



## 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:** October 22, 2019

**Report Number:** PBS-2019-37

**Subject:** James Sylvestre Developments Ltd. Development Agreement  
Elderberry Court (Strawberry Ridge Phase 4)  
Assumption of Services  
OUR FILE: D12 SYLSTR

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### Recommendations

It is recommended:

**That** a resolution assuming the services for the James Sylvestre Developments Ltd. (Elderberry Court) Residential Development Agreement **be approved and passed**, as of October 22, 2019.

### Background

In 2013, Council approved the entering into of a development agreement with James Sylvestre Developments Ltd. ("the Owner") that facilitated the construction of a subdivision consisting of 19 single unit dwelling lots on a 2.3 hectare triangular parcel of land generally located north of County Road 42 and west of County Road 19 (Manning Road). The subject property is abutted by the Wildberry Crescent residential subdivision to the west, the Hydro One Corridor to the northeast and a vacant commercial property to the south (see Attachment 1).

The development agreement established servicing requirements and other matters related to the subject development, such as financial contributions toward the planting of trees within the municipal boulevard and the conveyance of land for parkland dedication and stormwater management purposes.

## **Comments**

The Owner has now completed the services and other matters required as conditions precedent to the assumption of the services as stipulated in the agreement.

A pre-assumption inspection was conducted by Public Works and Environmental Services for the development on September 4, 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, roads and sidewalks/trails).

The deficiencies identified during the September 4, 2019 inspection have now been addressed to the Town's satisfaction. In addition, the Owner's consulting engineer, Stantec Consulting Ltd., has provided a Final Acceptance and Assumption Letter for this development (see Attachment 2).

Based on the foregoing, Public Works & Environmental Services has recommended that the Municipal Services in the James Sylvestre Developments Ltd. Development Agreement be assumed as part of the Town's infrastructure as of October 22, 2019 (see Attachment 3). It is therefore 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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Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP  
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

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Subject Property Map
2	Owner's Consulting Engineer's Correspondence
3	Director Public Works and Environmental Services Memo



  
Prepared By:  
Tecumseh Planning and  
Building Services Department

Legend:  
 Subject Property

**Attachment 1**  
James Sylvestre Developments Ltd.  
Development Agreement  
Elderberry Court - Assumption of Services  
**Subject Property**