REPORT TO: COMMITTEE OF THE WHOLE
FROM: Chris Russell
DATE: February 17, 2015
SUBJECT: Kindy Servicing Agreement
2352 Snow Valley Road

REPORT HIGHLIGHTS

- The purpose of this report is to authorize the Mayor and Clerk to enter into a consent agreement which requires the property at 2352 Snow Valley Road to connect into municipal water and sanitary sewer services if/when these services become available along Snow Valley Road.

- The execution of this servicing agreement would fulfill Condition 7 of a Committee of Adjustment Decision for Consent Application B06/14 approved on June 4, 2014.

- Consent Application B06/14 approved the severance of a new residential infill lot consisting of approximately 114 metres (375 feet) of lot frontage and 0.61 hectares (1.5 acres) of lot area on lands within the Snow Valley Settlement Area.

- The consent agreement requires connection to future municipal services when/if they become available to the severed and retained lots at no cost to the Township.

RECOMMENDATION

THAT the report from the Planner regarding the Kindy Servicing Agreement dated February 17, 2015, be received; and,

THAT the Mayor and Clerk execute a Consent Agreement to detail the future municipal servicing of the subject lands subject to any recommendations made by the Township’s Solicitor.

BACKGROUND

The purpose of this report is to provide the Mayor and Clerk with authorization to sign a consent agreement requiring the property at 2352 Snow Valley Road to tie into municipal water and sanitary sewer services if/when they become available. The execution of this servicing agreement would fulfill Condition 7 of a Committee of Adjustment decision for Consent Application B06/14 (Appendix A).

Consent Application B06/14 approved the severance of a new residential lot consisting of approximately 114.38 metres (375.3 ft.) of lot frontage and 0.61 hectares (1.5 acres)
The property is located within the Snow Valley Settlement Area and contains an existing residence, which is serviced by both private water and septic services.

As part of the Committee’s Decision to approve the severance, a condition was imposed requiring the applicant to enter into an agreement with the Township. The agreement requires that once future municipal servicing becomes available to the severed and retained lots, the applicant is required to connect to these systems.

In August 2014 Council approved a rezoning of the subject lands to fulfil another condition of Decision B06/14. The subject lands were rezoned from the Residential Hold (RH) to the Residential 1 (R1) Zone to allow the severance to move forward.

CONSENT AGREEMENT

The required consent agreement follows past precedent established by Township for properties with nearby services in existing settlement areas.

Currently, the closest available services are located on Heron Boulevard roughly 165 metres (550 feet) to the east of the Subject Lands. Once or if these services are extended along Snow Valley Road, the agreement would require the owners to connect. If these services are never extended to the subject lands, the parcels may remain on private septic and well services.

Draft wording for the agreement has been prepared and is currently being reviewed by the Township’s solicitor. Staff are requesting the Mayor and Clerk be authorized to execute this agreement, subject to any final recommendations by the Township’s Solicitor.
BUDGET IMPLICATIONS

There are no budget implications associated with this file.

CONCLUSION

THAT the report from the Planner regarding the Kindy Servicing Agreement dated February 17, 2015, be received; and,

THAT the Mayor and Clerk be authorized to execute a Consent Agreement to detail the future servicing of the subject lands subject to any recommendations made by the Townships Solicitor.

GUIDING PRINCIPLES

The above initiative supports Council’s guiding principle of:

1. Community Development
2. Growth Management
3. Infrastructure, Financial Management & Service Delivery

APPLICABLE MUNICIPAL POLICY OR LEGISLATION

Planning Act, R.S.O. 1990
Provincial Policy Statement (2014)
Growth Plan for the Greater Golden Horseshoe: Places to Grow
Simcoe County Official Plan
Township of Springwater Official Plan
Township of Springwater Zoning By-law 5000

APPROVALS

Submitted by: Chris Russell MCIP, RPP, Planner
Reviewed by: Brent Spagnol MCIP, RPP, Manager of Planning
Budget Implications Reviewed by: Jeff Schmidt CPA, CGA, BAS, Director of Finance
Approved by: Robert Brindley, Chief Administrative Officer

Background/Relevant reports on the subject:

- Appendix A - Committee of Adjustment Notice of Decision B06/14