



**THE CORPORATION OF THE  
MUNICIPALITY OF KINCARDINE  
REPORT**

**Subject:** The Lindston Group Inc. Subdivision Agreement  
**Director:** **Infrastructure & Development**  
**Manager:** **Development Services**  
**Report Number:** Development Services-2023-22  
**Meeting Date:** **Monday, July 10, 2023**

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**Recommendation:**

That the Subdivision Agreement for the Lindston Group Inc, substantially in the form attached to report Development Services 2023-22, be approved by Council by by-law; and

THAT the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this agreement.

**Date to be considered by Council:** Monday, July 10, 2023

**Report Summary:**

The owners of the Lindston Group Inc. development are completing their conditions of approval for the subdivision approval. A condition is that the Owner enter into a Subdivision Agreement with the Municipality agreeing to satisfy all the requirements, financial and otherwise of the Municipality concerning the provision of roads, installation of services, facilities, and drainage. As the documents have been circulated and reviewed the recommendation is to proceed with the Subdivision Agreement. By approving the agreement this will allow the development to proceed and provide the Municipality with residential development potential.

**Origin:** Owner Request

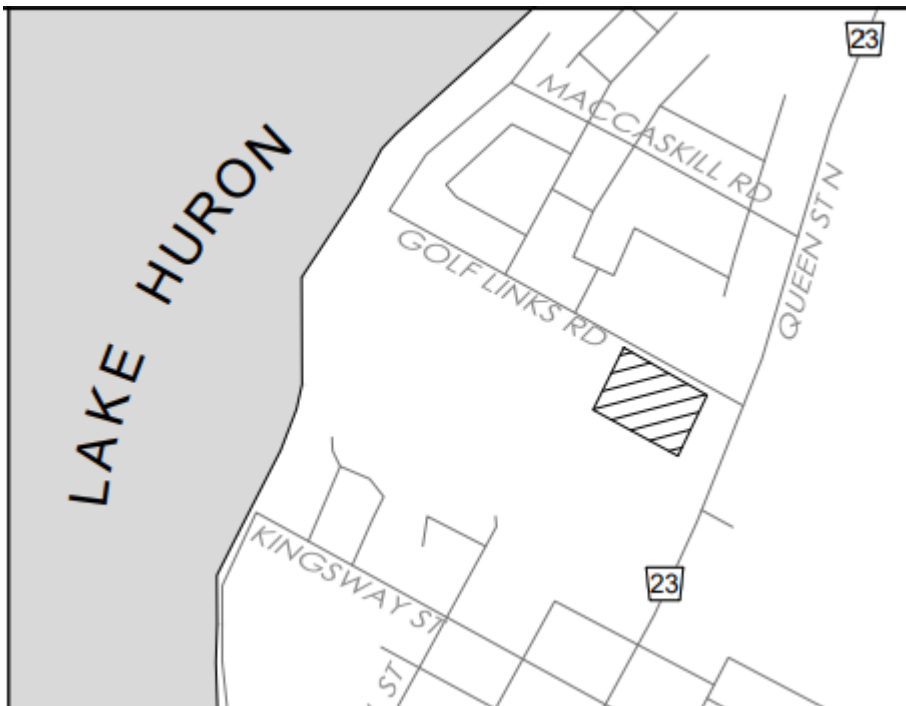
**Existing Policy:** Subdivision Agreement Policy, Municipal Development and Servicing Guidelines

## Background/Analysis:

The Lindston Group Inc. is proposing the development of 32 residential units off the south side of Golf Links Rd in Kincardine. The proposed development will be constructed to a Municipal standard road cross section and is proposed to see the conveyance of the infrastructure related to service the site inclusive of the sanitary, storm, water, and road assets. The development will be inclusive of storm water management, streetlights, sidewalks, and landscaping.

The developer has completed all planning components and has received a draft set of conditions from the County. One of those conditions is that the developer enters into a subdivision agreement with the Municipality. The development review team is satisfied with the proposed development plans and thus is seeking Council support to have all documentation signed to enable the developer to proceed.

The Municipality's infrastructure is able to manage and support the proposed development. The development proposal aligns with the goals of the Municipality's official plan, zoning, and integrated strategy. The proposal also further aligns with the Provincial housing goals. Given all considerations staff are seeking Council approval to move the development forward.



## Integrated Strategy 2020 – 2025

Goal ED 5: Develop housing and supports for residents, population growth and community development.

Goal VGI 2: Provide infrastructure needed to accommodate planned growth.

## Financial Implications:

The developer is responsible for all costs associated with the development. Once the development is complete the Municipality will assume the maintenance and replacement of the infrastructure and roads for the site.

**Attachments:** Subdivision Agreement, Site Plan

**Prepared by:** Kelly Vickery – Planning Coordinator and Adam Weishar – Director of Infrastructure & Development

**Submitted by:** Adam Weishar – Director of Infrastructure & Development