

# **THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

## **STAFF REPORT**

**DATE:** January 12, 2021

**TO:** Committee of the Whole

**FROM:** Cory Smith, C.Tech. A/Director of Public Works

**SUBJECT: Developers Request – Bakers Quarry Subdivision**

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### **RECOMMENDATIONS:**

**THAT Committee of the Whole recommend Council permit the use of the vacant municipal lands on the North side of the unopened road allowance known as Lansdowne Street and authorize staff to enter into an agreement with the developer for this purpose.**

### **BACKGROUND:**

On December 12, 2019 McIntosh Perry on behalf of the proponent Stephen Brathwaite submitted an application for the development of lands known as Bakers Quarry to the Lanark County Planning Department. On January 20, 2020, the Lanark County Planning Department deemed the application complete and the application was then circulated to Mississippi Mills and other stakeholders for review and comment. The Bakers Quarry lands are bounded by Martin St North, Carss Street, the unopened road allowance of Mitcheson Street and the unopened road allowance known as Lansdowne Street. The application was circulated to appropriate stakeholders including Mississippi Mills.

### **DISCUSSION:**

The conceptual plan for developing the Bakers Quarry Property requires the proponent to construct the extension of the Unopened portions of the Mitcheson Street road allowance. As this road allowance will terminate at a dead end, the proponent is required to construct a turning circle at the end of the extension of Mitcheson Street. The turning circle is required until such time as the unopened road allowance known as Lansdowne Street is constructed. There are no immediate plans to open Lansdowne Street at this time. In the latest submission from the proponent, they have requested to complete the extension of Mitcheson all the way to the unopened road allowance at Lansdowne Street. The proponent has also requested that the Municipality consider allowing portions of the required turning circle to be constructed on the Vacant Municipal Lands on the other side of the unopened road allowance for Lansdowne Street. In order for the proponent to be permitted to construct portions of the turning circle on the vacant Municipal Lands, Council would need to approve the use of these

lands for that purpose. As such the proponent has requested that staff bring this request forward to council for their consideration. A copy of the concept plan has been attached to this report to provide visual clarification of the request. The Public Works Department and the Parks and Recreation department have reviewed this request and neither department has an objection to the request at this time.

#### **OPTIONS:**

1. Council could approve the use of the vacant municipal lands for the purposes of the turning circle.
2. Council could reject the use of the vacant municipal lands for the purposes of the turning circle and require the proponent to construct the turning circle on their own lands.

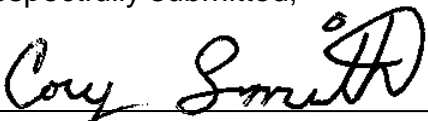
#### **FINANCIAL IMPLICATIONS:**

There are no financial implications for the Municipality. All costs would be assigned to the proponent, including any planning related costs, registration of easements, engineering costs and construction costs.

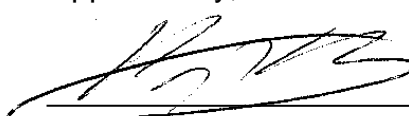
#### **SUMMARY:**

The proponent has requested the use of the vacant municipal lands for the purposes of constructing the required turning circle. All costs associated with this activity will be assigned to the proponent. Municipal Staff would require permission from council to enter into an agreement to permit this use until such time as the unopened road allowance known as Lansdowne Street is constructed and the turning circle is no longer required.

Respectfully submitted,

  
Cory Smith  
A/Director of Roads and Public Works

Approved by,

  
Ken Kelly  
CAO