

REPORT

REPORT TO: Chair and Members of Planning, Public Works & Transportation Committee

REPORT FROM: Romaine Scott, Legal Coordinator
Planning & Sustainability

DATE: April 30, 2018

REPORT NO.: PLS-2018-0035

RE: Dedication of Reserve Block 26, Plan 20M-1029
Location: 14329 Highway 25 at Davidson Drive, Halton Hills

RECOMMENDATION:

THAT Report No. PLS-2018-0035 dated April 30, 2018 regarding a by-law to dedicate 0.3 m (1 ft) reserve as part of the public highway system be received.

AND FURTHER THAT staff be authorized to bring forward a by-law to dedicate the 0.3m (1 ft) Reserve Block 26, Plan 20M-1029 as part of the public highway system to allow legal access from Davidson Drive onto the property at 14329 Highway 25 (the "Property").

BACKGROUND:

Reserve Block 26, Plan 20M-1029 was acquired by the Town in 2008 during the development of the Halton Green Estates Subdivision. The purpose of the Reserve was to control access from the then undeveloped Property onto Davidson Drive, which was at the time, being constructed as part of Subdivision Plan 20M-1029.

The Transportation & Public Works Department has recently received applications from the Owner of the Property for an Entrance Permit and a Site Alteration Permit to construct a driveway access from Davidson Drive onto the Property, between 9 and 11 Davidson Drive. Staff understands that the Owner is preparing the Property for the development of a single family home as permitted under the Town's Zoning By-law.

The location of the Reserve is illustrated on the map attached to this Report as Appendix "1".

COMMENTS:

The Owner has provided the information and drawings required for the approval and issuance of the requisite permits for the construction of the proposed entrance and driveway. Staff noted that the entire 20m width of the Property, between 9 and 11 Davidson Drive has several existing trees in the area of the proposed driveway. The proposed driveway will be constructed to a maximum of 6m wide between the trees, leaving a treed buffer on both sides of the driveway and the adjacent properties. Transportation & Public Works staff have reviewed the permit applications and are satisfied that all efforts will be made to minimize the removal of the existing trees on the private Property and therefore has no concerns with the proposal.

The drawing showing the proposed driveway and tree removal is attached to this Report as Appendix “2”.

The Transportation & Public Works Department concurs that it is in order to dedicate the Reserve as shown on Appendix “1” as part of the public highway system which will effectively permit legal access from Davidson Drive onto the Property.

RELATIONSHIP TO STRATEGIC PLAN:

This is a procedural issue. The proposed Reserve dedication has no relationship to the Town’s Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact with respect to this Report.

CONSULTATION:

There has been consultation between the Owner and with the Transportation & Public Works Department.

PUBLIC ENGAGEMENT:

No public engagement is required for this Report.

SUSTAINABILITY IMPLICATIONS:

There is no sustainability implication with respect to this Report.

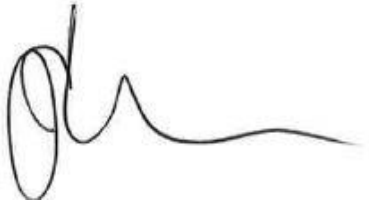
COMMUNICATIONS:

The Owner of the Property will be required to notify the adjacent owners at 9 and 11 Davidson Drive prior to the issuance of the permits herein.

CONCLUSION:

Reserve Block 26, Plan 20M-1029 is no longer required as the development of the subdivision has been completed for some time. It is now expedient that the Town lifts the Reserve to provide legal access from Davidson Drive onto the Property, and to further facilitate the development of the single family home as contemplated by the owner. Therefore, staff recommend that the appropriate by-law be enacted to effectively lift the reserve and provide legal access as set out in this Report.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'John Linhardt', with a long horizontal flourish extending to the right.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read 'Brent Marshall', with a long horizontal flourish extending to the right.

Brent Marshall, CAO