

THE CORPORATION OF THE TOWNSHIP OF HORTON

Planning Sub-Committee on Subdivision Review

May 16, 2012 - 1:00 p.m.

The Sub Committee appointed by the Planning Committee to prepare for future residential subdivision developments met in the Municipal Council Chambers on Wednesday, May 16, 2012. Present were: Chair Bob Kingsbury, Mayor Don Eady, and John Wilson and John Berkhout. Staff present: Jeff Schruder, Municipal Infrastructure Manager, Mackie McLaren, CAO/Clerk and Rose Curley, Administrative Assistant. Mr. Peter Prince, developer of this subdivision was also present.

1. CALL TO ORDER

Chair Kingsbury called the meeting to order at 1:15 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by members of the sub-committee or staff.

3. PETER PRINCE, HORIZON HOME SUBDIVISION DEVELOPMENT

The sub-committee reviewed the following items with Mr. Prince regarding his subdivision plans.

- Discuss municipal costs for subdivision approval
 1. *5% of the value of the development on the day before registration for recreation. This is usually a negotiated amount, but if an agreement is not reached, an appraiser can be brought in at the developer's expense to determine the value.*
 2. *\$5,000 deposit and agreement to cover municipal planning, engineering and legal costs incurred on behalf of the development*

It was noted that Mr. Prince pays the final costs for the above services.

3. *Developer maintains the subdivision roads until built and assumed by the Township*
 4. *Township will require security in the form of a Letter of Credit for 100% of the cost of the roads and drainage. If the work is done in phases, the security is for the phase. If not done in phases, the security is for the full amount but it can be reduced as work is carried out.*
- Mr. Prince said that he will be doing the subdivision in several stages. Mr. Prince will be required to provide the Township with a Letter of Credit for each phase.
5. *Township's engineer to "peer review" the road design and drainage design. Costs recovered from the developer.*

Mackie McLaren, CAO/Clerk said that Stantec Engineering is the Township engineer who will be carrying out the "peer review".

6. *Roads will be paved with one or two lifts of asphalt. The Committee may ask for a wider width to accommodate pedestrians or cyclists.*
7. *Street lights. To be determined – but probably a light at each intersection and at any curve in the road. A suggestion also made by our lawyer that lawn lamps be installed at each driveway by the developer to become the lot owner's responsibility.*
8. *Upgrade Eady Road. Council had asked for improvements by the developer. Our lawyer suggested that the development charges would go towards this instead.*

The engineers will assess these issues.

9. *Development charge applies per lot. Possibly the developer can negotiate that they are paid when a building permit is issued (but at the rate in force at that time) rather in one lump sum at the time of registration of the subdivision.*

Mackie McLaren, CAO/Clerk suggested that these options could be included and outlined in the new Development Charges by-law.

10. *Is hydro going to be overhead or underground. Cost will be the developer's cost, but Council and developer have to agree on the type.*

Mr. Prince noted that he has contacted Hydro One regarding options but he has not yet received a response.

11. *Same with telephone lines – above or underground. Cost will be the developer's cost, but Council and developer have to agree on the type.*

Mr. Prince has contacted Bell. Apparently, we don't have lines on Storyland Road.

12. *What about hi-speed internet. Any thoughts on making sure it will be available. May need infrastructure built to accommodate i.e. tower for the wireless receiver.*

Mr. Prince has researched options. Go Zoom should be able to service this area. Mackie McLaren, CAO/Clerk suggested that Mr. Prince consider reserving land for tower installation.

13. *Canada Post group mailbox. Canada Post will require some space within a road right of way for a group mail box. Could be an internal road or Eady Road.*

Jeff Schruder, Municipal Infrastructure Manager noted that he has a contact for Canada Post that he can give to Mr. Prince.

14. *What are Peter's plans for building design. Will different types and styles of buildings be constructed, or will it all be one design. Planning Committee will probably push for different types of designs.*

Mr. Prince noted that he will use several styles of homes to avoid the "cookie cutter" look.

15. Peter will be responsible for the cost to purchase and install the street signs.

- Discuss Horton's approval requirements

- 1. Once the development has received draft approval, the Township will receive the draft conditions that will become schedules in the subdivision agreement.*
- 2. If we can get an advanced copy of the conditions from the County, or at least some of the conditions, we can work with Peter now rather than wait.*

Mackie McLaren, CAO/Clerk will contact Charles Cheesman at the County Planning Department to request an advanced copy of the conditions.

- 3. The subdivision agreement approved for this development will become the standard agreement for future development in the township.*
- 4. Our lawyer will lead the negotiating meetings.*

4. APPROVAL TIMELINE - DEVELOPER'S PREDICTION

Mr. Prince said that he is hoping to build 8 to 10 homes per year. Mostly, will depend on sales of these homes.

5. OTHER BUSINESS

- Dry Hydrant

The sub-committee discussed the possibility of including a dry hydrant in this subdivision, similar to the one on Garden of Eden Road that George Jackson Toyota included in their development. Mr. Prince said he would keep this in mind.

6. CONFIRMING RESOLUTION

Moved by John Berkhout, Seconded by John Wilson

That this Committee pass this confirming resolution to cover any actions or directions given during the open portion of this Committee Meeting which are minor in nature and which were not set out in by-law or Resolution.

Carried.

7. ADJOURNMENT

Moved by Don Eady, Seconded by John Berkhout

That this sub-committee meeting be adjourned at 2:23 p.m.

Carried.

CHAIR

SECRETARY