



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: McTavish Development Pre-Servicing Agreement

Prepared By: Mary Rose Walden Chief Administrative Officer

Department: CAO

Date: Sep. 19, 2022

**Report Number: CAO-2022-09-28
McTavish Subdivision**

File Number: D12 / D11

Attachments: Pre-servicing Agreement / Draft Layout

Recommendation:

THAT the Township of Huron-Kinloss Council hereby approves Report Number CAO-2022-09-28 prepared by Mary Rose Walden, Chief Administrative Officer AND approves entering into a Pre-Servicing Agreement with 2427255 ONTARIO INC. for the McTavish Development AND FURTHER authorizes the appropriate By-law coming forward on tonight's agenda.

Background:

The Developer has executed a subdivision agreement as authorized by By-Law 2020-105 and an amending agreement dated May 1, 2021 with respect to those lands in Plan 3R-10474 being part of Plan M-79.

The lands are located on the northwest side of Ripley. The development consists of 27 single family lots, 8 semi-detached and Block L, which has recently been re-zoned to Life Lease Community.

The proposal (see attached) for Block L is 12 semi-detached units and 32 townhouse units for a total of 44 units. A site plan agreement is required for Block L to which the owner has agreed, however he is requesting to immediately commence with site grading, the installation of sanitary sewers, storm drainage and watermain prior to the execution and registration of a Site Plan Agreement. All services including the road will be private except for water.

Discussion:

Staff and our engineers are in agreement to allow the installation of services on Block L prior to entering into a Site Plan Agreement on condition of the execution of the attached draft Pre-Servicing Agreement.

Financial Impacts:

As indicated in the attached draft agreement securities will be held in trust with the municipality. We continue to hold securities under the existing subdivision agreement.

Strategic Alignment / Link:

The information provided in this report is consistent with and in keeping with the Municipality's Vision & Mission. The recommendation contributes to the goals in achieving a prosperous, spirited, vibrant and accessible community. Projects in this report assist staff in achieving the following projects in the 2019-2023 Strategic Plan Action Plan.

P5.5 Subdivision Development.

Respectfully Submitted By:

Mary Rose Walden, Chief Administrative Officer

Report Approved By:

Mary Rose Walden, Chief Administrative Officer