



REPORT

TO: Mayor Bonnette and Members of Council

FROM: Romaine Scott, Legal Coordinator

DATE: April 13, 2022

REPORT NO.: PD-2022-0016

SUBJECT: Dedication of certain lands as part of the public highway system. Halton Hills Drive Connection; and Renaming a Portion of Existing Halton Hills Drive to Humberstone Drive
D12SUB15.001 Worthington Homes (Humberstone) Inc. Subdivision Development

RECOMMENDATION:

THAT Report No. PD-2022-0016 dated April 13, 2022, regarding the dedication of certain lands as part of the public highway system be received;

AND FURTHER THAT staff be authorized to bring forward a by-law to dedicate and formally name, the lands described as Part of Lot 18, Concession 8, shown as Part 10, on the draft reference plan prepared by Van Harten Surveying Inc. and dated April 14, 2022 (Project 28292-20), (hereinafter “the Halton Hills Drive Connection”), as part of the public highway system known as Halton Hills Drive;

AND FURTHER THAT staff be authorized to bring forward a by-law to: (1) change the street name of that section of the existing Halton Hills Drive described as Part of Lot 18, Concession 8, shown as Parts 2 and 5, 20R-9090, to be renamed Humberstone Drive; (2) dedicate the lands shown as Part 11, on the draft reference plan prepared by Van Harten Surveying Inc. and dated April 14, 2022 (Project 28292-20), as part of the public highway system such that it forms part of Humberstone Drive; and (3) dedicate Part 3, 20R-9090 to effectively lift the reserve and provide legal access from Halton Hills Drive to Humberstone Drive (hereinafter “the Humberstone Drive Extension”);

AND FURTHER THAT staff be authorized to bring forward a by-law to dedicate and formally name, the lands described as Part of Lot 18, Concession 8, shown as Part 15, on the draft reference plan prepared by Van Harten Surveying Inc. and dated April 15, 2022 (Project 28292-20), as part of the public highway system known as Windtree Way (hereinafter “Windtree Way Extension”).

KEY POINTS:

The following are key points for consideration with respect to this report:

- The extensions to the streets discussed herein are now constructed to the satisfaction of the Town and will legally be opened to the public once the appropriate by-law(s) is passed by Council and registered on title to the lands. However, the physical opening of the streets to vehicular traffic is deferred until certain works that are required at the intersection of Halton Hills Drive and Princess Anne Drive are completed. It is estimated that these works will be completed this summer.
- The Town does not intend to assume the public services under the Humberstone Development at this time and therefore the maintenance responsibilities for all the streets and public services under Plan 20M-1241 will remain the responsibilities of the developer in accordance with the Subdivision Agreement between the Town and Worthington Homes (Humberstone) Inc. dated August 26, 2021.
- Once the street name change is implemented as set out herein, the upper parking lot access to Town Hall will be from Humberstone Drive. This does not affect the municipal address for Town Hall as the property still has frontage on Halton Hills Drive, and access to the lower parking lot is still from Halton Hills Drive. Further, Transportation & Public Works staff will provide adequate signage to direct the public to the main entrance to Town Hall.

BACKGROUND AND DISCUSSION:

A. The Halton Hills Drive Connection

The Official Plan identifies Halton Hills Drive as a collector road from Maple Avenue to Princess Anne Drive. Currently the street dedicated as “Halton Hills Drive” is divided into two sections. The northern section of Halton Hills Drive that intersects with Princess Anne Drive was transferred to the Town in 2006 to provide access to Bennett Health Centre. This section of the road has since been dedicated and assumed by the Town. The southern section extends northerly from Maple Avenue to provide access to the Town Hall. It was always anticipated that the two sections of Halton Hills Drive would be connected to improve transportation connectivity and accommodate planned development. Staff had also anticipated that a further street name change may become necessary to provide consistency and clarity.

Under the Worthington Homes Humberstone subdivision development (File No. D12SUB15.001), (hereinafter “Humberstone Development”), the Town arranged for the long-awaited Halton Hills Drive Connection to be constructed together with the streets within the plan of subdivision. The plan of subdivision is now registered, and the streets are now constructed to the satisfaction of the Town. It is therefore expedient that the Halton Hills Drive Connection shown as Part 10, on the draft reference plan prepared by Van Harten Surveying Inc. and dated April 14, 2022 (Project 28292-20), and illustrated

in the drawing attached as Appendix “1” be dedicated as part of the public highway system and formally named “Halton Hills Drive”. This will effectively connect the two existing sections of the street from Maple Avenue to Princess Anne Drive and will assist the flow of traffic in the subdivision development.

B. The Humberstone Drive Extension

The section of Halton Hills Drive described as Parts 2 and 5, 20R-9090 was acquired by the Town subject to a right-of way to the adjacent former Humberstone property which was undeveloped at the time. The Town passed By-law 1991-0176 on October 28, 1991 to dedicate the lands as part of the public highway system known as Halton Hills Drive.

During the review of the draft approved plan of subdivision for the development of the Humberstone Development, it became clear that the new proposed street, (i.e. Humberstone Drive) must be extended so that it intersects with the south section of Halton Hills Drive to provide access to Maple Avenue. Staff deemed it necessary to change the name of this section of Halton Hills Drive to Humberstone Drive to prevent any confusion with the other existing sections of Halton Hills Drive.

The lands shown as Part 11 on the draft reference plan prepared by Van Harten Surveying Inc. and dated April 14, 2022 (Project 28292-20), is also being dedicated as part of Humberstone Drive to simply align the roadway to allow better traffic flow.

The Reserve Block shown as Part 3, 20R-9090 will also be dedicated as part of Humberstone Drive to effectively lift the reserve and allow public access from Humberstone Drive to Halton Hills Drive. Since the Humberstone Development is now registered and the road and constructed, restricting access is no longer necessary and the streets can be open to the public.

The drawing attached as Appendix “2” illustrates the section of Halton Hills Drive include the alignment and the reserve that will be dedicated as part of Humberstone Drive.

C. Windtree Way Extension

A section of Windtree Way was dedicated to the Town under Plan 20M-1241 as part of the Humberstone Development. The lands described as Part of Lot 18, Concession 8, shown as Part 15, on the draft reference plan prepared by Van Harten Surveying Inc. and dated April 14, 2022 (Project 28292-20), is an extension of same street to intersect with the newly constructed Halton Hills Drive Extension. It is appropriate for this section to dedicated as part of the public highway system to effectively open the entire street to the public.

The Windtree Way Extension is shown on the drawing attached as Appendix “1”.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town’s Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

The section of Halton Hills Drive to be renamed Humberstone Drive (i.e. the Humberstone Extension), does not affect any properties or existing municipal addresses. The Town is the only party having interest or may be affected by the said street name change. Notwithstanding, notice of passing of the name change by-law was posted on the Town's website on April 11, 2022; and will be listed in the Council Agenda for which this report will be heard. The appropriate external agencies will be notified once the by-law is passed by Council in accordance with the Town street name change policy.

INTERNAL CONSULTATION:

There have been consultations among staff from Transportation & Public Works Department and the Clerk's Division.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer