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STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Committee of the Whole
MEETING DATE: June 9, 2014
REPORT NO.: EPW.14.006
SUBJECT: Assumption Bylaw for Alpine
 Flatlands Subdivision
 Registered Plan 1126
PREPARED BY: Mike Campbell, Construction
 Coordinator

A. Recommendations

THAT Council receive Staff Report EPW.14.006, "Assumption By-law for Alpine Flatlands Subdivision Registered Plan 1126";

AND THAT Council enact a By-law to approve full acceptance and assumption of the public works constructed and installed within Registered Plan 1126, less Block 25.

B. Background

Staff have determined that all developer obligations have been met under the Subdivision Agreement for Registered Plan 1126, Alta Road, as shown on Attachment 1. Block 25 on Plan 1126 is specifically excluded from this assumption as Municipal Works constructed on this Block are associated with the Alpine Flatlands Phase 2/Alpine Springs subdivision works.

All Department Heads have acknowledged clearance of the acceptance and assumption of the Works.

All securities for these projects have been returned, there are no outstanding costs and it is appropriate that the Town assume the Works as Municipal Works.

A draft by-law has been prepared to initiate the following and is provided as Attachment 2.

1. All of the public works constructed and installed in accordance with the subdivision agreement for Registered Plan 1126 less Block 25 are hereby accepted and assumed.
2. Alta Road as shown on Registered Plan 1126 is hereby assumed for public use.

Staff recommends Council enact a By-law to approve full acceptance and assumption of the public works constructed and installed within Registered Plan 1126, Alta Road, less Block 25.

C. The Blue Mountains' Strategic Plan

Town's Strategic Plan Goal No. 2 "Addressing the Town's Municipal Infrastructure needs" is in part satisfied by the recommended action.

D. Environmental Impacts

Not applicable

E. Financial Impact

The Town will now become responsible for all operation, maintenance and ultimate replacement costs associated with public works within Registered Plan 1126 less Block 25. Future Town budgets will make allowance for these costs.

F. In Consultation With

Jim Dymont, Acting Director of Planning and Building
Robert Cummings, Director of Finance and IT Services
Shawn Everitt, Director of Community Services
Ron Doherty, Fire Chief
John Metras, Town Solicitor
Troy Speck, CAO

G. Attached

1. Registered Plan 1126.
2. Draft Assumption By-Law for Alpine Flatlands Subdivision Registered Plan 1126.

Respectfully submitted,

Mike Campbell

Mike Campbell
Construction Coordinator
Town of The Blue Mountains
Engineering and Public Works Department
Office: 519-599-3131 x 275
Fax: 519-566-7723
mcampbell@thebluemountains.ca

Reg Russwurm

Reg Russwurm
Director, Engineering and Public Works
Town of The Blue Mountains

PLAN 1126

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE REGISTRY DIVISION OF GREY (No. 16) AT 11:41 a.m. O'CLOCK ON THE 7th DAY OF November 2002, AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. 458432

James Macneil
Deputy REGISTRAR

NOTE: THE LANDS SUBDIVIDED COMPRISE PART OF THE LANDS COVERED BY C.T.A. No. 304768 AND IS SUBJECT TO EASEMENTS AS IN INSTRS. 388723 AND 450659

THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 5 (158) OF THE PLANNING ACT, CHAPTER P 13 R.S.O. 1990 AS AMENDED.

THIS 28th DAY OF October, 2002

Sharon White CLERK
Lucy Miller WARDEN

**PLAN OF SUBDIVISION OF
PART OF LOT 23
CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY**

SCALE 1:1000

ZUBEK, EMO, PATTEN & THOMSEN LTD.
2002

METRIC

DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES:

BEARINGS HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE BEARING OF THE NORTHERLY LIMIT OF PART 1, PLAN 16R-7961 BEING N72°5'14.0"E, IN ACCORDANCE THEREWITH.

- ⊕ DENOTES SET
- ⊙ DENOTES FOUND
- ⊕ S.B. DENOTES 0.025 X 0.025 X 1.219 IRON SURVEY BAR
- ⊕ P.S. DENOTES 0.016 X 0.016 X 0.610 IRON SURVEY BAR
- ⊕ S.S.B. DENOTES 0.025 X 0.025 X 0.610 IRON SURVEY BAR
- ⊕ C.C. DENOTES CUT CROSS
- P.1 REFERS TO PLAN 16R-7961

ALL SURVEY BARS FOUND ARE MARKED (1390) UNLESS OTHERWISE STATED

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE UNDER THEM

2. THE SURVEY WAS COMPLETED ON THE 15th DAY OF OCTOBER 2002.

OCTOBER 17, 2002 *Paul R. Thomsen* O.L.S.

PAUL R. THOMSEN
ONTARIO LAND SURVEYOR
COLLINGWOOD

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 24, BOTH INCLUSIVE, BLOCKS 25-27, BOTH INCLUSIVE, AND THE STREET, NAMELY ALTA ROAD, AND THE RESERVES, NAMELY BLOCKS 28 AND 29, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.

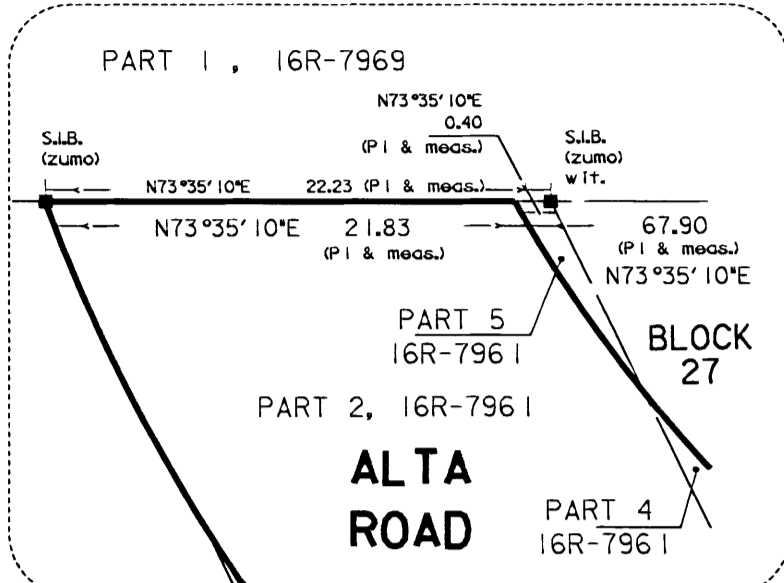
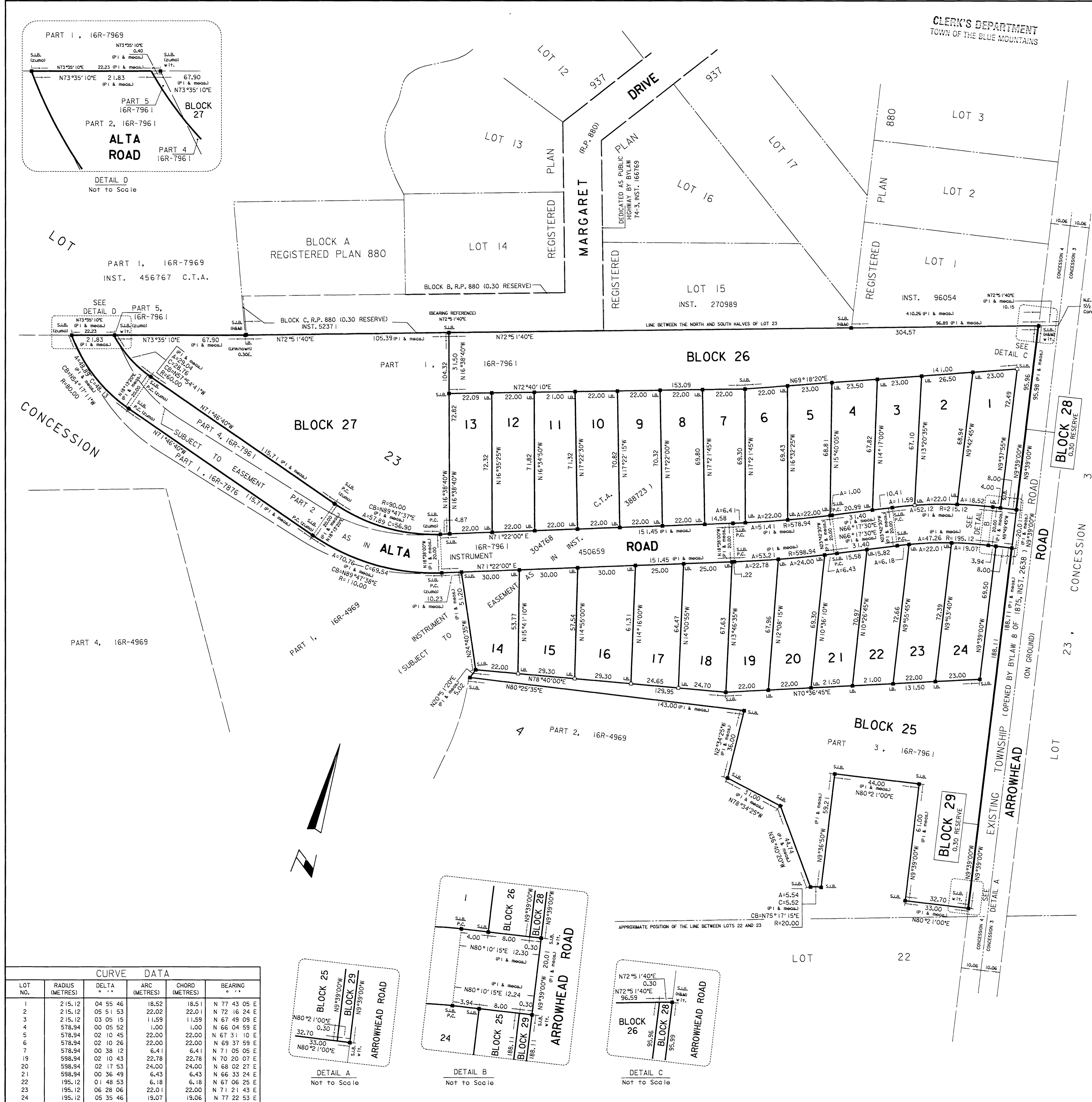
2. THE STREET IS HEREBY DEDICATED TO THE TOWN OF THE BLUE MOUNTAINS AS PUBLIC HIGHWAY.

DATED THIS 17th DAY OF OCTOBER 2002

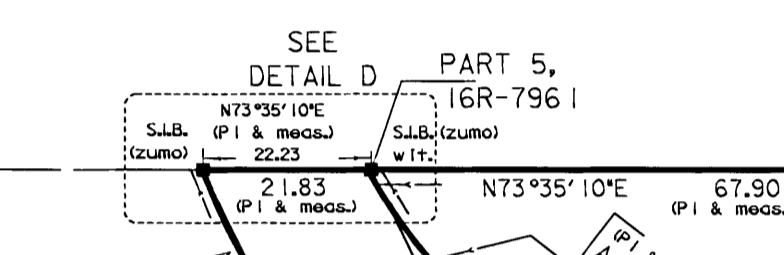
ALPINE SKI CLUB OF TORONTO

PER *W.J. Williams*
W.J. WILLIAMS, GENERAL MANAGER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

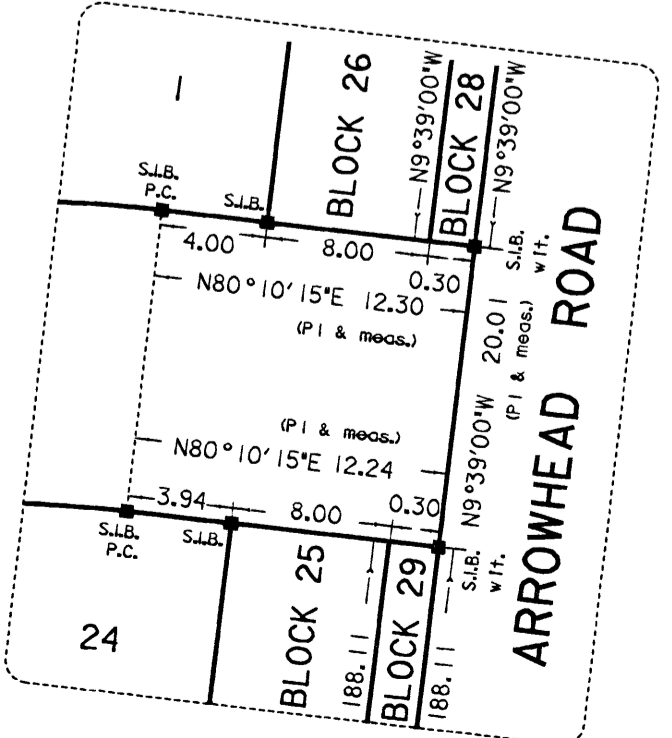
ZUBEK, EMO
PATTEN & THOMSEN LIMITED
39 STEWART ROAD
COLLINGWOOD, ONTARIO L9Y 4M7
PHONE: (705) 445-4910 FAX: (705) 445-5866
JOB No. 2001-3 SURVEY FOR: WILSON-McLEAN INC.



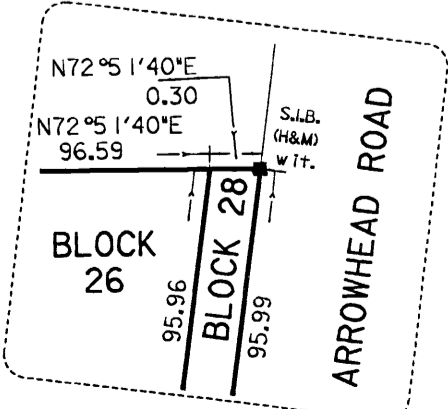
DETAIL D
Not To Scale



DETAIL A
Not To Scale



DETAIL B
Not To Scale



DETAIL C
Not To Scale

CURVE DATA						
LOT NO.	RADIUS (METRES)	DELTA ° ' "	ARC (METRES)	CHORD (METRES)	BEARING ° ' "	
1	215.12	04 55 46	18.52	18.51	N 77 43 05 E	
2	215.12	05 51 53	22.02	22.01	N 72 16 24 E	
3	215.12	03 05 15	11.59	11.59	N 67 49 09 E	
4	578.94	00 05 52	1.00	1.00	N 66 04 59 E	
5	578.94	02 10 45	22.00	22.00	N 67 31 10 E	
6	578.94	02 10 26	22.00	22.00	N 69 37 59 E	
7	578.94	00 38 12	6.41	6.41	N 71 05 05 E	
19	598.94	02 10 43	22.78	22.78	N 70 20 07 E	
20	598.94	02 17 53	24.00	24.00	N 68 02 27 E	
21	598.94	00 36 49	6.43	6.43	N 66 33 24 E	
22	195.12	01 48 53	6.18	6.18	N 67 06 25 E	
23	195.12	06 28 06	22.01	22.00	N 71 21 43 E	
24	195.12	05 35 46	19.07	19.06	N 77 22 53 E	

THE CORPORATION OF THE TOWN OF
THE BLUE MOUNTAINS

By-law No. 2014 –

Being a By-law to accept and assume works in Registered Plan 1126
less Block 25

WHEREAS sections 11 and 31 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, enables the council of a municipality to pass by-laws to establish and assume highways for public use;

AND WHEREAS all of the public works in Registered Plan 1126 have been constructed and installed in accordance with the subdivision agreement for this Plan;

NOW THEREFORE the Council of the Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. All of the public works constructed and installed in accordance with the subdivision agreement for Registered Plan 1126, less Block 25 are hereby accepted and assumed.
2. Alta Road shown on Registered Plan 1126 is hereby assumed for public use.

Enacted and passed this day of , 2014

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Ellen Anderson, Mayor

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Corrina Giles, Clerk