



## **REPORT PD-2016-016**

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TO: Mayor and Members of Council

FROM: Kelly Patzer, Development Coordinator

MEETING DATE: May 18, 2016

SUBJECT: Subdivision Development Agreement – 1719303 Ontario Inc. (Morrison Estates) , All of Lot 67, Part of Lot 66, 68, 69 & 77, All of Lots 72, 73, 74, 75 & 76 (Inclusive), Parts of Lots 103 to 107 (Inclusive), All of Lots 110 to 111 (Inclusive), Parts of Lots 112 and 131, All of Lots 132 to 135, And Part of Mary Street, James Street, Hill Street and North Street, Concession 8, Township of Puslinch, County of Wellington, municipally known as 0 Badenoch Street E, Township of Puslinch.

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### **RECOMMENDATIONS**

That Report PD-2016-016 regarding the Subdivision Development Agreement – 1719303 Ontario Inc. (Morrison Estates) , All of Lot 67, Part of Lot 66, 68, 69 & 77, All of Lots 72, 73, 74, 75 & 76 (Inclusive), Parts of Lots 103 to 107 (Inclusive), All of Lots 110 to 111 (Inclusive), Parts of Lots 112 and 131, All of Lots 132 to 135, And Part of Mary Street, James Street, Hill Street and North Street, Concession 8, Township of Puslinch, County of Wellington, municipally known as 0 Badenoch Street E, Township of Puslinch, be received; and

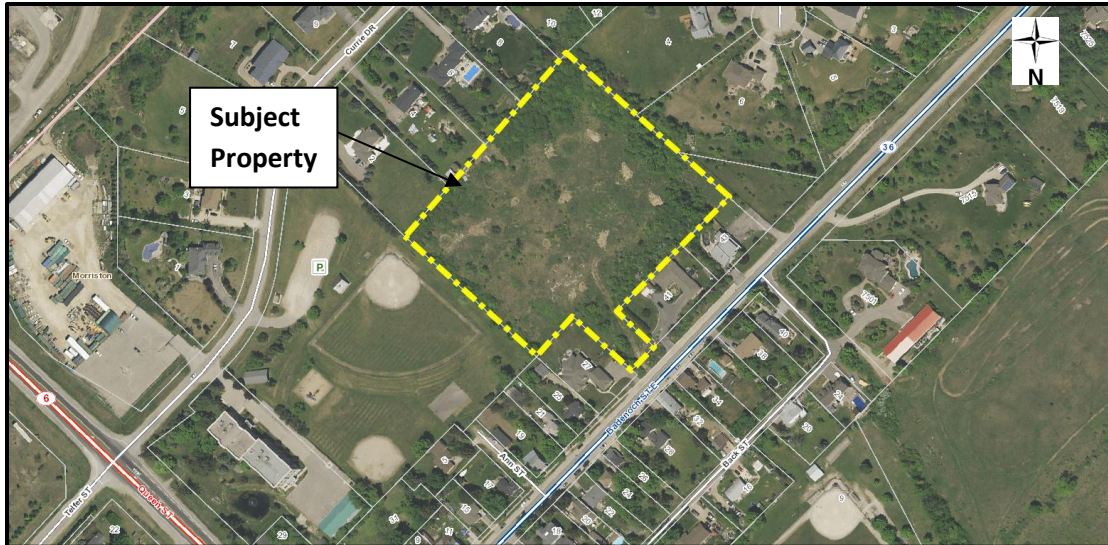
That Council pass a by-law to authorize the entering into and the execution of a Subdivision Development Agreement with 1719303 Ontario Inc.

### **DISCUSSION**

#### **Purpose:**

The review of the subdivision development is satisfactorily completed and the owner is proceeding with the development of a six parcel single residential dwelling subdivision.

The vacant subject property is located on the north side of Badenoch Street, adjacent to Morrison Meadows Community Park. It has a lot area of approximately 2.4 hectares (6.7 acres) with approximately 22 metres of frontage on Brock Road.



### **Background:**

Draft Plan of Subdivision 23T-08001 was issued by the County of Wellington October 9, 2014. A condition of draft approval is the owner to enter into a written subdivision agreement with the Township of Puslinch and it be registered on title against the lands to which it applies. The agreement is to address such things as the fire reservoir, road construction, level IV sewage treatment systems, the conveyance of the SWM facility, and any necessary easements.

The owner has completed the required review to enter into a development agreement with the Township. The owner will be required to submit the required site works securities for the project in the amount of \$450,000.

The road allowance, Ikonkar Place, and all road ditch/storm drainage outlets will be conveyed to the Township as well as the Stormwater Management Block 8 and storm easement.

Monies payable to the Township for this development include:

- Cash in lieu of parkland in the amount of \$13,150.00
- Perpetual maintenance costs for the stormwater management and fire protection infrastructure in the amount of \$25,733.00

The Subdivision Development Agreement has been prepared in standard format and will form part of the by-law.

**Subdivision Review:**

The Township has received satisfactory comments and approvals from the peer review team of consultants and does not have any concerns entering into a Subdivision Development Agreement with the owner.

<b>Function</b>	<b>Body</b>	<b>Approval</b>
Township Hydro-geologist	Harden Environmental	Approval Received
Township Engineers	GM BluePlan	Approval Received
Township Fire Department	Puslinch Fire and Rescue	Approval Received
Township Ecologist	GWS Ecology	Approval Received
Planners	Wellington County	Approval Received
Road Authority (Brock Rd.)	Wellington County	Approval Received
Conservation Authority	Conservation Halton	No Objection

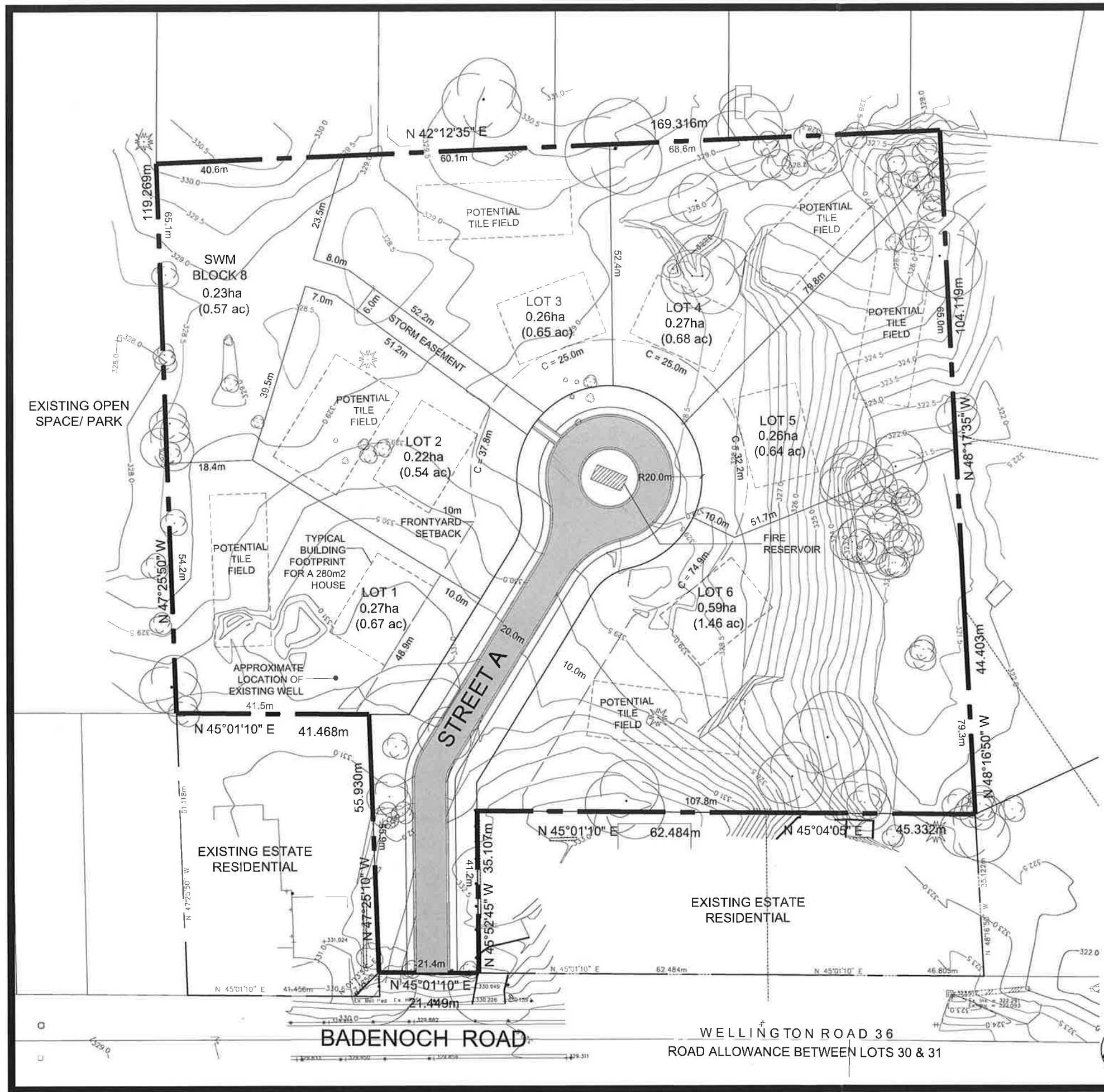
**Applicable Legislation and Requirements:**

Township of Puslinch Zoning By-law 19/85

County of Wellington Draft Plan of Subdivision 23T-08001

**Attachments:**

Draft Plan of Subdivision 23T-08001



**PROPOSED DRAFT PLAN OF SUBDIVISION**  
**MORRISTON ESTATES**

ALL OF LOT 67, PART OF LOTS OF 66, 68, 69 & 77 ALL OF LOTS 72 TO 76 (INCLUSIVE), PART OF LOTS 103 TO 107 (INCLUSIVE) ALL OF LOTS 110 TO 111 (INCLUSIVE) PART OF LOTS 112 AND 131, ALL OF LOTS 132 TO 135 (INCLUSIVE) AND PART OF MARY STREET, JAMES STREET, HILL STREET AND NORTH STREET JOHN McEDWARD'S PORTION REGISTERED PLAN 135, FORMERLY VILLAGE OF MORRISTON AND PART OF LOT 30.

CONCESSION 8, TOWNSHIP OF PUSLINCH, COUNTY OF WELLINGTON

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990.

- A - O.L.S. Certified Property Boundaries: See Surveyor's Certificate Below
- B - Proposed Existing Highway Location, Name & Width: See Plan
- C - Key Plan not less than 1:10,000: See Key Plan Above
- D - Proposed Uses: Single Detached Residential
- E - Adjoined Uses: As Shown
- F - Water Supply: Individual Wells
- G - Soils
- H - Services: Septic Systems

**OWNER'S CERTIFICATE**

I authorize MacKinnon & Associates to prepare and submit this Draft Plan of Subdivision

1719303 Ontario Inc., DAVE JASSAL, PRESIDENT  
(I HAVE THE AUTHORITY TO SIGN THE CORPORATION)

14.6.15.2008  
 DATE

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the land to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

JEFF BUSMAN, O.L.S.

August 13, 2008  
 DATE

**LAND USE SCHEDULE**

LOTS	PROPOSED USE	NUMBER OF UNITS	AREA (ha)	AREA (ac)
1, 1-6	Single Detached	6	1.87	4.62
	TOTAL RESIDENTIAL	6	1.87	4.62
ROADS	DESCRIPTION		AREA (ha)	AREA (ac)
2, Street A	20.0m R.O.W.		0.34	0.84
	TOTAL ROADS		0.34	0.84
OTHER	PROPOSED USE		AREA (ha)	AREA (ac)
3, Block 8	Storm Water Management Facility		0.23	0.57
	TOTAL OTHER		0.23	0.57
TOTAL DRAFT PLAN OF SUBDIVISION			2.44	6.03

NO.	DATE	DESCRIPTION	BY
1	May 22, 2013	Revised as per Township Comments	CHN
2	May 28, 2013	1300 for the settlement	CHN
3	Jan 24, 2013	Re-issued for Draft Plan Approval	CHN
4	Sept. 25, 2012	Revised SWM Block	CHN
5	August 10, 2012	Revised lot area road layout	CHN
6	April 23, 2010	Revised out lot size	AVH
7	Oct. 1, 2010	Revised street A road allowance	VS
8	August 12, 2008	Issued for Draft Plan Approval	CHN

**MacKinnon & Associates**  
 Providing Solutions in Urban, Landscape and Environmental Planning  
 • division of 807216 Ontario Inc.

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DRAWN BY: CHN	DESIGNED BY: AVH	APPROVED BY: WM
PROJECT NO.: 2747 (2009-22)	SCALE: 1:400	DATE: DECEMBER 2007
PROJECT: May 22, 2013		