

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: August 24, 2021
TO: Committee of the Whole
FROM: Tyler Duval – Planning Consultant
SUBJECT: LIFTING 0.3M (1FT) RESERVE
Mill Run Phase 6
Almonte Ward

RECOMMENDATION:

THAT the Committee of the Whole recommend Council lift the 0.3m (1ft) reserve to open Phase 6 of the Mill Run Subdivision, described as Blocks 23 on Plan 27M-91.

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 6 of the subdivision.

BACKGROUND

The Municipality is currently finalizing the development agreement for Phase 6 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 20 lots for single detached dwellings, 5 blocks (10 dwelling units) for semi-detached dwelling units and 3 blocks for townhouse dwellings (15 townhouse units) along Bracewell Street.

Currently, the 0.3m (1FT) reserves prevent access to the lands described as Phase 6 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.

RECOMMENDATIONS

It is the recommendation of the Planning Department to lift the 0.3m (1ft) reserves, described as Blocks 23 on Plan 27M-91 and dedicate them as part of the municipal right of way.

All of which is respectfully submitted,



Tyler Duval, RPP, MCIP
Planning Consultant



Reviewed by Ken Kelly
CAO

