

STAFF REPORT: Planning & Building Services Department



REPORT TO: Council
MEETING DATE: May 27, 2013
REPORT NO.: PL.13.66
SUBJECT: Request for Road Agreement –
Huron Street West Extension –
Judith Gilman
PREPARED BY: Bryan Pearce, HBA, CPT, MCIP, RPP
Planner

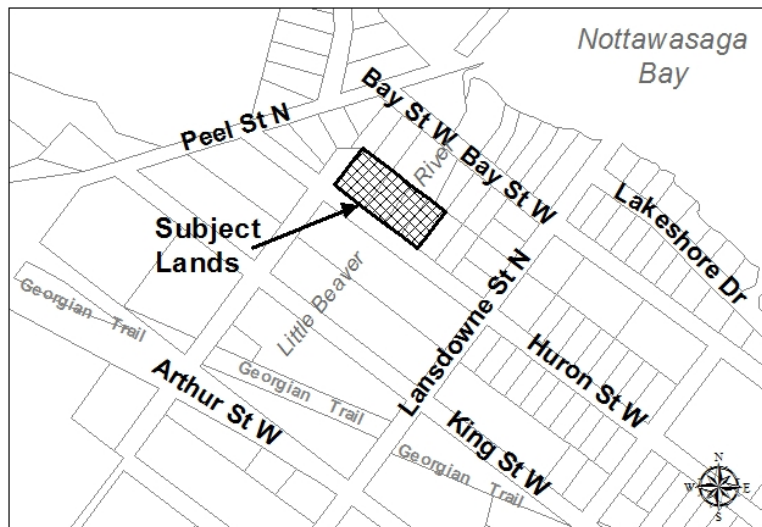
A. Recommendations

THAT Council receive Planning Staff Report PL.13.66, "Request for Road Agreement – Huron Street West Extension – Judith Gilman";

AND THAT Council authorize the Mayor and Clerk to execute a Road Agreement, in a form satisfactory to the Town's Solicitor and Directors of Planning & Building Services and Engineering and Public Works so as to extend Huron Street West an additional approximate 20 metres westerly, to terminate a distance of approximately 115 metres west of the Lansdowne Street North intersection.

B. Background

Planning Services received a request from the land owner of Townplot Lots 43 and 44 and Part of Lot 42, Northeast of Huron Street; Parts 1 to 3, RP 16R-814; Huron Street West; Town of The Blue Mountains, being the subject lands, in May 2013 so as to extend a portion of Huron Street West to provide for frontage on a municipal open and maintained street in order to facilitate construction of a single detached residential dwelling on their lands with construction anticipated to commence in 2013.



The land owner's subject lands are located on the north side of Huron Street West, approximately 100 metres west of the Lansdowne Street North intersection within the community of Thornbury. The subject lands are vacant with the Little Beaver River running from south to north through the middle of the lands, which ultimately outlets to the Bay. The subject lands are comprised of 5,706 square metres (61,420 square feet), with municipal water and sewer services available for connection.

The Owner is Judith Gilman, and her husband, Jonathan Rubes, has pursued the road extension by engaging C.C. Tatham and Associates Ltd as their Consulting Engineers.

The Consulting Engineers are required to complete the road design; and would be administering the construction project along with field supervision.

Surrounding uses include:

- To the north are developed residential single detached lots fronting onto Bay Street West;
- To the east are developed residential single detached lots fronting onto Huron Street West;
- To the south are vacant Town-owned lands that were formerly utilized as a landfill for the community of Thornbury;
- To the west is the Albert Street unopened road allowance, followed by developed residential single detached lots fronting onto Peel Street North.

During pre-consultations in February 2013 with Jim McCannell, the Town's Manager of Roads and Drainage, the parameters for the extension were that a 5 metre paved surface past the proposed driveway, with another 15 metres of the top coat gravel. The design is to include the entrance detail to be adequate for the option of a turn-around area for public works (snow plowing) and emergency services. Utilities required to be extended would be hydro (COLLUS Powerstream), natural gas (Union Gas), and cable (Rogers), as water, sewer and phone are currently available at the site location.

The road extension is in close proximity to the Little Beaver River watercourse. The engineering drawings for the road design have been circulated to the Grey Sauble Conservation Authority (GSCA) for comment, as the proposed extension would be within the regulated area in which GSCA requires a Conservation Authority (CA) Permit. Planning Staff note that the Road Agreement will tie the works to the CA Permit; and the same engineering road design drawings would need to be "Accepted for Construction" by the Town's Engineering and Public Works Department.

The provisions of the Road Agreement would allow for this section of road to be considered a "Builder's Road" wherein the landowner could commence with the construction of the single detached residential dwelling for the purposes of building permit issuance prior to the road works being completed. The Agreement would obligate the land owner to upgrade the road to the designed engineering drawings; on-going inspection; and, go through the standard maintenance provisions prior to security release and assumption by the Town.

Standard provisions contained within a Road Agreement include:

1. Design (drawings prepared by a consulting engineer that have been "Accepted for Construction" by the Town);
2. On-going inspection by the consulting engineering firm;
3. Warranty and Maintenance;
4. Insurance; and,
5. Provision of Security;

This request was reviewed by the Town's Development Review Committee at its meeting of May 21, 2013 with no objections or concerns being raised with respect to the proposed extension to Huron Street West.

Summary

Planning Staff is satisfied that it is appropriate to extend Huron Street West an additional 20 metres, to terminate a distance of 115 metres west of the Lansdowne Street North Intersection, subject to the owner(s) entering into a Road Agreement with the Town in a form satisfactory to the Town's Solicitor and Directors of Planning & Building Services and Engineering and Public Works.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.13.66 is consistent and supports the following Strategic Plan's Goals:

Strategic Plan goal #1:

"Managing growth to ensure the ongoing health and prosperity of the community."

Strategic Plan goal #2:

"Addressing the Town's municipal infrastructure needs."

D. Environmental Impacts

The proposed development does not appear to generate any significant environmental impacts that can be regulated by the Town.

E. Financial Impact

N/A

F. In Consultation With

Town Development Review Committee

G. Attached

1. Aerial Photograph of the subject lands and proposed road extension, Spring 2010

Respectfully submitted,

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner, Planning & Building Services Department

David Finbow
Director, Planning & Building Services

For more information, please contact:

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner
Planning and Building Services Department
32 Mill Street, PO Box 310
Thornbury, Ontario
N0H 2P0
Phone: 888-258-6867 OR 519-599-3131 extension 269
Fax: 519-599-7723
Email: bpearce@thebluemountains.ca

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**Spring 2010 Aerial Photo of Subject Lands
and Proposed Road Extension of
Huron Street West**



**Subject
Lands**

**Huron Street West
Extension Request
Of 20 metres**



SCALE
1:1,000

BNP
Created: May 21/13