

Meeting Date: May 6, 2019
Department: Building and Planning
Prepared By: Matthew Stephenson, Director, Building/Planning/Waste Services
Reviewed By: George Elliott, Director of Engineering and Public Works
Reviewed By: Greg McClinchey, Chief Administrative Officer
SUBJECT: **Servicing Agreement
2503544 Ontario Inc.
22681 and 22701 Adelaide Road in the Municipality of Strathroy-
Caradoc, County of Middlesex**

RECOMMENDATION: It is recommended that Council enter into a servicing agreement to arrange for the extension of services along a portion of Adelaide Road in Mt. Brydges.

BACKGROUND

The subject lands include two properties, being 22681 and 22701 Adelaide Road, that have been purchased with the intent of merging them together so to accommodate a future residential development application. Part of the proposal also includes the severance of the existing commercial building (Auto Spa) from the lands. This severance application, File No.: B10-2018, has been conditionally approved by the Committee of Adjustment. One of the conditions of the consent approval is that the developer enter into a servicing agreement regarding the required extension of services along Adelaide Road to the subject lands. The developer wishes to finalize the severance and is in the final stages of completing the remaining conditions of consent.

The servicing agreement has been based on a proposed servicing plan and associated cost estimates. Staff have reviewed the proposed servicing plan and cost estimate which includes the extension of water, sanitary and storm services from 22678 Adelaide Road to 22708 Adelaide Road. The works also includes the improvements to curb, gutter, sidewalks and catchbasins along the east side of the road. Stubs will be installed to existing residential lands that are otherwise located within the area of the works being completed.

The servicing agreement completed by Andrea Bezaire, Municipal Solicitor, is included in Council's agenda in the by-law section.

FINANCIAL IMPLICATIONS

The estimated cost of the servicing works is \$445,517.72 and will be the responsibility of the Developer. The Municipality collects, through the servicing agreement, 100% security to be returned as works are completed.

In addition to the servicing agreement there will be some additional cost sharing with the Municipality to cover the costs of servicing existing homes, the cost of which is anticipated to be approximately \$50K and is to be funded from the waste water capital reserve fund and is to be recovered through Council authorization based on a sanitary connection fee.

SUMMARY

Based on the above, staff recommend the following:

ATTACHMENTS

Location Map

Location Map: 22701 and 22681 Adelaide Road, Mount Brydges, Servicing Agreement



236.4 0 118.20 236.4 Meters



Description:







File Number:

Created By:

Date: 4/29/2019

Scale: 1:4,654

Legend

-  Petroleum Resources
-  Assessment Parcels
- Major Pipelines
 -  Enbridge Pipelines
 -  Esso Imperial Oil
 -  Sun Canadian
 -  Union Gas