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Report 2024-084

Report Title: 4746 County Road 74, Port Hope – Development Agreement

Committee Name: Public Works

Committee Meeting Date: July 29, 2024

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Manager of Infrastructure
Public Works

Reviewed by: Carol Coleman
Associate Director of Engineering
Transportation, Waste, Facilities and Capital Projects

Denise Marshall
Director, Public Works

Approved by: Jennifer Moore, CAO

Council Meeting Date: August 14, 2024

Strategic Plan Priorities: Innovate for Service Excellence
 Ignite Economic Opportunity
 Foster a Thriving Community
 Propel Sustainable Growth
 Champion a Vibrant Future

Recommendation

“**That** the Public Works Committee, having considered Report 2024-084 ‘4746 County Road 74, Port Hope - Development Agreement’, recommend that County Council direct staff to enter into a Development Agreement with Leisa Raye Clifford and the Municipality of Port Hope for the construction of two temporary entrances off of County Road 74, which shall ultimately be permanently located off of a future Municipal Road.”

Purpose

The purpose of this report is to direct staff to proceed with entering into a Development Agreement with Leisa Raye Clifford and the Municipality of Port Hope for the construction of two

temporary entrances off of County Road 74 that will ultimately be constructed and permanently located off of a future Municipal Road.

Background

Leisa Raye Clifford is developing two small parcels of land located at 4746 County Road 74 (Dale Road) which will require temporary access from County Road 74 until such time as a future Municipal Road is constructed that will sever the two lots. The development will include the construction of two new residential homes and the future Municipal Road that will sever the two parcels will become part of a larger future subdivision.

When the future Municipal Road has been constructed the temporary entrances off of County Road 74 will be removed and two new entrances will be constructed off of the Municipal Road which will become permanent.

Consultations

N/A

Legislative Authority / Risk Considerations

A development agreement will be developed and reviewed by legal counsel prior to execution.

The developer will retain the contractor to complete the works within the County ROW and will be responsible to comply with all relevant guidelines and legislation including but not limited to the Occupational Health and Safety Act, R.S.O. 1990 (OHS), O. Reg. 406/19: On-Site and Excess Soil Management, Ontario Traffic Manual Book 7 for Traffic Control, etc. The contractor will also be required to obtain a ROW permit from the County and any other required agency approvals.

Discussion / Options

Allowing developers to complete this type of work under a development agreement is a common wide-spread municipal practice.

Financial Impact

The developer will be responsible for all costs associated with the construction of both the temporary and permanent entrances.

Member Municipality Impacts

The design drawings for the water servicing include the Municipality of Port Hope infrastructure and will be reviewed and approved by the Municipality of Port Hope and are included as part of the conditions of Consent for B01/23 and B02/23.

The Municipality will also review and approve the permanent location of the two entrances off of the future municipal road and will be included as part of the Development Agreement as well as all other required provisions between the Municipality of Port Hope and Liesa Raye Clifford.

Conclusion / Outcomes

It is recommended that County Council direct staff to proceed with entering into a development agreement with Leisa Raye Clifford and the Municipality of Port Hope for the construction of two

temporary entrances off of County Road 74 ultimately to be permanently located off of a future Municipal Road.

Attachments

1. Report 2024-084 ATTACH 1 'Entrance Location Sketch'