



Date	Wednesday, December 14, 2022
From	Jenn Burnett, Senior Planner
Subject	Lift 0.3 m Reserve Algonquin Trail
Memo Report	PL.2022.64

Recommendation

That Council approve By-law 2022-077 to authorize lifting the 0.3 m Reserve on Algonquin Trail as outlined in report PL.2022.64.

Analysis

On behalf of Reid's Heritage Homes Ltd, Robson Carpenter LLP has submitted a request for the Township to lift three 0.3 m reserves so that their clients can have a legal means of access to the lots that they own in the Algonquin Heights Subdivision in Cobble Beach.

The 0.3 m reserves are located at the end of Algonquin Trail, Snowberry Lane and Telford Trail. They were created through Plan 16M-15 as a standard requirement of the subdivision process. A 0.3m reserve is a technical tool used to deny access onto the municipal road until certain conditions have been met or in this case, the road has been built to the municipal standard as approved in the subdivision agreement.

Once a Plan is registered in Land Titles, the roads that have been identified on the Plan of Subdivision, in this case 16M-15, are transferred to the Township. The subdivision agreement contains a provision that the Developer will provide maintenance on the road for a specified period, i.e., snow plowing, until maintenance services are assumed by the Municipality.

Lifting the 0.3 m reserves so that property owners technically have a legal means of access between the assumed portion of the roads and the unassumed portion of roads has no impact on the subdivision agreement or the current maintenance standards.

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

Respectfully Submitted:

Jenn Burnett, MSc. MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	PL.2022.64 Request to lift 0.3 m reserve Reid's Heritage Homes.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