

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 9, 2022

TO: Committee of the Whole

FROM: Melanie Knight, Senior Planner

SUBJECT: **Development Agreement – Extension of Marshall Lake Road (Currie) Consent Applications B22-030 and B22-031**

RECOMMENDATION:

THAT Committee of the Whole recommend Council authorize the Mayor and Clerk to enter into a Development Agreement related to Lanark County Consent Applications B22-030 and B22-031 to extend the road allowance known as Marshall Lake Road as detailed in Attachment 3.

BACKGROUND:

The applicant has applied for two severances to create non-farm, rural residential lots as shown in Attachment 1. The land subject to the consent applications is currently vacant.

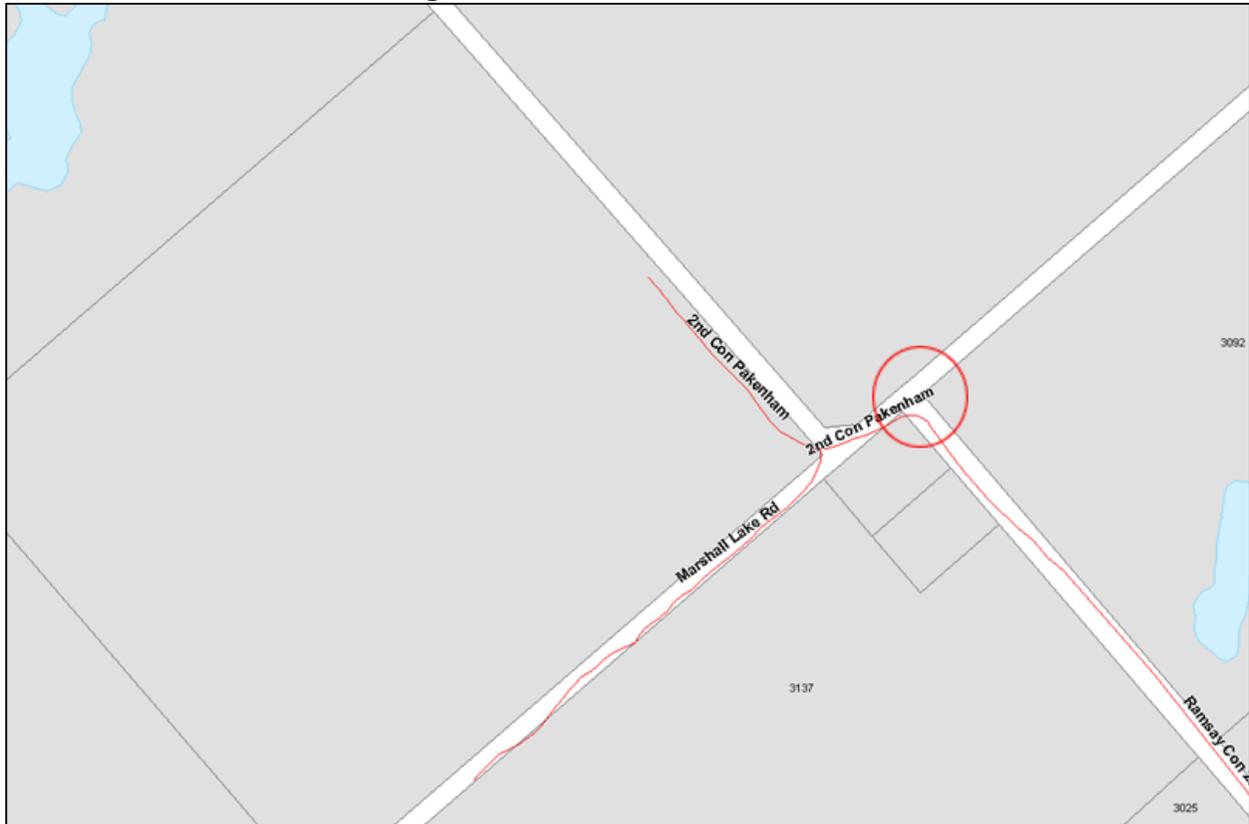
Typically, if there are any right-of-way upgrades or extensions required as a result of a consent application, Municipal staff would request as a condition of severance, that the applicant enter into a Development Agreement with the Municipality to undertake the necessary works in accordance with approved plans and provide the necessary securities. The consent application process provides the authority for Municipal staff to undertake the Development Agreement process with the applicant and have the Mayor and Clerk sign the agreement.

DISCUSSION:

At the time of application for the severances, staff advised the applicant that the portion of Marshall Lake Road, which provides frontage to the proposed severed lots, is not upgraded to municipal standards and is not maintained by the Municipality. As a result, this portion of the road would be required to be upgraded to municipal standards to provide proper frontage and access to the proposed lots. Figure 1 below highlights the end of the maintained portion of Marshall Lake Road (red circle).

It is noted that if the road is upgraded, there are no policy concerns at this time with respect to the proposed severances and that the Public Works Department has no concerns with the proposed upgrade to Marshall Lake Road.

Figure 1 – Marshall Lake Road



At the time of applications for consents, Municipal staff had advised the applicant that proceeding through the severance process was the preferred approach to undertake a Development Agreement for the road upgrade. This is the same approach that other applicants with similar applications have followed. Regrettably, in this situation, the consent applications at the County have taken longer than Municipal staff had anticipated, and this has caused significant delays for the applicant with respect to construction of the proposed single detached dwellings. As a result, Municipal staff have recently advised the applicant that a separate report to Committee and Council could be a more efficient avenue to undertake the Development Agreement process and begin the necessary road upgrades.

Staff have been working with the applicant on the necessary plans to upgrade Marshall Lake Road and are finalizing the design with the applicant and are reviewing the submitted cost estimates which will inform the amount of securities needed to be provided by the applicant for the road works. These securities will be held until such time that the upgrades are complete and inspected by Public Works staff.

The County has recently circulated the consent applications; however, at the time of writing this report, the consent applications are not scheduled for any upcoming Land Division Committee meeting.

If Committee/Council pass staff's recommendations, the signing of the Development Agreement can occur in the near future and the applicant could undertake the necessary road upgrades this calendar year.

SUMMARY:

In light of the foregoing, staff recommend that the Committee of the Whole recommend that Council authorize staff to prepare a Development Agreement and authorize the Mayor and Clerk to enter into such agreement to permit the applicant to undertake the necessary road upgrades.

Respectfully submitted by,



Melanie Knight, MCIP RPP
Senior Planner

Reviewed by:



Ken Kelly
CAO

ATTACHMENTS:

1. Attachment 1 – Proposed Severance Sketch (B22-030 and B22-031)
2. Attachment 2 – Proposed Plan for Marshall Lake Road Upgrade
3. Attachment 3 – Proposed By-law to Authorize Development Agreement