

Staff Report

Presented By: Candace Hamm, Development Services Officer

Meeting Date: December 16, 2024

Subject: Northport Meadows Phase 2B Pre-Servicing Agreement

Attachment(s): None

Recommendation

That Council adopt By-law 104-2024, a By-law to authorize a Pre-Servicing Agreement with Barry's Construction and Insulation Ltd. for the Northport Meadows Subdivision Phase 2B.

Report Summary

Barry's Construction and Insulation Ltd. has requested a pre-servicing agreement with the Town to allow for the installation of the necessary services for the development prior to registration of Phase 2B of the Northport Meadows Subdivision. The pre-servicing agreement and authorizing by-law are included in the By-laws section of the Council agenda.

Background/Analysis

The vacant lands located between Biener Park and the Summerside Subdivision are owned by Barry's Construction and Insulation Ltd. and have been zoned and draft plan approved for residential development. When developed, this phase of the subdivision will create 63 townhouse dwelling lots and associated infrastructure. The site-specific zoning standards established by Council for the subject lands in 2022 will be maintained.

Now a routine part of the Town's development process, the Pre-Servicing Agreement allows the developer to install the necessary services for the development, prior to registration of a plan of subdivision, while at the same time protecting the Town's interests, and ensuring the restoration of the lands in the event the development does not proceed.

Pre-servicing of the lands includes the installation of the municipal infrastructure. This includes storm sewers, watermain systems, lighting, and base roads within the subdivision lands. The developer pays for and constructs this infrastructure.

The engineering drawings have been integrated into the pre-servicing agreement.

The procedure to complete a pre-servicing agreement includes the following:

Prior to Construction:

- Town-approved engineering drawings (and by SVCA where applicable);
- Environmental Compliance Approval (CLI-ECA) issued by the Town;
- Securities posted with the Town;
 - 20% for all internal works;
 - 100% for all external works;
- Deposits as indicated in the agreement;
- Signed Pre-servicing Agreement;
- Insurance provided to the Town, with the Town and County as named insured;
- Approved Draft of the Registered Plan.

Prior to Registration of the Plan of Subdivision:

- Infrastructure inspected and cleared to be put onto maintenance by the Town;
- Updated Securities posted with the Town;
 - 100% for all work remaining within the lands and on any external lands;
 - 15% for all completed works;
- Statutory Declaration provided to the Town.

The Pre-servicing Agreement provides for sufficient securities to ensure the completion of the works in accordance with Town standards. Other matters, such as parkland matters, are to be addressed in the Subdivision Agreement. Upon execution of the Subdivision Agreement and registration of the plan of subdivision, the Pre-Servicing Agreement will be automatically revoked.

Linkages

- Strategic Plan Alignment: Pillar 1: Meeting the Needs of a Growing Community
- Business Plan Alignment: Development Services Business as Usual

Financial Impacts/Source of Funding

No costs or revenue is associated with this report.

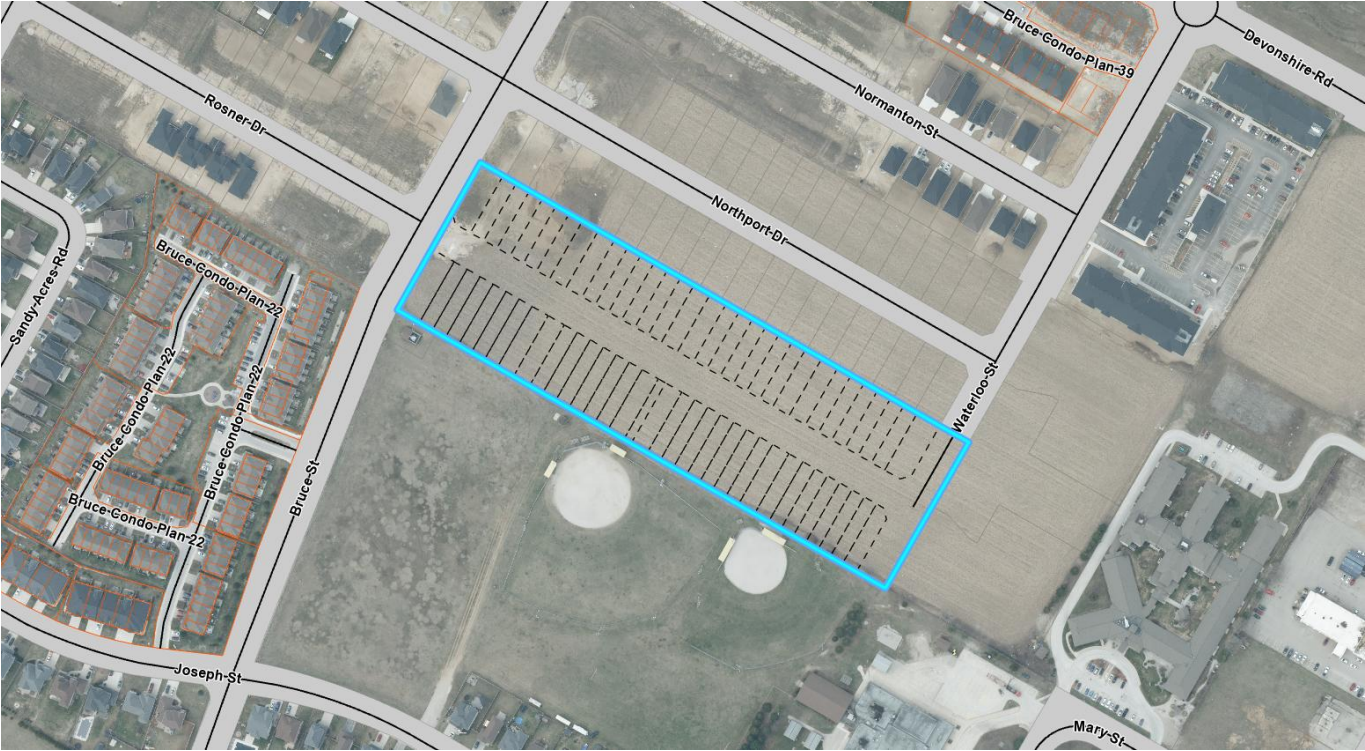
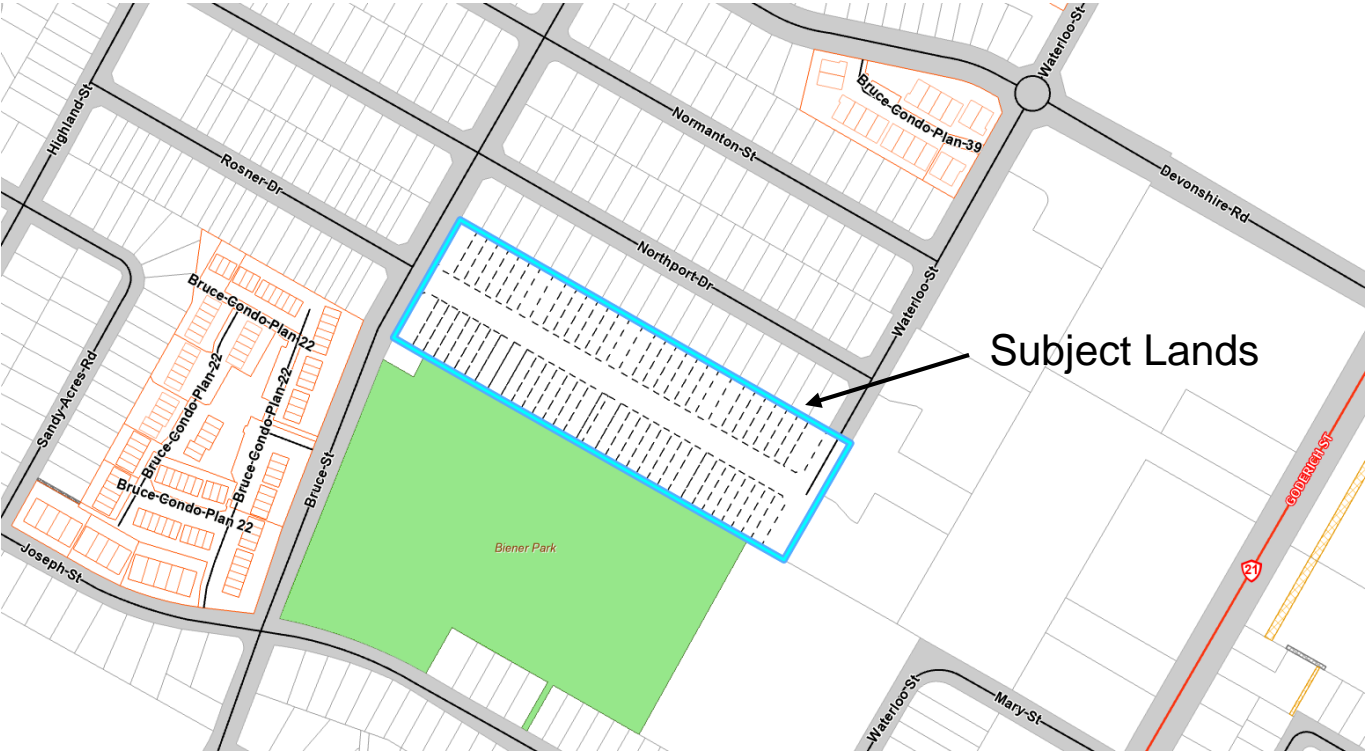
Prepared By: Candace Hamm, Development Services Officer

Reviewed By: Mark Paoli, Director, Development Services

Approved By: Kara Van Myall, Chief Administrative Officer

Key Maps

Area of proposed pre-servicing





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LIMITS OF THE PROPOSED WORK
 * DRAWING EXEMPT FOR
 10.0% SW SLOPE

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 * DRAWING EXEMPT FOR
 10.0% SW SLOPE