



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Romaine Scott, Legal Coordinator

DATE: November 16, 2023

REPORT NO.: PD-2023-075

SUBJECT: Requesting a By-law to Dedicate all of Reserve Block 9, 20M-1216, and that Part of Lot 30, Concession 2 shown as Part 2, 20R-21647 as part of the public highway system

RECOMMENDATION:

THAT Report No. PD-2023-075 dated November 16, 2023 regarding a by-law to dedicate all of Reserve Block 9, Plan 20M-1216, and that Part of Lot 30, Concession 2 shown as Part 2, 20R-21647 as part of the public highway system, be received.

AND FURTHER THAT staff be authorized to bring forward a by-law to dedicate all of Reserve Block 9, Plan 20M-1216 and that Part of Lot 30, Concession 2 shown as Part 2, 20R-21647 as part of the public highway system, to allow legal access from Futura Drive onto the property located at 0 Futura Drive (north-east corner of Futura Drive and Main Street North), Acton (the "Property").

KEY POINTS:

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

- Reserve Block 9 is being dedicated as part of the public highway system to effectively lift the Reserve to allow legal access onto the public street, being Futura Drive. Staff has issued the appropriate permit to allow the owner to construct the driveway entrance off Futura Drive, to the satisfaction of the Town.
- Part 2, 20R-21647 is being dedicated as part of the public highway system to allow for a wider daylight triangle at Main Street North and Futura Drive.
- Part 3, 20R-21647 is a 0.3m (1 ft) reserve that was transferred to the Town to prohibit driveway access through that part of the property. This will preserve the required sightlines for safety reasons.

- The by-law requested through this report will be registered on title to effectively remove Reserve Block 9 as it is currently restricting the proposed access. This will also provide for a wider daylight triangle to improve visibility at the intersection.

BACKGROUND AND DISCUSSION:

Reserve Block 9, Plan 20M-1216 was acquired by the Town in 2019 as part of the FPL Holding Subdivision under which the land for Futura Drive was dedicated and developed. The purpose of Reserve Block 9 was to control driveway access from Futura Drive onto the adjacent lands that were undeveloped at the time.

The Town has now granted site plan approval to allow the development of a transport terminal on the site. As a condition of the site plan approval, the owner was required to provide a new 0.3m (1 ft) reserve and additional land to provide for a wider daylight triangle at the intersection of Main Street North and Futura Drive.

It is now necessary to remove Reserve Block 9 to allow access from Futura Drive to the Property. The new reserve (Part 3) is only restricting access through the daylight triangle.

Staff from Transportation & Public Works have reviewed the application and supporting drawing(s) for the proposed driveway access and have no concerns with Reserve Block 9 being removed as discussed herein.

The drawing attached to this report as Schedule "A" further illustrates the Reserves and the road widening lands.

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.

INTERNAL CONSULTATION:

Staff from both Transportation & Public Works and from Planning & Development were consulted for the preparation of this report.

FINANCIAL IMPLICATIONS:

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

Reviewed and approved by,

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer