



## Planning & Development Services

<b>Prepared for</b>	Regular Council	<b>Report No.</b>	PDS-50-2023
<b>Agenda Date</b>	June 26, 2023	<b>File No.</b>	350308-0058

<b>Subject</b>
<b>ALLISTON WOODS PHASE 1 SECOND AMENDING SUBDIVISION AGREEMENT EAST OF SPEARS ROAD, NORTH OF GARRISON ROAD 2835033 ONTARIO INC. (MITCH WILLIAMS)</b>

<b>Recommendations</b>
<b>THAT</b> Council authorizes the entry into a Second Amending Subdivision Agreement with 2835033 Ontario Inc. for the Alliston Woods Phase 1 subdivision, and further
<b>THAT</b> Council directs staff to submit a by-law to execute the Second Amending Subdivision Agreement and associated documents.

<b>Relation to Council's 2023-2027 Corporate Strategic Plan</b>
Priority: Managed Growth through Responsibility, Stewardship and Preservation

<b>List of Stakeholders</b>
2835033 Ontario Inc. (Mitch Williams), Developer The Corporation of the Town of Fort Erie Area Residents

Prepared by:	Submitted by:	Approved by:
<b>Original Signed</b>	<b>Original Signed</b>	<b>Original Signed</b>
Brad Johnston, C.E.T. Supervisor, Development Engineering	Anamika Dilwaria, MCIP, RPP Director, Planning and Development Services	Chris McQueen, MBA Chief Administrative Officer

### **Purpose of Report**

The purpose of this report is to obtain Council's authorization to enter into a Second Amending Subdivision Agreement with 2835033 Ontario Inc. for the development of the Alliston Woods Phase 1 Subdivision. A location map is attached as **Appendix "1"**.

### **Analysis**

The subject lands known as the Alliston Woods Subdivision are located in the Spears/ High Pointe Neighbourhood, generally located east of Spears Road, north of Regional Road No. 3 (Garrison Road).

Draft plan approval was originally granted by the Town on January 29, 2001 and was recently extended to May 5, 2023 with the approval of Report No. [PDS-05-2022](#). The Draft Approved Subdivision contains a total of 170 lots for single detached dwellings, 6 blocks for townhouse dwellings, 1 block for a vacant land condominium, 3 blocks for parkland, 1 block for environmental conservation, 1 block for stormwater management and 2 blocks for 0.30 metre reserves. The correct, registered M-plan (59M-516) is attached as **Appendix "2"**.

Subsequent to the Amending Subdivision Agreement in December 2022, further amendments are required to the agreement schedules. They include addressing road widenings that were not identified in the original Schedule B, and Schedules A-1 and Schedule C-1, which although contained required amendments, did not include additional amendments that were made by the Registry Office to a number of the Property Identification Numbers (PINs) that were reassigned to certain portions of lands, due to the transfer of parcels between the Town and the Developer.

Similar to the amending agreement, these further amendments do not result in additional building units nor do they expand the scope of the development proposal.

### **Financial/Staffing Implications**

All costs including administrative and legal costs associated with the development of this Plan of Subdivision are the responsibility of the Developer.

### **Policies Affecting Proposal**

The lands are being developed in accordance with the applicable policies contained in the Planning Act, R.S.O. 1990, the Town's Official Plan, the Comprehensive Zoning By-Law 129-90 and the Town's Subdivision Control Guidelines requirements.

**Comments from Relevant Departments/Community and Corporate Partners**

There are no comments from other Departments or Community and Corporate Partners

**Communicating Results**

No additional communications recommended at this time.

**Alternatives**

As an alternative, Council could deny the authorization to amend the first Amending Subdivision Agreement, but this is not recommended by staff as it would prohibit the Town on obtaining the dedications of required 0.30m reserve blocks and widening portions of the rights-of-way.

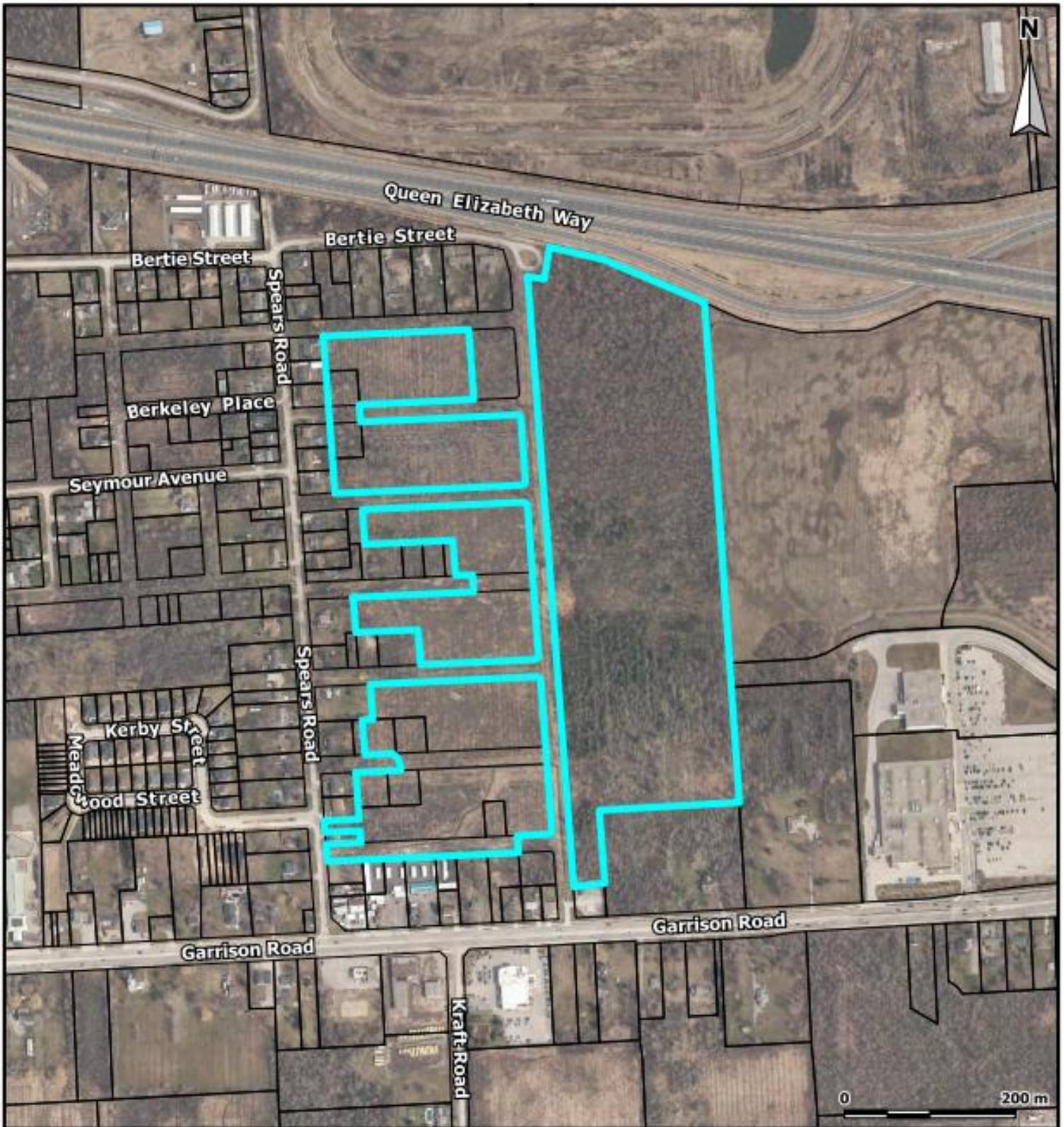
**Conclusion**

All of the lands subject to the development of the Alliston Woods Phase 1 subdivision are required to be included in the Description of Lands in the Subdivision Agreement, therefore Council must adopt a By-law authorizing the Mayor and the Clerk to execute the Second Amending Subdivision Agreement and associated documents.

**Attachments**

**Appendix "1"** – Location Plan

**Appendix "2"** – Registered Subdivision Plan 59M-516

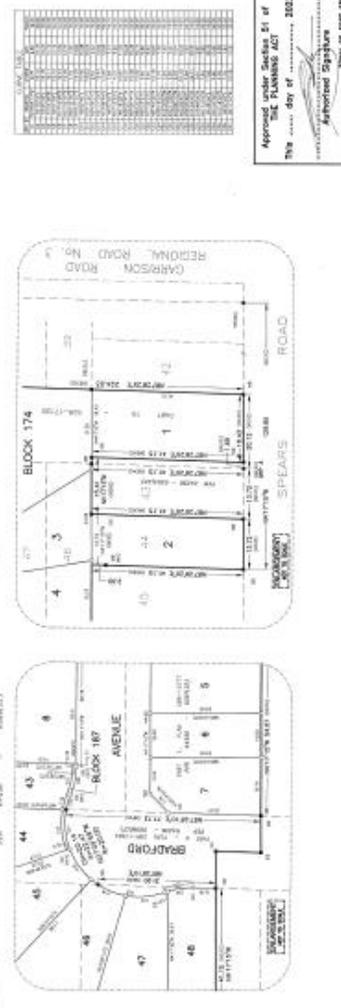
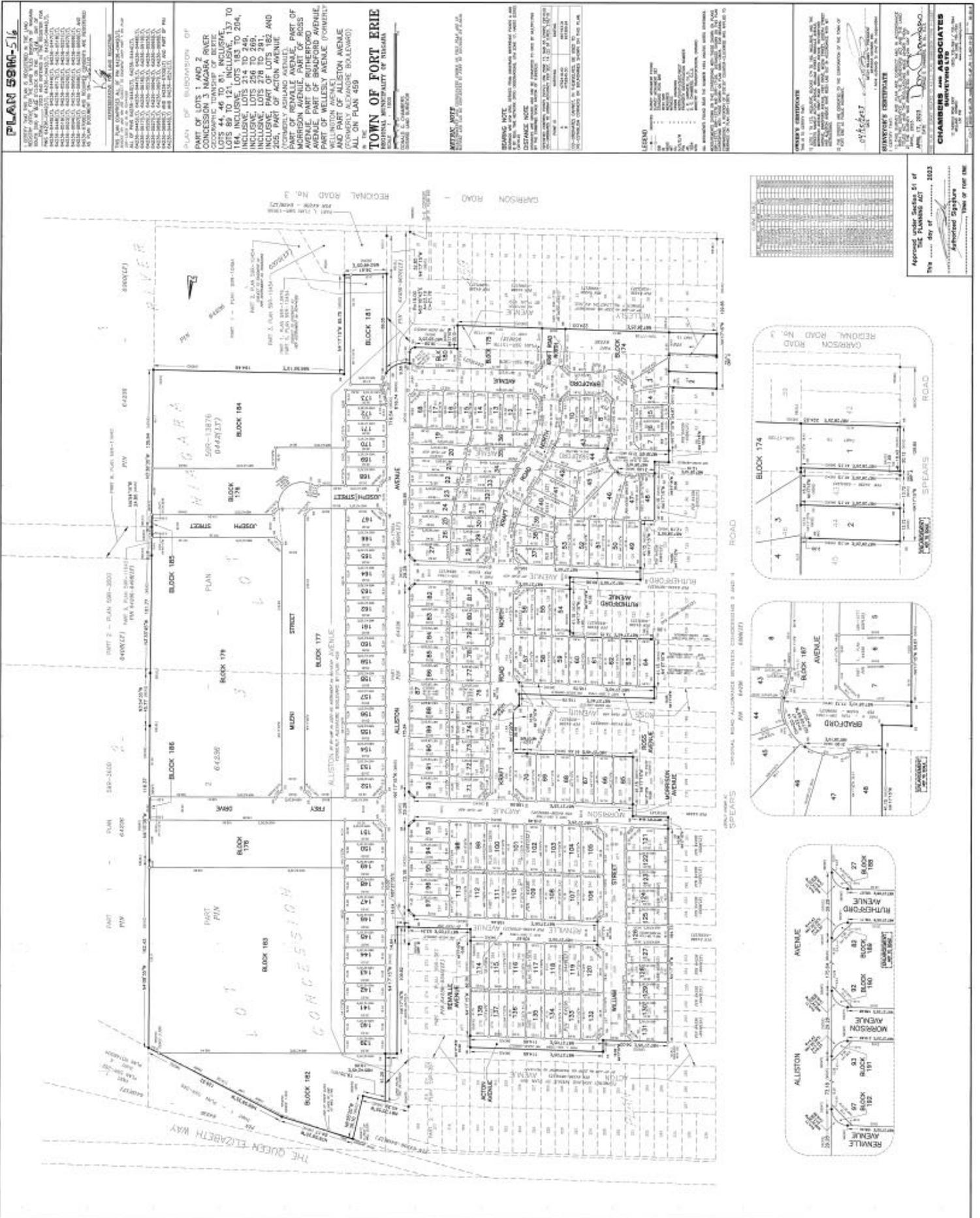


**LOCATION PLAN**  
**Alliston Woods Subdivision**

 Subject Lands - Alliston Woods Subdivision

BERTIE CON 3 PT LOTS 1 AND 2 PLAN 119 LOT 44, LOTS 46-81, LOTS 89-121, LOTS 137-164, LOTS 182-204, LOTS 214 TO 249, LOTS 256 TO 269, LOTS 278 TO 291 PT LOT 205 PT RENVILLE AVENUE PT ROSS AVENUE PT BRADFORD AVENUE PT WELLINGTON AVENUE NP459 RP 59R10454 PARTS 5 AND 6 IN THE TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA

# APPENDIX "2" TO ADMINISTRATIVE REPORT PDS-50-2023 DATED JUNE 26, 2023



Approved under Section 41 of  
the Planning Act  
This ..... day of ..... 2023  
Approved: [Signature]  
Municipal Engineer  
Town of Fort Erie

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