

## Report to Council

**Report Title:** Walker West Estates Inc. Subdivision Agreement

**Prepared By:** Sonya Watson, Chief Administrative Officer

**Department:** Administration

**Date:** May 26, 2020

**Report Number:** CAO2020-07 **File Number:** C11AD

**Attachments:** Walker West Estate Subdivision Agreement

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### Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CAO2020-07 - Walker West Estates Inc. Subdivision Agreement, prepared by Sonya Watson, Chief Administrative Officer for information purposes and further approves a by-law coming forward to authorize signing the subdivision agreement with Walker West Estates Inc.

### Report:

#### Background:

On March 26, 2019, 1665426 Ontario Inc. (the “Developer”) received approval from Council for the Zoning related to the proposed subdivision adjacent to the Westwood area of Walkerton. The Development established as “Walker West Estates Inc. “received approval from the County of Bruce for the draft Plan of Subdivision on April 8, 2019. The proposed new subdivision will be called “Walker West Estates”, and will include a number of single-family homes (the first phase), townhouses and two apartment buildings (to be phased after the single-family homes). One of the conditions of the draft Plan of Subdivision was that the Developer enter into a Subdivision Agreement with the Municipality of Brockton prior to any lots in the Walker West Estates subdivision being sold.

As Council is aware the Walker West Estates subdivision will require a booster pumping station to ensure adequate water pressure for the proposed lots. The booster pumping station will also increase water flows to existing Brockton residents within the Westwood subdivision. The Municipality of Brockton and Walker West Estates Inc. have established two previous pre-servicing agreements - one in August, 2019 for soil preparations for the subdivision and an amended agreement in December, 2019 to allow the development to move forward with installation of sanitary servicing, watermains and storm sewer infrastructure for Phase 1 prior to the final subdivision agreement coming forward. The Municipal Class Environmental Assessment needed to be completed with finalized estimated costing of the proposed booster station prior to completing the

Subdivision Agreement. The proposed estimated cost of the booster pumping station is \$815,340.00 and is expected to be tendered by the end of 2020.

Work by the developer has been ongoing since last summer and we are pleased to bring forward the Subdivision Agreement.

**Analysis:**

Staff consisting of John Strader-Roads Supervisor, Gregg Furtney- Director of Operations, Fiona Hamilton-Clerk and I have continued to work with the developer, Cobide Engineering and B.M. Ross to finalize this agreement coming forward. The key highlights of the agreement are:

1. Development consists of 216 mixed residential units consisting of:
  - Phase 1- 36 residential units
  - Phase 2 – 130 residential units (multi/apartment)
  - Phase 3- 50 residential units
2. The development is located next to adjacent farmland and purchasers of lots along the west side shall be advised in the purchasing agreements that “farming activities to occur on these lands. Further, a concrete block retaining wall has been constructed on a municipal easement on each of these parcels to redirect surface water from the immediately adjacent farmland, collect it, and transmit it to an outlet.”
3. “Access to the Subdivision shall be exclusively via the construction road connected to Bruce Road 2 until such time as the first Certificate of Inspection: re Readiness for Occupancy has been issued by the Municipality’s Chief Building Official, after which time the Developer will take all reasonable steps to arrange for vehicles related to the construction of the Works to continue to use the entrance connected to Bruce Road 2.”
4. The Developer agrees to pay 60% of the total, final sharable cost, which shall be the total costs less \$35,000 of the water booster pumping station project. Payment on the 60% share of the total final costs will be due 90 days after the commissioning of the facility. Prior to awarding the tender for the booster pumping station project the Developer is required to post securities for the total final shareable costs in the amount of 60%.
5. The Developer shall be responsible for installing fencing along the rear lots of 98 to 106 adjacent to the storm water management pond (Block 140) and along the easterly boundary at the back of the current Westwood subdivision properties. Fence will be a minimum of 5’ high black chain link type. This is required for the safety of residents and to minimize risks to the Municipality due to the potential of open water in the stormwater management pond. In addition, the Developer will install a page wire fence along the entire westerly side of the subdivision by the farmland.

The agreement has been signed by the Developer, fees and securities will be provided prior to the May 26<sup>th</sup>, 2020 meeting. A By-Law has been prepared for Council’s consideration.

## Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? Yes
- Do the recommendations contribute to achieving Cultural Vibrancy? Yes
- Do the recommendations contribute to achieving Economic Prosperity? Yes
- Do the recommendations contribute to Environmental Integrity? Yes
- Do the recommendations contribute to the Social Equity? Yes

## Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?  
Yes

All legal and engineering fees for preparation of this agreement are payable by the Developer. Securities are held for 100% of the estimated cost of all works in Phase 1 as outlined in Schedule "E". Parkland fees in the amount of \$12,603.47 being 5% of the land included in the Plan for residential purposes will be received.

## Reviewed By:



**Trish Serratore, Chief Financial Officer**

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## Respectfully Submitted by:



**Sonya Watson, Chief Administrative Officer**