



**Subject: Meadow Heights Subdivision Amending Agreement –
Phase 2, Stage 2**

To: Council

From: Development and Legislative Services Department

Report Number: 2022-115

Meeting Date: May 24, 2022

Recommendation:

That Development and Legislative Services Department Report 2022-115 be received;

That Council approve the amending subdivision agreement to the Meadow Heights Subdivision attached as Appendix A;

That the By-law to authorize entering into the Subdivision agreement for the Meadow Heights Subdivision be approved; and

That the Mayor and Clerk be authorized to sign the amending agreement and have the agreement registered on the title of the lands.

Purpose:

The purpose of this report is to obtain Council's approval to further amend the existing Meadow Heights Subdivision Agreement between the City of Port Colborne and 1399908 Ontario Inc. allowing the development of 52 residential building lots.

Background:

The Meadow Heights Plan of Subdivision is located in the northwest of the City, bounded by the Barrick Heights Subdivision to the south, Elm Street to the east, the Loyalist Industrial Park to the north and the Rosedale Draft Plan of Subdivision and Hawthorn Heights to the west.

The Meadow Heights Plan of Subdivision, registered in 1991, allows for a mixture of single-detached lots of varying size, semi-detached and townhouse dwelling units. The plan first was approved for 413 dwelling units (267 single detached dwellings, 94 semi-

detached units; and 52 townhouse units). In 1994, the plan was amended to allow for an additional eight dwelling units.

The subdivision agreement permitted development in 4 phases; the first being a very large phase consisting of 240 dwelling units.

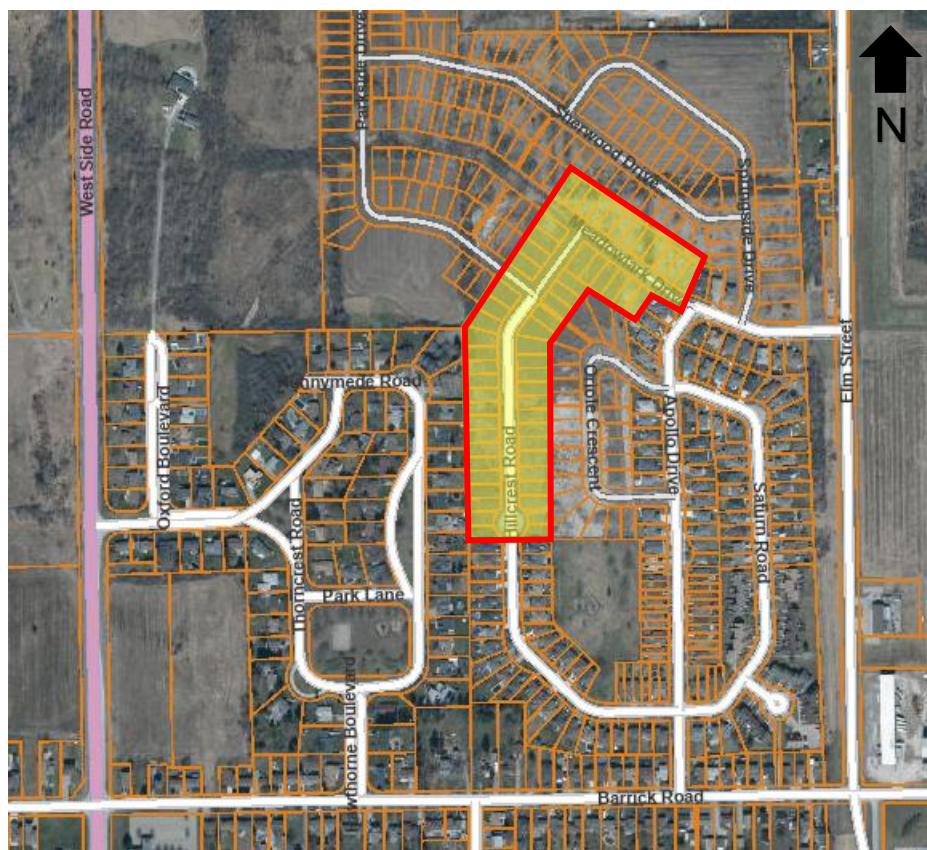
In 2000, Kingsway Investment Ltd. (1399908 Ontario Inc.) purchased the subdivision land and made amendments to the subdivision agreement to recognize new ownership/mortgagee, revision of Phase 1 and acknowledgement that development charges have been paid in full.

On November 27, 2017, Council approved an amendment to the Meadow Heights Subdivision through By-law 6536/103/17. The approval allowed for the refinement of Phase 2 to be developed in two stages. Stage 1 was for 26 lots and Stage 2 for 52 lots.

At its December 14, 2020, meeting, City Council approved an amending agreement for the 26 lots in Stage 1 mentioned above. Stage 1 is known as Oriole Crescent.

The amending agreement discussed in this report and attached as Appendix A pertains to the development of the 52 residential lots in Stage 2, or more simply known as the extension of Hillcrest Road and Meadowlark Drive.

A keymap has been provided below to show the location of the lands.



Discussion:

The main reason for requiring an amending agreement is to implement engineered designs for the infrastructure that will service the 52 building lots. Additionally, the agreement requires the developer to post securities to ensure the work is completed to the satisfaction of the City of Port Colborne. The technical aspects of the engineered design and the provisions of the agreement have been under review since late 2021.

Internal Consultations:

Various departments/divisions have been involved in the review process including Engineering, Water/Wastewater, Fire, Building, and Economic Development. Planning staff are satisfied that all departmental concerns have been addressed in the amending agreement.

Financial Implications:

These 52 building lots will be fully serviced by water, sanitary and storm infrastructure and will contribute to the City's water, wastewater and storm sewer rates.

Assessing the financial implications at this stage is reliant on a number of factors include assessment and water usage. To provide context to the potential financial implications:

The average residential property in the City of Port Colborne has a current value assessment (CVA) per the Municipal Property Assessment Corporation (MPAC) of \$212,031 resulting in an average property tax amount of \$3,886 of which \$2,079 relates to the City of Port Colborne. The remaining portion relates to the Niagara Region and the Province for the purposes of funding the education system.

MPAC last updated CVA in 2016 and any new property added to the tax roll would be valued as of 2016.

The average household uses approximately 150 m³ of water resulting in a water usage charge of \$576 and fixed wastewater and storm sewer charges of \$1,002 and \$127.05 respectively.

Using the averages quoted above the 52 properties equal \$108,108 in property taxes, \$29,952 in water, \$52,104 in wastewater and \$6,607 in storm sewer charges.

Public Engagement:

The Meadow Heights Subdivision is an approved registered subdivision. No public input was sought on the engineering design of the infrastructure.

Strategic Plan Alignment:

The initiative contained within this report supports the following pillar(s) of the strategic plan:

- Service and Simplicity - Quality and Innovative Delivery of Customer Services
 - People: Supporting and Investing in Human Capital
 - Governance: Communications, Engagement, and Decision-Making
-

Conclusion:

Planning staff are supportive of the City of Port Colborne entering into an amending subdivision agreement with 1399908 Ontario Inc. allowing the development of 52 residential building lots.

Appendices:

- a. By-law and Meadow Heights Phase 2, Stage 2 Amending Subdivision Agreement

Prepared by,

David Schulz, BURPI, MCIP, RPP
Senior Planner
(905) 835-2900 x202
david.schulz@portcolborne.ca

Respectfully submitted by,

Denise Landry, MCIP, RPP
Manager of Planning
(905) 835-2900 x203
denise.landry@portcolborne.ca

Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.