



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Brian Hillman, Director Planning & Building Services

Date to Council: September 24, 2019

Report Number: PBS-2019-33

Subject: Sumatara Investments Limited Development Agreement
Estates of Lakewood Park Subdivision
Assumption of Services
OUR FILE: D12 SUM24

Recommendations

It is recommended:

That a resolution assuming the services for the Sumatara Investments Limited Development Agreement (Estates of Lakewood Park Subdivision) **be approved and passed**, as of September 24, 2019.

Background

In 2014, Council approved the entering into of a development agreement with Sumatara Investments Limited ("the Owner") that facilitated the construction of a residential subdivision consisting of 87 single unit dwellings and 12 townhouse dwelling units on a 9.5 hectare (23.5 acre) parcel of land located on the east side of Manning Road, immediately south of Lakewood Park (see Attachment 1). The development agreement established servicing requirements and other matters, such as financial contributions toward parkland and stormwater management, associated with the development of the subject property. Over the course of the past five years, the Owner has undertaken the completion of the works required by the agreement.

Comments

The Owner has now attended to the completion of those services and other matters required to be completed as conditions precedent to the assumption of the services in the agreement by the Town.

A pre-assumption inspection was conducted by Public Works and Environmental Services for the development on June 17, 2019. There were a number of deficiencies identified that needed to be addressed to the Town's satisfaction prior to the Town assuming the Municipal Services (storm sewer infrastructure, sanitary sewer infrastructure, water infrastructure and roads).

The deficiencies identified during the June 17, 2019 inspection have now been addressed to the Town's satisfaction. In addition, the Owner's consulting engineer, Odan-Detech Consulting Engineers, has provided a Servicing and Grading Certification Letter for this development (see Attachment 2).

Based on the foregoing, Public Works & Environmental Services has recommended that the Municipal Services in the Estates of Lakewood Park Development be assumed as part of the Town's infrastructure as of September 24, 2019 (see Attachment 3). It is appropriate to assume the services as municipal infrastructure in accordance with the requirements of the development agreement.

Consultations

Public Works & Environmental Services

Financial Implications

None

Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☒

Website ☐

Social Media ☐

News Release ☐

Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

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Reviewed by:

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Manager Planning Services

Reviewed by:

Phil Bartnik, P.Eng.
Director Public Works & Environmental Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Subject Property Map
2	Owner's Consulting Engineer's Correspondence
3	Town Approval Memo

