



Staff Report IN2025-06

Committee 2025-05-26

Council 2025-06-09

Amendments ☐

Submitted To: Committee of the Whole | Council
Submitted By: Mohamed Alkoka, Director of Infrastructure
Prepared By: Amber Leal, Manager of Infrastructure, Growth & Development
Sheldon Hancock, Engineering Technologist, Infrastructure,
Growth and Development
Subject: Summit View Phase 1 Subdivision Assumption

Recommendation

THAT Staff Report IN2025-06 Summit View Phase 1 Subdivision Assumption, be received;

AND THAT Council approve the assumption of all non-assumed municipal works within the Summit View Phase 1 Subdivision;

AND THAT Council enacts and pass a by-law to assume the roads and infrastructure within Phase 1 of the Summit View Subdivision.

Amendments

None.

1. Executive Summary

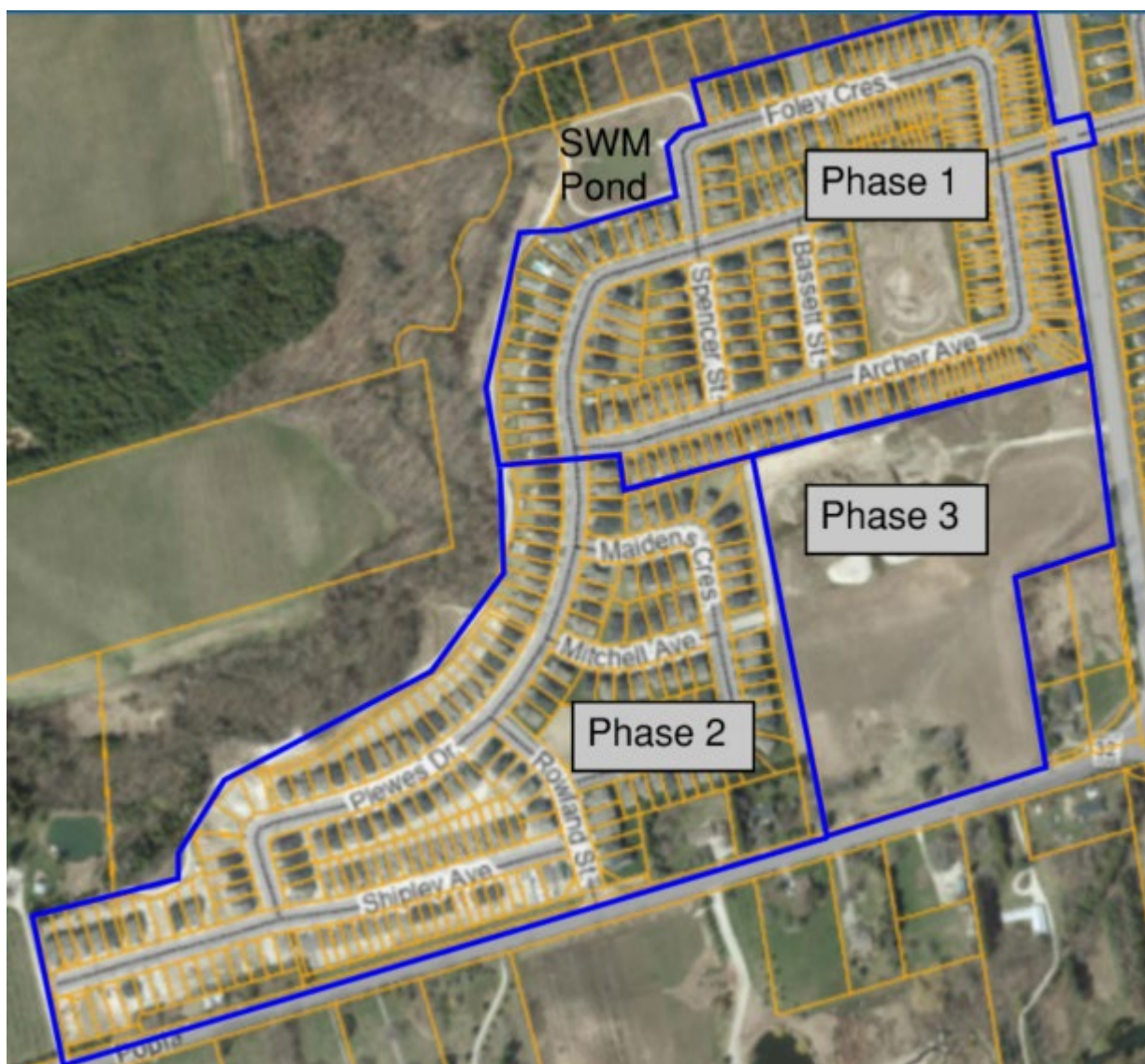
The Summit View subdivision is located north of Poplar Sideroad, west of High Street and south of Campbell Street. In September 2019, the Town of Collingwood entered into a subdivision agreement with Charleston Mortgage Trustco Inc. and Devonleigh Land Inc. Phase 1 of the subdivision consists of 82 single family units, 44 semi-detached units and 87 townhouse units.

Roads to be assumed within Phase 1 include Foley Crescent, Bassett Street, Spencer Street, Archer Avenue and Plewes Drive north of Archer Avenue.

All associated water and sanitary infrastructure contained within the road right of ways mentioned above will also be assumed by the Town.

The stormwater management pond was constructed as part of Phase 1. It will be assumed as part of a later phase.

Staff recommend that Council enact and pass a by-law to assume the roads and all associated municipal infrastructure within Phase 1 of the Summit View Subdivision.



2. Analysis

Final Assumption Checklist

Staff have inspected all municipal facilities constructed in association with this development and are satisfied that the works have been completed in accordance with applicable standards and the executed Subdivision Agreement. Staff are satisfied that the developer has fulfilled their obligations under the terms of the Agreement.

If approved, ownership of the roads and infrastructure would shift to the Town, as outlined in the Subdivision Agreement.

Notification

All divisions of the Infrastructure Department have been notified of the proposed assumption.

Financial Impacts

Once the subdivision has been assumed, the Finance Department can release the remaining securities to Charleston Mortgage Trustco Inc. and Devonleigh Land Inc.

3. Input from Other Sources

Reviewed by Department Heads at their meeting on May 20th, 2025.

4. Applicable Policy or Legislation

Not Applicable

5. Considerations

2024-2028 Community Based Strategic Plan: Progress towards achieving CBSP Goal

☐ Sustainable ☐ Connected ☐ Vibrant ☒ Responsible

☐ Services adjusted if any Not Applicable

☐ Climate Change / Sustainability: No net effect on climate
change/sustainability

☐ Communication / Engagement: Not Applicable

☐ Accessibility / Equity, Diversity, Inclusion: Not Applicable

☐ Registered Lobbyist(s) relating to content: None

Next steps and future action required following endorsement:

- Council enact and pass a by-law to assume the roads and infrastructure within Phase 1 of the Summit View Subdivision.
- Infrastructure Department to provide notice to internal departments to update GIS records of assumed infrastructure, release securities and include in long term maintenance planning.

6. Appendices and Other Resources

Appendix A: Plan 51M-1170

Appendix B: Draft Assumption By-law

7. Approval

Prepared By:

Sheldon Hancock, Engineering Technologist, Infrastructure, Growth & Development

Reviewed By:

Amber Leal, Manager of Infrastructure, Growth & Development

Submitted By:

Mohamed Alkoka, Director of Infrastructure

CAO Comments:

☒ Endorsed by CAO Skinner on May 21, 2025 to proceed to COW.