

Type of Decision									
Meeting Date	Tuesday, June 12, 2018				Report Date	Saturday, June 9, 2018			
Decision Required	X	Yes		No	Priority	X	High		Low
Direction	x	Information Only			Type of Meeting	X	Open		Closed
<b>REPORT TITLE – Boudreau Severance</b>									
Report #12/06/18 - 1201									

**Subject: Boudreau Severance****RECOMMENDATION:**

That Council approve the requested severance applications as described below.

**WHEREAS** Council has the authority and responsibility to comment on requests for severance within its municipal boundaries;

**AND WHEREAS** Council does recognize the value in increased development within our community for a large variety of reasons;

**THEREFORE BE IT RESOLVED THAT** The Council of the United Townships of Head, Clara & Maria does hereby authorize staff to favourably comment on the request for severance and approve the requests through the Municipal Report to the County for file numbers B03/18(1), B04/18(20 and B05/18(3);

**AND FURTHER THAT** this municipality agree with the County and request that the property owner meet the recommendations of the County Planner and meet the conditions for consent as detailed in the planning report by provide for each new parcel:

1. A registered plan of survey;
2. A Zoning By-Law amendment;
3. A Private Road Agreement; and
4. A Development Agreement.

**BACKGROUND/EXECUTIVE SUMMARY:**

Documents provided in the package from the County of Renfrew Planning Department have been included for your review and explain the issues and challenges with this request for severance. Normally consent requests are straightforward and are dealt with solely at a staff level. Occasionally, as in this case, Council input is required.

There have been some concerns expressed by neighbours to this property which have all been addressed by Bruce Howarth in the comments – as provided.

As a historical background, the municipality has in the past granted severances on private roads, and in doing so insisting that these roads be known to be private roads, that although they need to be built up to certain standards to ensure access by emergency vehicles, it is not the intent that they will ever be assumed by the municipality.

There is a history of private road development within this municipality. If Council should determine that assuming one private road is a good idea, it would set a dangerous precedent in that residents along other private roads would want the same treatment.

This has long been a concern of local municipalities and has been addressed through sections of the Official Plan, Zoning By-Laws and policy. Traditionally, lower tiers welcome development but do not wish to add to the burden of the remainder of the tax base.

Moving forward, Council, should it so decide, may change this position although it has been a long held one within not just this municipality but in fact the province.

Head, Clara & Maria has limited private land and limited opportunities for growth. Refusing these three severances will limit that growth even more.

The other concerns identified in the planning report can be addressed through the mechanisms as Bruce describes on page 6 of his recommendations namely:

1. A registered plan of survey;
2. A Zoning By-Law amendment;
3. A Private Road Agreement; and
4. A Development Agreement.

As is usual in these cases, the costs of creation of any agreements will be borne by the existing property owner as per municipal property.

### **Options/Discussion:**

As outlined in the planning report. Basically, Council may choose to approve the requests, may refuse the requests or may implement restrictions. The Planning Department of the County of Renfrew is the body which handles these requests for the municipality, we rely on their expertise however; any decision at this point is one of Council's. Based on Council's recommendations, staff will complete the Municipal planning report, send it back to the county where their staff will either grant or not grant final consent.

Once granted, the property owner will attempt to meet the requirements in the consent – having done so successfully will have the property severed. Failing to meet the conditions, the severance will not be completed.

The municipality will have any agreements, normally with drafts provided by the property owners' lawyer, reviewed by municipal counsel. Sometimes, municipal counsel (lawyers) will create the documents, with fees paid by the property owner.

This process is as per policy.

### **Others Consulted/Resources:**

ROAD CONSTRUCTION MINIMUM STANDARDS - SCHEDULE "A" TO BY-LAW 2008-06  
County of Renfrew Consent Recommendation Reports

Approved and Recommended by the Clerk

Melinda Reith,  
Municipal Clerk

*Melinda Reith*