



A community that grows together

Report To: Warden Horner and Members of County Council

Meeting Date: April 24, 2025

Subject: Fields Estates Subdivision – Dufferin Road 18 Improvements

From: Scott Burns, Director of Public Works/County Engineer

Recommendation

THAT the report from the Director of Public Works/County Engineer, Report #Public Works-2025-016, “Fields Estates Subdivision – Dufferin Road 18 Improvements”, dated May 8, 2025, be received.

AND THAT staff be directed to proceed with executing the required agreement(s) with the developer of the Fields Estates Subdivision to enable road improvements to Dufferin County Road 18 (Airport Road).

Executive Summary

- Fields Estates Subdivision is a proposed residential development in Mulmur on Dufferin Road 18 and has received conditional approval.
- The development requires access onto Dufferin Road 18.
- Roadway sightlines are limited and therefore the developer proposes to perform localized road improvements to ensure a safe and functional access.
- Staff require Council direction to execute necessary agreement(s) with the developer to enable the localized road improvement.

Background & Discussion

Fields Estates Subdivision (File No. SUB02-2021) is a proposed residential subdivision situated near the northeast corner of the intersection of Dufferin County Roads 18 and 17, in the Township of Mulmur. The development comprises 44 single-detached units

and 14 semi-detached blocks and includes a proposed full-movement intersection onto Dufferin County Road 18.

As part of the development application process, a Traffic Impact Study was submitted, revealing a vertical constraint along Dufferin County Road 18 near the proposed intersection. This issue raises concerns regarding sufficient sightlines and overall road safety for the proposed intersection.

To address this, the Developer is proposing to reconstruct a portion of Dufferin County Road 18 (attached). Preliminary plan and profile drawings submitted as part of the proposal demonstrate that road improvements will provide the necessary sightlines and ensure compliance with County Entrance Policy standards. In addition, staff recommend extending the existing 50 km/hr zone further north once the road work is complete.

The County's Delegation of Authority By-law (By-law 2024-22) does not authorize the Director of Public Works to permit private developers to directly carry out construction on County infrastructure. As a result, a formal agreement between the County and the Developer must be established to move forward. This agreement would enable the developer to carry out the roadworks on the County's behalf, under appropriate County supervision, with necessary financial securities and indemnification provisions in place.

Considering the Developer's willingness to proceed, staff recommend that Council authorize staff to enter into the necessary agreement(s) to ensure the timely completion of the proposed road works.

Financial, Staffing, Legal, or IT Considerations

All costs associated with the work will be borne by the Developer, including costs associated with design, construction, and any required approvals for the roadwork including third party oversight.

The project described in this report results in additional work for staff within the Engineering Division. This work includes project review, developing necessary agreements, inspection, project meetings, etc.

Staff will ensure that the best practice and standards are satisfied to promote public safety and offer protection to the County from litigation.

In Support of Strategic Plan Priorities and Objectives

Community - increase affordable and attainable housing options

Equity – align programs, services and infrastructure with changing community needs

Respectfully Submitted By:

Scott Burns, P.Eng. C.E.T.
Director of Public Works/County Engineer

Attachments:

- Figure – Proposed Roadwork on Airport Road Location Map
- Figure – Speed Zone Locations

Reviewed by: Sonya Pritchard, Chief Administrative Officer