

Report to the Planning Advisory & Committee of Adjustment	
Date of Meeting: August 28, 2024	
Subject of Report: Lloyds Lane Subdivision Agreement (File No. 08-T-16004) – Request for Amendment	
Recommendation: Staff recommend that the Planning Advisory Committee further recommend to Council that the Mayor and Clerk be authorized to execute the necessary documents to enter into an amended Subdivision Agreement for the Lloyds Lane Subdivision (08-T-16004) subject to Canada Post confirming that the relocated community mail boxes are acceptable.	
Report Prepared By:	 <hr/> Malcolm Norwood Development Services Department
Departmental Approval:	 <hr/> Malcolm Norwood Manager of Development Services
CAO Approval:	<hr/> Shellee Fournier Chief Administrative Officer

Context

The Lloyd’s Lane Subdivision received Draft Approval in 2018 and a Subdivision Agreement was entered into between the applicant and the Township in February, 2021. The subdivision has been tied up at the Land Registry Office for the past few years as the whole property was needed to be transferred to absolute titles. The title issue has seemingly been resolved and the applicants are looking to move forward with the development of the subdivision with a few modifications to the agreement which are the subject of this report.

Request

The request is as follows:

1. Revise the location of the Canada Post Mail Boxes and the Garbage Enclosure to the NW corner of Lot 13.
2. Remove the two (2) traffic islands from Lloyd’s Lane.
3. We have revised the surface of Lloyd’s Lane from Tar and Chip to compacted Granular A

Discussion

Lloyd’s Lane is a private condominium lane and thus the Township is not required to maintain the road. The Township’s Manager of Roads and Drainage has reviewed the proposed development revisions and does not have any concerns. The removal of the medians in Lloyd’s Lane is not anticipated to impact safety of

the road, nor is the relocation of the garbage disposal and Canada post boxes to have any negative impact on road safety of 10th Concession. However, Planning staff and the Manager of Roads and Drainage have the following comments pertaining to the revisions:

- While noting that the road cross section identifies a **minimum** 100mm of Granular A, it would be recommended, but not required, to use a minimum 150mm of Granular A instead.

Public works has also reviewed the revised location of the garbage bins and Canada Post Community Mailboxes. Overall they do not have concerns with the revised location of the garbage enclosure as Green Shingle Lane is a perpendicular private road that can be used for a turnaround for the Township's garbage truck. Also – there are two residences further down on 10th Concession which also have garbage collection which would require the truck to traverse regardless of the location of the Lloyd's Lane garbage enclosure. Staff have one comment on the revised Canada Post mailbox location along 10th concession:

- Canada Post should be consulted on the revised location as per their submitted comments as of January 23, 2017. Staff have reached out to the contact at Canada Post to confirm if alternative location is acceptable

The civil engineer for the applicants has confirmed that there will be no impact to the stormwater plan as a result of removing the medians and changing the surface of the road from chip and tar to gravel. Public works has no concern with the changes to the road, garbage enclosure, or location of the Canada Post community mailboxes, although it is recommended that Canada Post sign off before signing an amended agreement.

Attachment

- Request Email with Amended C101, C102, C103, C104, and SK1 Plans for Lloyds Lane Subdivision

Recommendation

Staff recommend that the Planning Advisory Committee further recommend to Council that the Mayor and Clerk be authorized to execute the necessary documents to enter into an amended Subdivision Agreement for the Lloyd's Lane Subdivision (08-T-16004) subject to Canada Post confirming that the relocated community mail boxes are acceptable.

Existing Site Plan Showing Red-Lined Modifications

