-16306
PART 7, 59R-16307
PART 8, 59R-16308
PART 9, 59R-16309
PART 10, 59R-16310
PART 11, 59R-16311
PART 12, 59R-16312
PART 13, 59R-16313
PART 14, 59R-16314
PART 15, 59R-16315
PART 16, 59R-16316
PART 17, 59R-16317
PART 18, 59R-16318
PART 19, 59R-16319
PART 20, 59R-16320
PART 21, 59R-16321
PART 22, 59R-16322
PART 23, 59R-16323
PART 24, 59R-16324
PART 25, 59R-16325
PART 26, 59R-16326
PART 27, 59R-16327
PART 28, 59R-16328
PART 29, 59R-16329
PART 30, 59R-16330
PART 31, 59R-16331
PART 32, 59R-16332
PART 33, 59R-16333
PART 34, 59R-16334
PART 35, 59R-16335
PART 36, 59R-16336
PART 37, 59R-16337
PART 38, 59R-16338
PART 39, 59R-16339
PART 40, 59R-16340
PART 41, 59R-16341
PART 42, 59R-16342
PART 43, 59R-16343
PART 44, 59R-16344
PART 45, 59R-16345
PART 46, 59R-16346
PART 47, 59R-16347
PART 48, 59R-16348
PART 49, 59R-16349
PART 50, 59R-16350
PART 51, 59R-16351
PART 52, 59R-16352
PART 53, 59R-16353
PART 54, 59R-16354
PART 55, 59R-16355
PART 56, 59R-16356
PART 57, 59R-16357
PART 58, 59R-16358
PART 59, 59R-16359
PART 60, 59R-16360
PART 61, 59R-16361
PART 62, 59R-16362
PART 63, 59R-16363
PART 64, 59R-16364
PART 65, 59R-16365
PART 66, 59R-16366
PART 67, 59R-16367
PART 68, 59R-16368
PART 69, 59R-16369
PART 70, 59R-16370
PART 71, 59R-16371
PART 72, 59R-16372
PART 73, 59R-16373
PART 74, 59R-16374
PART 75, 59R-16375
PART 76, 59R-16376
PART 77, 59R-16377
PART 78, 59R-16378
PART 79, 59R-16379
PART 80, 59R-16380
PART 81, 59R-16381
PART 82, 59R-16382
PART 83, 59R-16383
PART 84, 59R-16384
PART 85, 59R-16385
PART 86, 59R-16386
PART 87, 59R-16387
PART 88, 59R-16388
PART 89, 59R-16389
PART 90, 59R-16390
PART 91, 59R-16391
PART 92, 59R-16392
PART 93, 59R-16393
PART 94, 59R-16394
PART 95, 59R-16395
PART 96, 59R-16396
PART 97, 59R-16397
PART 98, 59R-16398
PART 99, 59R-16399
PART 100, 59R-16400
PART 101, 59R-16401
PART 102, 59R-16402
PART 103, 59R-16403
PART 104, 59R-16404
PART 105, 59R-16405
PART 106, 59R-16406
PART 107, 59R-16407
PART 108, 59R-16408
PART 109, 59R-16409
PART 110, 59R-16410
PART 111, 59R-16411
PART 112, 59R-16412
PART 113, 59R-16413
PART 114, 59R-16414
PART 115, 59R-16415
PART 116, 59R-16416
PART 117, 59R-16417
PART 118, 59R-16418
PART 119, 59R-16419
PART 120, 59R-16420
PART 121, 59R-16421
PART 122, 59R-16422
PART 123, 59R-16423
PART 124, 59R-16424
PART 125, 59R-16425
PART 126, 59R-16426
PART 127, 59R-16427
PART 128, 59R-16428
PART 129, 59R-16429
PART 130, 59R-16430
PART 131, 59R-16431
PART 132, 59R-16432
PART 133, 59R-16433
PART 134, 59R-16434
PART 135, 59R-16435
PART 136, 59R-16436
PART 137, 59R-16437
PART 138, 59R-16438
PART 139, 59R-16439
PART 140, 59R-16440
PART 141, 59R-16441
PART 142, 59R-16442
PART 143, 59R-16443
PART 144, 59R-16444
PART 145, 59R-16445
PART 146, 59R-16446
PART 147, 59R-16447
PART 148, 59R-16448
PART 149, 59R-16449
PART 150, 59R-16450
PART 151, 59R-16451
PART 152, 59R-16452
PART 153, 59R-16453
PART 154, 59R-16454
PART 155, 59R-16455
PART 156, 59R-16456
PART 157, 59R-16457
PART 158, 59R-16458
PART 159, 59R-16459
PART 160, 59R-16460
PART 161, 59R-16461
PART 162, 59R-16462
PART 163, 59R-16463
PART 164, 59R-16464
PART 165, 59R-16465
PART 166, 59R-16466
PART 167, 59R-16467
PART 168, 59R-16468
PART 169, 59R-16469
PART 170, 59R-16470
PART 171, 59R-16471
PART 172, 59R-16472
PART 173, 59R-16473
PART 174, 59R-16474
PART 175, 59R-16475
PART 176, 59R-16476
PART 177, 59R-16477
PART 178, 59R-16478
PART 179, 59R-16479
PART 180, 59R-16480
PART 181, 59R-16481
PART 182, 59R-16482
PART 183, 59R-16483
PART 184, 59R-16484
PART 185, 59R-16485
PART 186, 59R-16486
PART 187, 59R-16487
PART 188, 59R-16488
PART 189, 59R-16489
PART 190, 59R-16490
PART 191, 59R-16491
PART 192, 59R-16492
PART 193, 59R-16493
PART 194, 59R-16494
PART 195, 59R-16495
PART 196, 59R-16496
PART 197, 59R-16497
PART 198, 59R-16498
PART 199, 59R-16499
PART 200, 59R-16500
PART 201, 59R-16501
PART 202, 59R-16502
PART 203, 59R-16503
PART 204, 59R-16504
PART 205, 59R-16505
PART 206, 59R-16506
PART 207, 59R-16507
PART 208, 59R-16508
PART 209, 59R-16509
PART 210, 59R-16510
PART 211, 59R-16511
PART 212, 59R-16512
PART 213, 59R-16513
PART 214, 5

A 0.3 m reserve identified as LT 41 PL 684 BEING A 1 FT RESERVE; THOROLD and PIN 64055-0321 (LT), is present between the existing terminus of Hodgkins Avenue and the subject lands. Staff has prepared a By-law for Council's approval to lift the reserve and assume it as a public highway to allow legal access to the subject lands.

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.

Prior to approval of the Draft Plan of Subdivision, 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.

Staff Recommendation

Planning staff recommend that the Plan of Subdivision for the Hodgkins Avenue Subdivision be approved, and that a By-law authorizing the execution of the Subdivision Agreement be forwarded to Council for approval.

BUDGETARY STATUS:

Not applicable

STRATEGIC PLAN:

Responsible Community Growth and Infrastructure Planning

CANADIAN CONTENT:

Not applicable

ATTACHMENTS:

Appendix A – Approved Draft Plan of Subdivision
Appendix B – Draft 59M Plan
Appendix C – Agency Clearances

PREPARED BY: “original signed” Paul Klassen, Senior Planner

SUBMITTED BY: “original signed” Paul Moore, Director of Planning & Development Services

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