

Staff Report

Presented By: Candace Hamm, Development Services Officer

Meeting Date: August 26, 2024

Subject: Woodlands Phase 3 Subdivision Agreement

Attachment(s): None

Recommendation

That Council adopt By-law 68-2024 to enter into a Subdivision Agreement with Snyder Development Corporation Inc. for Phase 3 of the Woodlands Plan of Subdivision.

Report Summary

The lands are subject to a Draft Plan of Subdivision and the developer is prepared to enter into a Subdivision Agreement to develop 15 single-detached dwelling lots fronting onto Acton Drive in Port Elgin. The By-law and Subdivision Agreement are included in the By-law section of the Agenda.

Background/Analysis

The Woodlands Draft Plan of Subdivision S-2021-002 was considered by the Town in July 2021 and was approved by the County of Bruce on September 21, 2021, with minor revisions to the Conditions approved by the County on July 15, 2024.

The lands are located near the shoreline of Lake Huron, south of Concession 10, in the northwest quadrant of Port Elgin, and have been zoned and Draft Plan Approved for residential development.

Phase 3, as shown in the drawing below, is for 15 single-detached dwelling lots. Future phases will be subject to subdivision agreements and will be presented to Council at the appropriate time.

This Subdivision is in keeping with the Draft Plan Conditions that are in effect.

Parkland dedication for the entire subdivision was provided to the Town during the Phase 1 of the development. The total parkland dedication amount was \$112,500, which is equal to 5% of the total value of the lands in 2012 (\$2,250,000). The developer paid \$45,461 to the Town for

trail construction, and the remaining \$67,039 was collected as cash-in-lieu of parkland dedication.

Special conditions in the Agreement include:

- Provisions for five additional dwelling units within the 15 lots. Similar conditions have been included in other agreements with the Town.
- Provisions for the transfer of lands to the Town and abutting landowners following a Part Lot Control Exemption process for Block 18, which will be presented to Council, at the appropriate time.

Linkages

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

Financial Impacts/Source of Funding

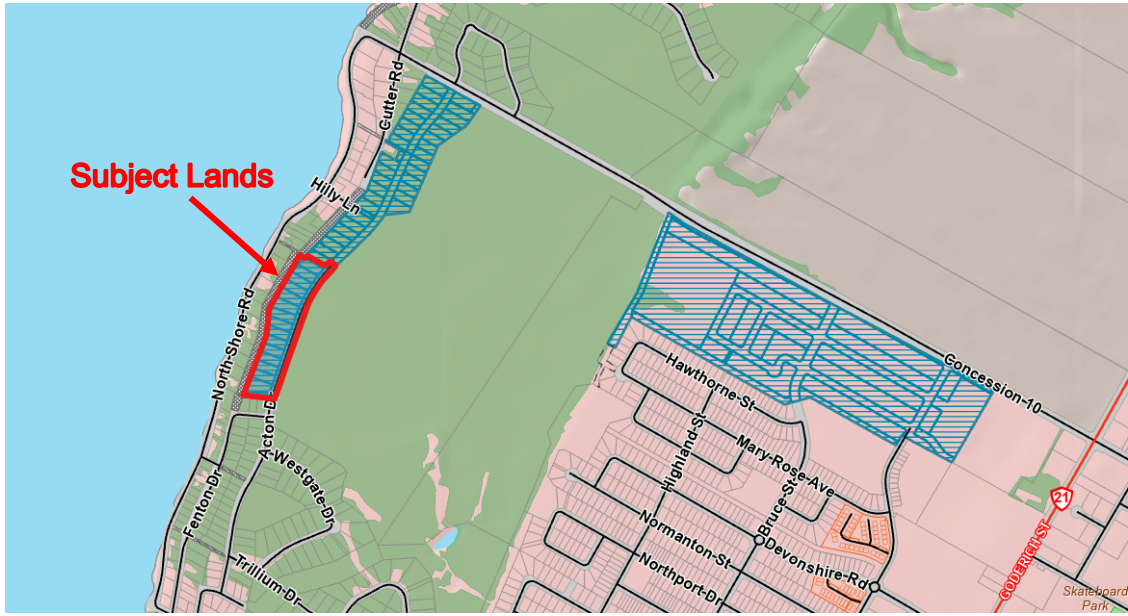
The revenue of \$1,266.08 associated with the administration fee for processing this Subdivision Agreement is contained within the Development Services Planning budget.

Prepared By: Candace Hamm, Development Services Officer

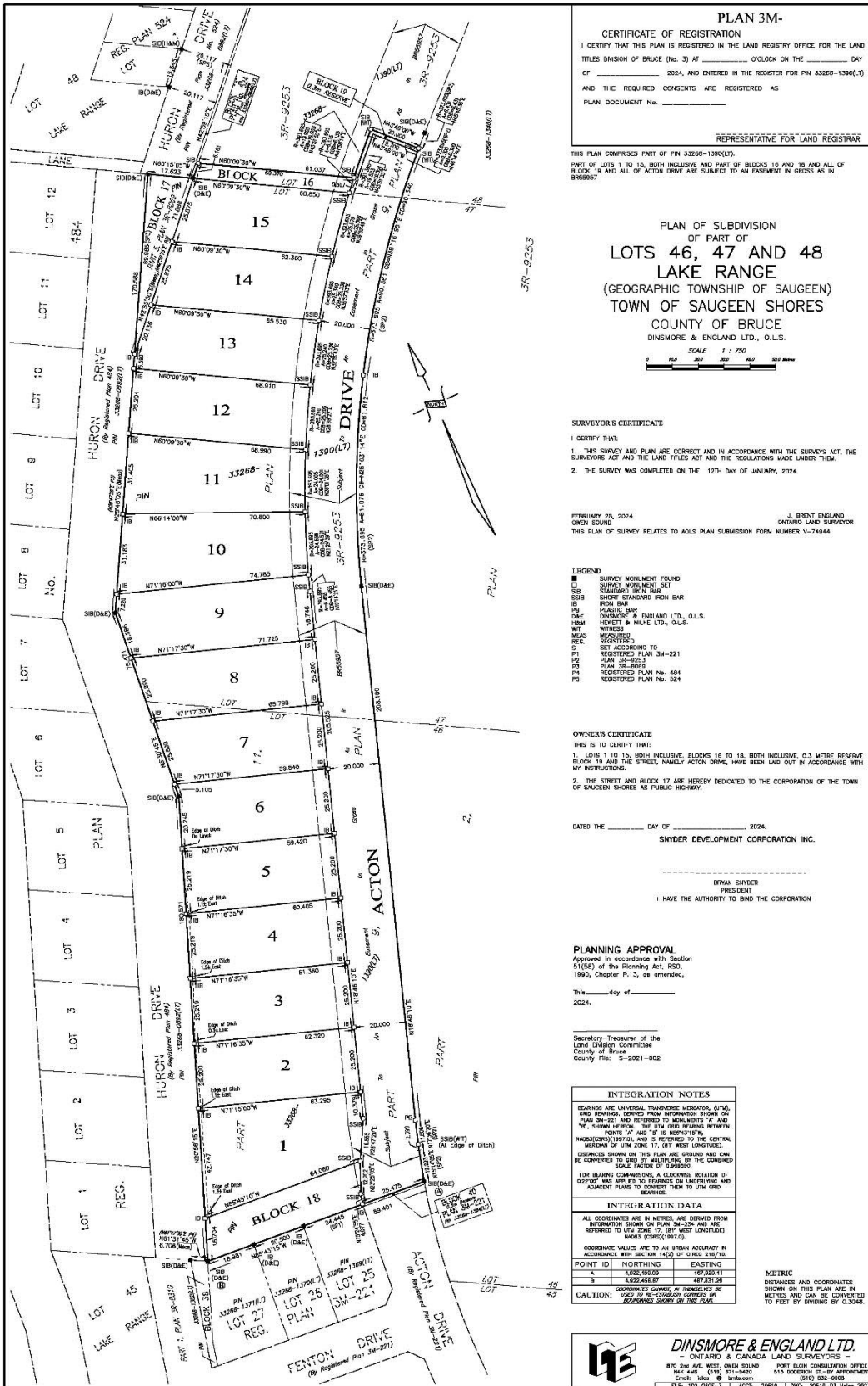
Reviewed By: Mark Paoli, Director, Development Services

Approved By: Kara Van Myall, Chief Administrative Officer

Location Map



Proposed Layout



PLAN 3M-
CERTIFICATE OF REGISTRATION
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF BRUCE (NO. 3) AT _____ O'CLOCK ON THE _____ DAY OF _____ 2024, AND ENTERED IN THE REGISTER FOR PIN 33269-1390(L) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPREHENDS PART OF PIN 33269-1390(L).
 PART OF LOTS 1 TO 15, BOTH INCLUSIVE AND PART OF BLOCKS 16 AND 18 AND ALL OF BLOCK 19 AND ALL OF ACTION DRIVE ARE SUBJECT TO AN EASEMENT IN GROSS AS IN 8965957

PLAN OF SUBDIVISION
 OF PART OF
LOTS 46, 47 AND 48
LAKE RANGE
 (GEOGRAPHIC TOWNSHIP OF SAUGEEN)
TOWN OF SAUGEEN SHORES
 COUNTY OF BRUCE
 DINSMORE & ENGLAND LTD., O.L.S.

SCALE 1 : 750

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 12TH DAY OF JANUARY, 2024.

FEBRUARY 23, 2024
 OWEN SQUAD
 THIS PLAN OF SURVEY RELATES TO A/LS PLAN SUBMISSION FORM NUMBER V-74944

LEGEND
 ■ SURVEY MONUMENT FOUND
 □ SURVEY MONUMENT SET
 S STANDARD IRON BAR
 SSB SHORT STANDARD IRON BAR
 B IRON BOLT
 P PLASTIC BOLT
 DE DINSMORE & ENGLAND LTD., O.L.S.
 HEM HERETT & MILKE LTD., O.L.S.
 WIT WITNESS
 MEAS MEASURED
 RES REGISTERED
 S1 SET ACCORDING TO REGISTERED PLAN 3M-221
 S2 PLAN 3M-221
 S3 PLAN 3M-8088
 S4 REGISTERED PLAN NO. 484
 S5 REGISTERED PLAN NO. 524

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1. LOTS 1 TO 15, BOTH INCLUSIVE, BLOCKS 16 TO 18, BOTH INCLUSIVE, 0.3 METRE RESERVE BLOCK 19 AND THE STREET, NAMELY ACTION DRIVE, HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
 2. THE STREET AND BLOCK 17 ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF SAUGEEN SHORES AS PUBLIC HIGHWAY.

DATED THE _____ DAY OF _____ 2024,
SNYDER DEVELOPMENT CORPORATION INC.

 BRYAN SNYDER
 PRESIDENT
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLANNING APPROVAL
 Approved in accordance with Section 51(8d) of the Planning Act, RSO, 1990, Chapter P.13, as amended.
 This _____ day of _____ 2024.

Secretary-Treasurer of the Land Division Committee
 County of Bruce
 County File: S-2021-002

INTEGRATION NOTES
 BEARINGS ARE UNIVERSAL TRANSVERSE MERIDIAN (UTM), 200 BEARINGS DERIVED FROM INFORMATION SHOWN ON PLAN 3M-221 AND REFERRED TO MONUMENTS "C" AND "F", WHICH REFLECT THE LINE OF BEARING BETWEEN POINTS "C" AND "F" IS N89°43'15"W. MONUMENTS (1890) AND (1891) ARE REFERRED TO THE CIVILIAN MERIDIAN OF UTM ZONE 17, (61 WEST LONGITUDE). DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO HORIZONTAL DISTANCES BY THE COSINE OF THE CORRECTION ANGLE.
 FOR BEARING COMPARISONS, A CLOCKWISE ROTATION OF 02°20' WAS APPLIED TO BEARINGS ON UNDERLAIN AND ADJACENT PLANS TO CORRECT THEM TO UTM GRID.

INTEGRATION DATA

ALL COORDINATES ARE IN METRES, ARE OBTAINED FROM INFORMATION SHOWN ON PLAN 3M-221 AND ARE REFERRED TO UTM ZONE 17, (61 WEST LONGITUDE) NAD83 (CSRS(1997)).

COORDINATE VALUES ARE TO AN URBM ACCURACY IN ACCORDANCE WITH SECTION 44(2) OF CLREG S18.75.

POINT ID	NORTHING	EASTING
A	486280.00	487302.17
B	4852458.87	487251.38

COORDINATES CANNOT BE RELIABLELY BE USED FOR RE-CORRECTION PURPOSES IF BEARINGS SHOWN ON THIS PLAN.

CAUTION: