

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

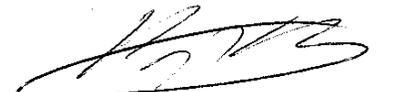
CAO	– no objections.
Director of Public Works	– no objections.
Planning Department	– no objections

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.PI.
Planning Consultant



Reviewed by Ken Kelly, CAO

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: 2022/04/06
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF LANARK (N° 27)
 JOHN H. GOTRI O.L.S.

PLAN 27R-11486 RECEIVED AND DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: April 2022
 REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF LANARK (N° 27)

PART	BLOCK	PLAN	PIN
1	ALL OF 22	27M-90	ALL OF PIN 0508-088

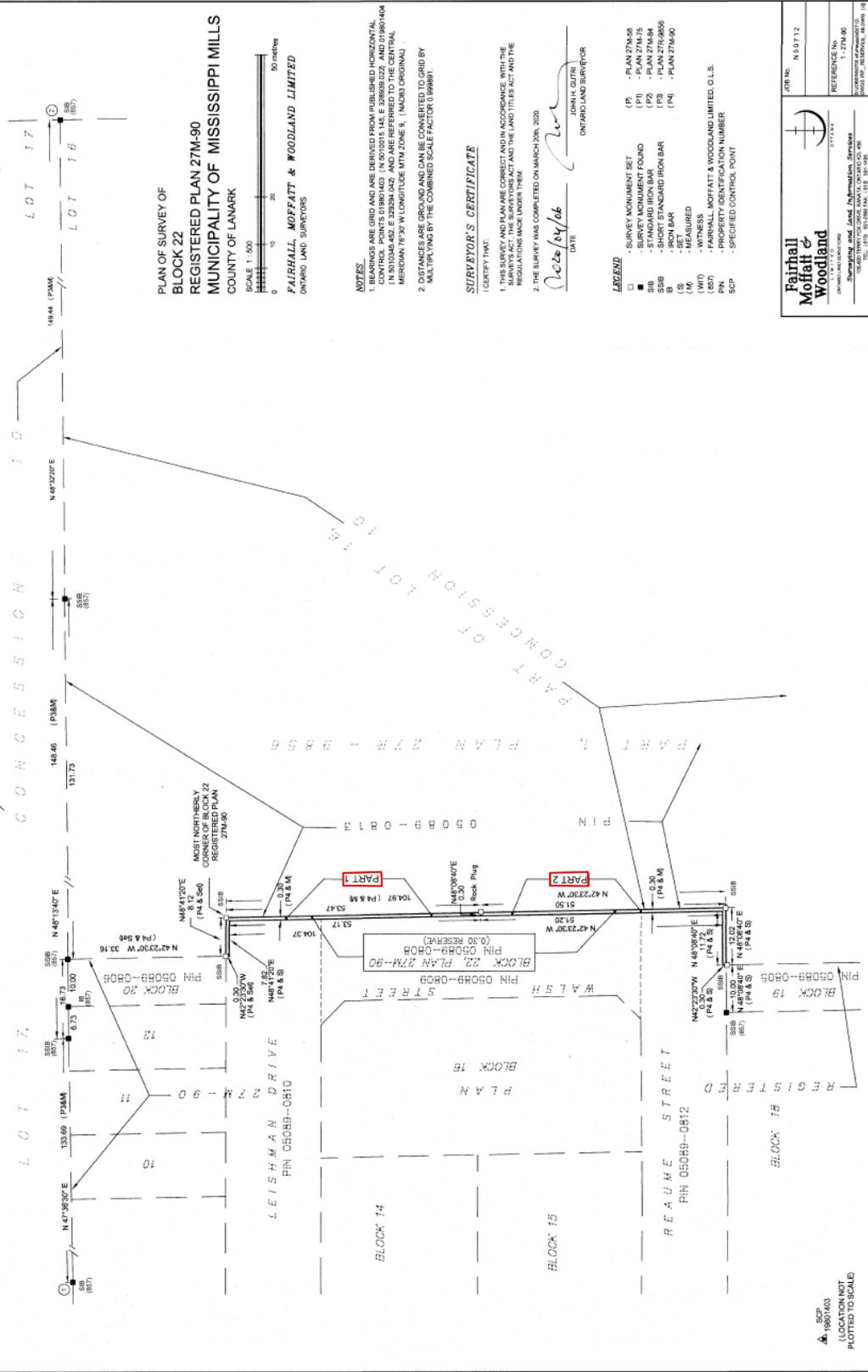
COORDINATES WERE DERIVED FROM SPECIFIED CONTROL POINTS (SCP) 01801403 AND 01801404 WITH ZONE 8 AND ORIGINAL ACCURACY IN ACCORDANCE WITH SECTION 14.12. OF THE SURVEY ACT.

POINT ID	NORTHING	EASTING
1	5010015 145	328090 022
2	5011302 218	328567 488
SCP 1801403	5010015 145	328090 022
SCP 1801404	5010045 482	328294 042

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

1801404 (LOCATION NOT PLOTTED TO SCALE)

1801403 (LOCATION NOT PLOTTED TO SCALE)



PLAN OF SURVEY OF
 BLOCK 22
 REGISTERED PLAN 27M-90
 MUNICIPALITY OF MISSISSIPPI MILLS
 COUNTY OF LANARK
 FAIRHALL, KOPPEL & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

NOTES
 1. BEARINGS ARE GRID AND ARE DERIVED FROM PUBLISHED HORIZONTAL CONTROL POINTS 018001403 (N 5010015 145, E 328090 022) AND 01801404 (N 5010046 482, E 328294 042), AND ARE REFERRED TO THE CENTRAL MERIDIAN 79° 30' N LONGITUDE WITH ZONE 8, (NAD83 ORIGINAL).
 2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.99991.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF.
 2. THE SURVEY WAS COMPLETED ON MARCH 20th, 2020.
 DATE: 2022/04/06
 JOHN H. GOTRI
 ONTARIO LAND SURVEYOR

LEGEND
 (P) - SURVEY MONUMENT SET
 (P1) - SURVEY MONUMENT FOUND
 (P2) - STANDARD IRON BAR
 (P3) - SHORT STANDARD IRON BAR
 (P4) - IRON BAR
 (M) - MEASURED
 (WT) - WITNESS
 (W) - WOODLAND LIMITED O.L.S.
 (PK) - PROPERTY IDENTIFICATION NUMBER
 (SCP) - SPECIFIED CONTROL POINT

Fairhall Moffatt & Woodland
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 1177 GERRARD STREET EAST, SUITE 101, SCARBOROUGH, ONTARIO M1A 4S7
 TEL: (416) 291-8888 FAX: (416) 291-8889
 WWW.FAIRHALLMOFFATT.COM

JOB NO: NS0712
 REFERENCE TO: 1-27M-90

