



Date	Wednesday, December 14, 2022
From	Jenn Burnett, Senior Planner
Subject	Request to Lift 0.3 m Reserve 4th Ave SW
Memo Report	PL.2022.65

Recommendation

That Council approve By-law 2022-06 to authorize lifting the 0.3 m Reserve on 4th Ave SW as outlined in report PL.2022.65.

Analysis

On behalf of Smithcorp Realty Inc. c/o John Smith, Baulke Stahr McNabb LLP, Barristers and Solicitors have submitted a request for the Township to lift a 0.3 m reserve so that their client can have a legal means of access to his property at the end of 4th Avenue SW.

The 0.3 m reserve was created through Plan 1082 and identified on the Plan as Block 20. A 0.3m reserve is a technical tool used to deny access onto a municipal road until certain conditions have been met, or in this case, future development was approved by Council.

Lifting the 0.3 m reserve so that the property owner technically has a legal means of access has minimal impact on the current maintenance standards. The request was reviewed with Operations Staff and an entrance permit will be issued in compliance with the Township entrance permit requirements.

The Committee of Adjustment recently approved Severance Application B13/22 for a lot addition to create a larger lot for residential development. The owner is currently in the process of fulfilling the conditions of approval.

A by-law is presented for Council's consideration.

Respectfully Submitted:

Jenn Burnett, MSc. MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	PL.2022.65 Request to lift 0.3 m reserve 4th Avenue Southwest-Smithcorp.docx
Attachments:	
Final Approval Date:	Dec 2, 2022

This report and all of its attachments were approved and signed as outlined below:

Cynthia Fletcher, Chief Administrative Officer