



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole, Administration & Operations

Date: January 9, 2023

Department: Administration

Topic: Subdivision Plan 1069 Final Acceptance and Release of Securities

Purpose: To make a recommendation on the release and transfer of Lot 14 of Plan 1069 (Glock/Racine Subdivision) to 2057700 Ontario Inc.

Background: The Township has received a request from the solicitor for 2057700 Ontario Inc. to release lot 4 of subdivision plan 1069. The plan of subdivision, registered in 1979, includes 32 lots in the North end of Johnstown on Albert Street, Barbara Street, Glennway Avenue, and parts of Sutton Drive and Sophia Street.

As per the subdivision agreement, lots 13 and 4 were conveyed to the Township as security to ensure the construction and maintenance of the roads and drainage works and the performance of all other work required by the subdivision agreement.

As required by the subdivision agreement, the developer has provided a letter to confirm that all accounts directly related to the provision of the subdivision works have been paid. The associated roads have been completed and assumed into the Township road network. Upon the owner's request, lot 13 was released in August, 2020.

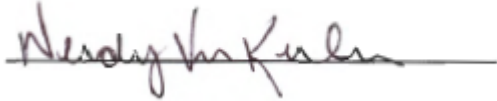
At the request to release the final lot security, Greer Galloway, acting on behalf of the Township, has completed a site visit and confirmed that the drainage works are generally in conformance with the approved plan. Staff are satisfied that the work required by the subdivision agreement has been completed.

Policy Implications: Section 38 of the subdivision agreement, which required the lots to be held as security, provides that when the engineer appointed by the Township has certified to the Township that all of the requirements of the agreement have been satisfied fully or at such earlier time as the Township shall deem fit, the Township shall deliver a Deed of Grant to the said lands or such part thereof not required by the Township to complete and maintain the roads and drainage works and to perform the other work required by the Agreement.

Financial Considerations: Some legal costs to complete the transfer of Deed are anticipated. The cost of the engineering review is to be borne by the owner/developer.

The Township is awaiting the final invoice from Greer Galloway so that this payment can be made.

Recommendation: That Committee recommend that Council approve the release of Lot 4 of Plan 1069 as security and direct staff to have legal transfer the Deed to Lot 4 back to 2057700 Ontario Inc once payment for the engineering review has been received by the Township.

A handwritten signature in dark ink, appearing to read "Wendy Van Kesteren", is written over a horizontal line.

Community Development Coordinator