

Meeting Date: July 15, 2024
Department: Building, By-law & Planning
Report No.: BBP-2024-75
Prepared by: Jake DeRidder, Senior Development Coordinator
Submitted by: Jennifer Huff, Director, Building & Planning
Approved by: Trisha McKibbin, Chief Administrative Officer

SUBJECT: Lions Gate Subdivision, Mt. Brydges - Assumption

RECOMMENDATION: THAT: Council receive report BBP-2024-75 Lions Gate Subdivision, Mt. Brydges – Assumption for information; and further, THAT: By-law 65-24 which provides for the assumption of the Lions Gate Subdivision in Mt. Brydges be forwarded to the ‘Consideration of By-laws’ section of the agenda for adoption.

BACKGROUND:

The Lions Gate Subdivision is located in the northwest end of Mount Brydges, north of Glendon Drive, east of Rougham Road (location map shown below). The subdivision was developed in a single phase being plan 33M-775 and consists of Armstrong Street and McNeil Street. The entire phase is proposed to be assumed at this time, which includes 67 single-detached dwellings, a block containing a portion of the Lipsit Municipal Drain, and a walkway block connecting to Lions Park Drive.

The subdivision agreement for this development was executed on February 19th, 2019. The developer, BDM Developments (2016) Inc., has completed all the requirements as set out in the agreement and as such has requested that the Municipality consider assumption of all streets and blocks.

CONSULTATION:

Building & Planning staff have worked alongside various departments including Environmental Services and Roads to ensure the requirements of the subdivision have been complete. Multiple inspections and repairs of the works have been completed and staff are satisfied that all requirements under the subdivision agreement have been met.

FINANCIAL IMPLICATIONS:

A full report of assumed assets will be provided to the Director of Finance following this assumption as is required for asset management purposes. The Municipality will become responsible for the long term maintenance of all assumed infrastructure within the subdivision (i.e. water, sanitary, storm infrastructure, street lights, sidewalks etc).

ATTACHMENTS:

Location Map

ALTERNATIVE(S) TO THE RECOMMENDATION:

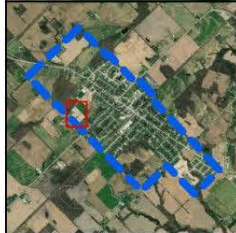
1. Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Local Infrastructure and Capital Investment – Households and businesses in Strathroy-Caradoc will be supported by reliable, financially responsible and well maintained infrastructure networks.

Location Map



LIONS GATE AREA TO BE ASSUMED

Maxar, Microsoft, Earthstar Geographics

2024

Coordinate System: NAD 1983 UTM Zone 17N



0 75 150 Feet

0 25 50 Meters