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**Date:** January 21, 2021

**To:** Mayor and Council

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**RE:** Timbercreek Subdivision Phase 1B – Dedications

**Report No.:** PS 2021-008

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## **AIM**

To provide the Mayor and Council with details on the conveyance and dedication of one foot reserves and road allowance extensions within the Timbercreek Subdivision.

## **BACKGROUND**

The Timbercreek Subdivision, located to the rear of the Pelee Island Winery, was approved in 2009 as a single detached residential subdivision. The plan called for two phases of development. The second phase and a portion of the first phase were not able to be developed until sanitary sewer capacity was upgraded. Upgrades through Lakeside park were recently completed and the developer is now proceeding with construction of homes on the pre-service lots within the portion of phase one that could not be developed.

## **DISCUSSION**

As a safeguard in all subdivisions developed on a phased basis the Town requires a one-foot reserve of land along the frontage of any lots that are not yet ready to be developed or at the end of streets that will require further extension as the subdivision proceeds. That was the case along the frontage of several lots on the west side of Emily Ave as well as at the end of Grandview.

As part of proceeding with the last portion of Phase 1 a small extension of Grandview is also conveyed to the Town via the registration of the plan. Legislative Services has prepared the required paperwork to receive the conveyance of the road extension. The areas proposed for dedication and/or acceptance are highlighted on Appendix A.

## **LINK TO STRATEGIC PLAN**

Manage residential growth through sustainable planning.

## **FINANCIAL CONSIDERATIONS**

The extension of Grandview and the dedication of the one-foot reserves will provide legal frontage for the affected lots and permit the issuance of building permits.

## **CONSULTATIONS**

SMT

## **RECOMMENDATION**

That Council adopts By-law 3-2021 at this Regular Meeting, being a By-law to designate and dedicate Blocks 35 and 36 on Plan 12M-565 as Part of Grandview Drive, to designate and dedicate Blocks 40 and 42 on Plan 12M-565 as Part of Emily Avenue (all being 0.30 metre reserves).

*Robert Brown*

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