

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: December 15, 2020

TO: Committee of the Whole

FROM: Tyler Duval – Planning Consultant

SUBJECT: LIFTING 0.3M (1FT) RESERVE
East Part Lot 16, Concession 10, Almonte Ward, Mill Run Phase 5

RECOMMENDATION:

THAT the Committee of the Whole recommend Council lift the 0.3m (1ft) reserve to open Phase 5 of the Mill Run Subdivision, described as Blocks 22 on Plan 27M-91, Parts 1 and 2 on Plan 27R-11430, Almonte Ward.

APPLICATION SUMMARY

The Developer of the Mill Run Subdivision has requested that the 0.3m reserves be lifted in order to proceed with the sequential buildout of Phase 5 of the subdivision.

BACKGROUND

The Municipality is currently finalizing the development agreement for Phase 5 of the Mill Run Subdivision. Once the agreement is executed, residential building lots will be legally created and building permits can be released accordingly.

Phase 5 of the Millrun subdivision contains 19 lots for single detached dwellings, 6 blocks (12 dwelling units) for semi-detached dwelling units and 4 blocks for townhouse dwellings (22 townhouse units) along part of Leishman Drive and Bracewell Street.

Currently, the 0.3m (1FT) reserves prevent access to the lands described as Phase 5 of the subdivision. Lifting the reserves will allow the construction and extension of municipal right-of ways and the other related municipal infrastructure, which in-turn will enable the release of building permits for the planned dwellings.

The intent of the 0.3m reserves is to limit the subdivision development to the area that has received approval and to keep the development of the subdivision within the scope of the subdivision agreement.

The original subdivision agreement for the Mill Run subdivision stipulated that prior to the lifting of the one foot reserves the owner must satisfy the following:

- Associated works from previous Phases completed to the satisfaction of the Municipality;
- Post financial securities for development phase; and
- Enter into the subdivision agreement.

To date, there are no previous works deemed incomplete that would prevent the lifting of the reserve in order to open Phase 5 and Menzies Inc., has posted the required securities for Phase 5 of the subdivision.

At the time of writing this report, the final draft of the agreement for Phase 5 of the Mill Run subdivision has been sent to the developer for review. Should Menzies Inc. be satisfied with the terms and conditions of the phase, it will be signed and executed promptly. The Municipality anticipates the agreement be executed prior to the December 15th, 2020 Committee of the Whole meeting, and in good faith, are comfortable with recommending the lifting of the reserves at this time.

Results of Circulation

CAO	– no objections.
Director of Public Works	– no objections.
Planning Department	– no objections

RECOMMENDATIONS

The conditions to lift the 0.3m reserves have been fulfilled to the satisfaction of the Municipality. It is the recommendation of the Planning Department to lift the 0.3m (1ft) reserves, described as Blocks 22 on Plan 27M-91, Parts 1 and 2 on Plan 27R-11430, Almonte Ward and dedicate them as part of the municipal right of way.

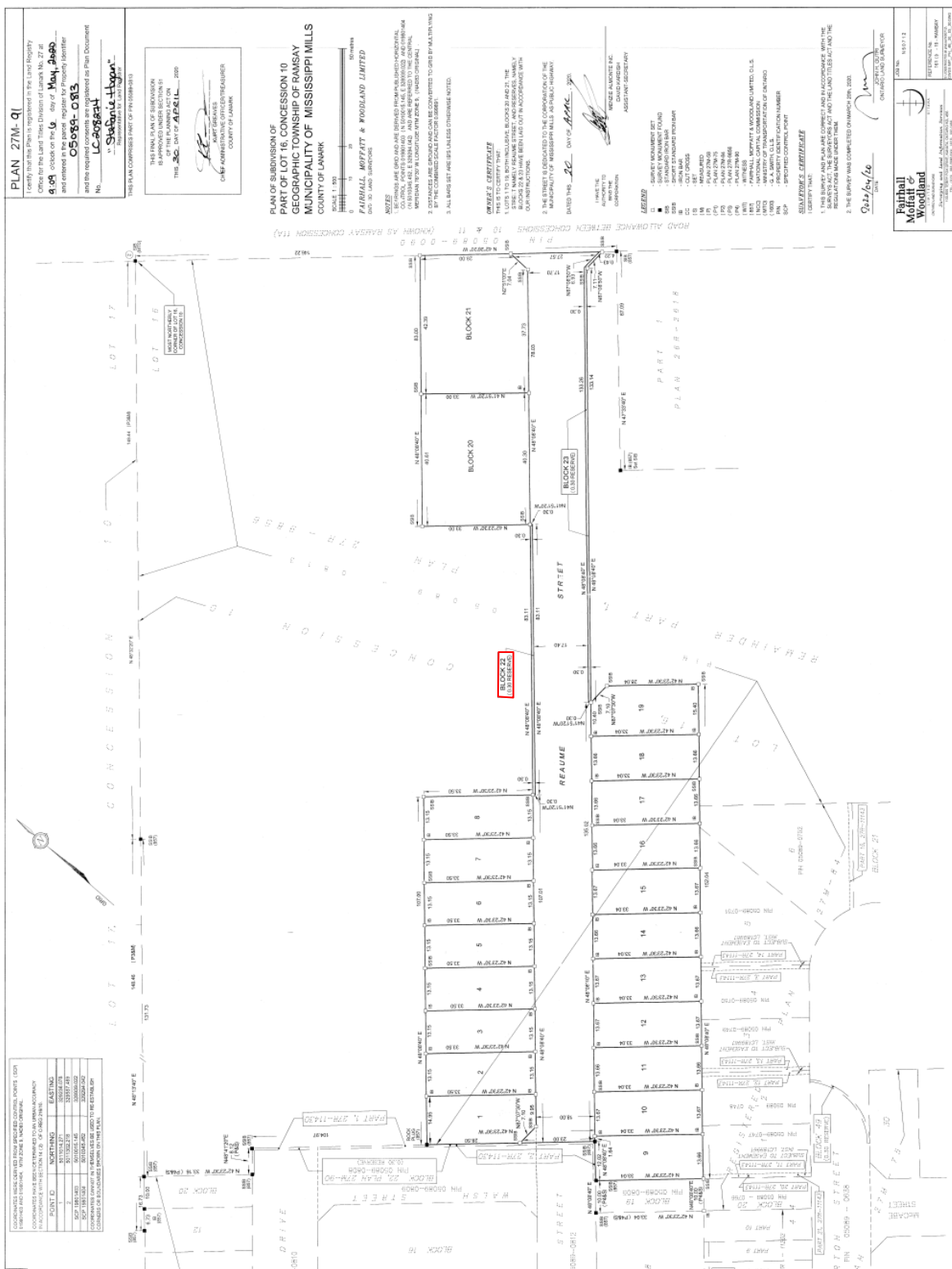
All of which is respectfully submitted,

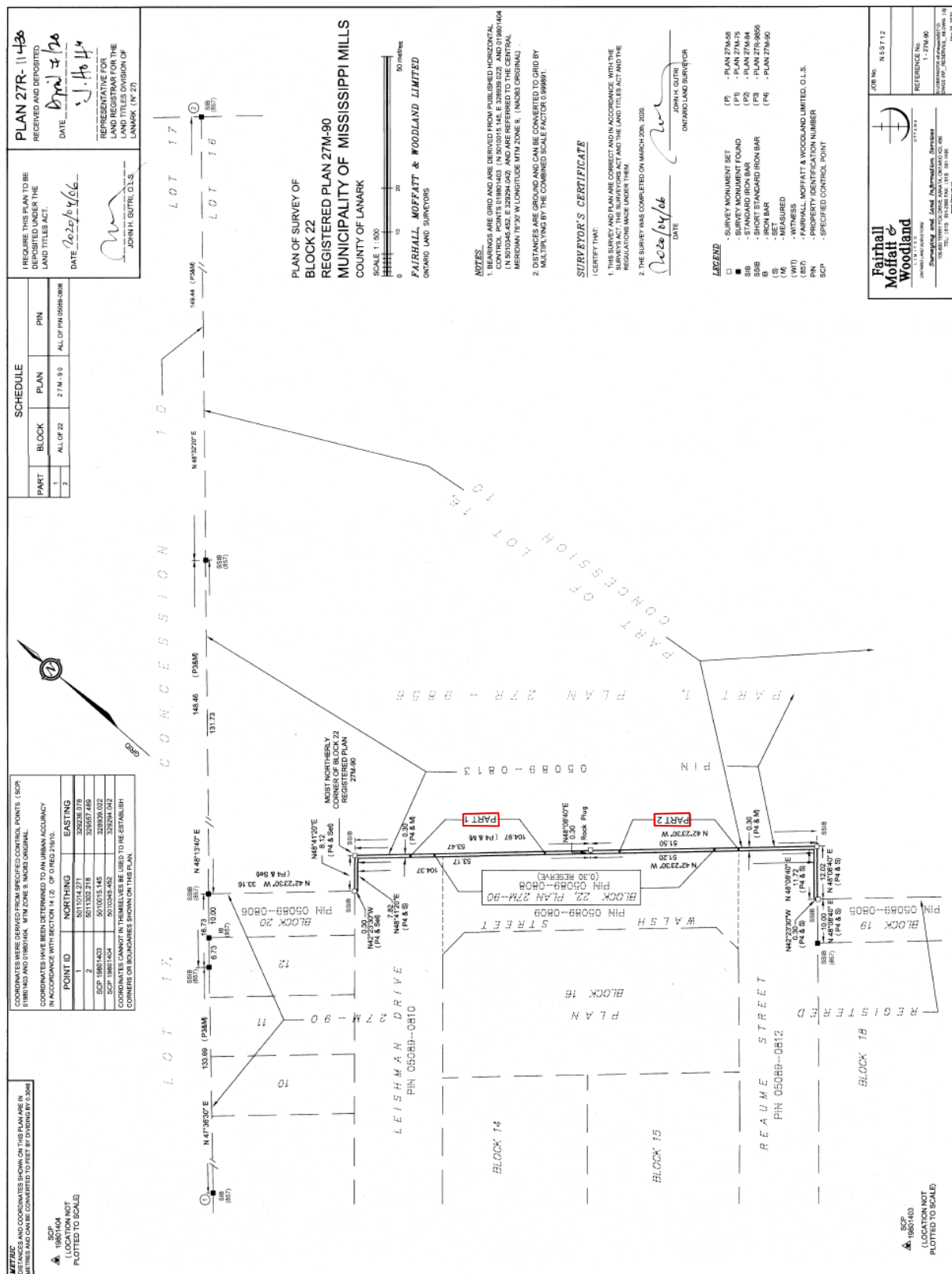
Tyler Duval, RPP, MCIP, M.Pl.
Planning Consultant




Reviewed by Ken Kelly, CAO

RESERVES TO BE LIFTED





Fairhall Moffatt & Woodland  <small>INCORPORATED IN CANADA</small> Surveying and Land Information Services <small>100-40 THIRY FIVE DRIVE, KANATA, ONTARIO K2C 4R0</small> <small>TEL: (416) 591-5586 FAX: (416) 591-1436</small>	JOB No. N 50712	REFERENCE No. 1-27N 90
	SUB-CORRECTIONS OF #460057-03 2005/07/27/2005/07/28/2005/08/01/02	

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