

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 20, 2017

FROM: Legal Department

DATE: February 9, 2017

SUBJECT: By-law 2017-027 – A By-law to Dedicate Certain Land as Part of a Public Highway - (Block 392, Plan 20M-1183 - Wheat Boom Drive; Block 393, Plan 20M-1183 -Threshing Mill Boulevard; Block 394, Plan 20M-1183 - Postridge Drive; Part 1 on Plan 20R-20602 - Threshing Mill Boulevard; Part 2 on Plan 20R-20602 - Eighth Line)

LOCATION: North of Dundas Street between Trafalgar Road and Eighth Line

WARD: 6

Page 1

RECOMMENDATION:

That By-law 2017-027, a by-law to dedicate certain land as part of a public highway (Block 392, Plan 20M-1183 - Wheat Boom Drive; Block 393, Plan 20M-1183 - Threshing Mill Boulevard; Block 394, Plan 20M-1183 - Postridge Drive; Part 1 on Plan 20R-20602 - Threshing Mill Boulevard; Part 2 on Plan 20R-20602 - Eighth Line) be passed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Reserves of land are required by the municipality when processing new plans of subdivision in order to block access to the subdivision from abutting undeveloped lands until those abutting lands are developed. Upon such development those reserves are then released by by-law, incorporating them into the public highway.
- Development of the abutting lands in Plans 20M-1183 and 20M-1185 has proceeded such that the reserves that are the subject of this report can be released in order to provide connected road access between the subdivisions.
- Also included in the by-law is part of the unopened road allowance between Lots 10 and 11, Concession 1 NDS, designated as Parts 1 and 2 on Plan 20R-20602, which abuts Plan 20M-1183, Part 1 being dedicated as part of Threshing Mill Boulevard and Part 2 being dedicated as part of Eighth Line.

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Page 2

BACKGROUND:

Reserves of land are required by the municipality when processing new plans of subdivision in order to block access to the subdivision from abutting undeveloped lands until those abutting lands are developed. Upon such development those reserves are then released by by-law, incorporating them into the public highway. Development of the abutting lands in Plans 20M-1183 and 20M-1185 has proceeded such that the reserves that are the subject of this report can be released in order to provide connected road access between the subdivisions. Also included in the by-law is part of the unopened road allowance between Lots 10 and 11, Concession 1 NDS, designated as Parts 1 and 2 on Plan 20R-20602, which abuts Plan 20M-1183, Part 1 being dedicated as part of Threshing Mill Boulevard and Part 2 being dedicated as part of Eighth Line.

COMMENT/OPTIONS:

The Development Engineering Department has no objection to the passing of By-law 2017-027 dedicating these lands as part of the public highway. The Legal Department does not consider there to be any exposure to the Town in passing this by-law. Full-size copies of Plans 20M-1183, 20M-1185 and 20R-20602, which show the location of the lands being dedicated are available for inspection in the Legal Department.

CONSIDERATIONS:

The by-law to this report is located under the by-law section of the agenda.

(A) PUBLIC

The dedication of these lands will provide connected road access to the homeowners in Plans 20M-1183 and 20M-1185.

(B) FINANCIAL

There are no financial considerations in dedicating these lands other than ongoing maintenance of the roadway.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Roads and Works Department will be required to continue maintaining the roadway.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do

(E) COMMUNITY SUSTAINABILITY

This issue addresses the economic sustainability of the community.

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Page 3

APPENDICES:

Appendix A – Part of Plan 20M-1183

Appendix B – Plan 20R-20602

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Town Solicitor