

THE MUNICIPALITY OF LAMBTON SHORES

Report PL 05-2025

Council Meeting Date: February 25, 2025

TO: Mayor Cook and Members of Council
FROM: Will Nywening, Senior Planner
RE: Waterline Assumption – Forest Non-Profit Seniors Housing (Townsend Meadows) – 5969 Townsend Line, Forest

RECOMMENDATION:

THAT Report PL 05-2025 regarding a request by Forest Non-Profit Seniors Housing regarding waterline assumption, be received;

THAT the waterline distribution system infrastructure located on lands known as 5969 Townsend Line, Forest be assumed by the Municipality of Lambton Shores;

THAT an appropriate security be retained, as determined by the Director of Public Works, for the completion of outstanding grading work; and

THAT By-Law 13 of 2025 be approved.

SUMMARY

This report relates to a request by Forest Non-Profit Seniors Housing (Townsend Meadows) for lands known as 5969 Townsend Line, Forest for the Municipality to assume the water system constructed within the property and return securities.

BACKGROUND

The subject lands have been developed as a townhouse development. The development proceeded in phases under an agreement with the Municipality dated May 11, 2008. The property and internal infrastructure and roads are to be privately owned and operated with the exception of the water distribution system.

The as-constructed drawings for this development, showing the location of buildings and infrastructure, including the water distribution system, is attached.

Per the 2008 agreement, the municipality is to take over ownership and operation of the waterlines and fire hydrants constructed within the development. Assumption of ownership is to happen after full build-out of the development, completion of all works

required under the agreement, and expiration of a 2-year maintenance period. Under the agreement, the Municipality will retain \$7500.00 of the securities provided as a long-term payment toward future operating and maintenance costs of the Municipal water distribution in compensation for assumption of the water distribution system within the development.

The owner has conveyed to the Municipality an easement for long-term operation and maintenance of the waterline and its appurtenances.

DISCUSSION

It has now been two years since the final phase and works required under the agreement have been completed. The owner's engineer has provided a Certificate of Completion of Works dated February 6, 2025 (attached), certifying that the works are generally complete per the agreement and free of defect. The only outstanding item is the completion of some grading work within the unopened road allowance to the west of the property. The Director of Public Works has reviewed the request and confirmed acceptance, noting the outstanding grading work.

The grading work can be completed without significant disruption to the site and does not impact the water distribution system.

Staff therefore recommend that Council assume the water system within the subject lands by by-law, but that an appropriate amount of security, as determined by the Director of Public Works, be retained for the completion of the grading work. This would be in addition to the \$7500.00 of securities being retained (cashed) for long-term operation and maintenance of the water distribution system. A draft by-law is included in the By-laws section of Council's agenda, and the recommendations address the retention of securities for outstanding grading work.

ALTERNATIVES TO CONSIDER

None at this time.

RECOMMENDED ACTIONS

That Council receive Report PL 05-2025 and assume the water distribution system within 5969 Townsend Line, Forest by b-law, subject to Staff retaining securities for completion of outstanding grading work.

FINANCIAL IMPACT

The Municipality will deposit \$7500.00 of the securities for use for operation and maintenance of the Municipal water distribution system.

CONSULTATION

Nick Verhoeven, Director of Public Works

Subject Lands (2020 Air Photos)



Subject Lands