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|  | The Corporation of the Township of NORTH STORMONT | Report No. CAO- |
| | | File No. |
| Agenda Date: | February 20, 2024 | |
| Subject: | Conveyance of Lafleche Industrial Park Roads to GFL | |
| Attachments: | <input type="checkbox"/> DOC013024-01302024113658 | |

1.0 RECOMMENDATION

That Council approve that the Township convey for \$1.00 to GFL the lands described in this report which made up the former Lafleche Industrial Park Subdivision roads. Be it further approved that the lands known as Lafleche Road be declared surplus and that the Clerk proceed to stop up and close the public road allowance known as Lafleche Road and convey said allowance to GFL.

2.0 LEGAL DESCRIPTION

Concession 10, Part of Lot 12, former Township of Roxborough
 PIN 60115-0075 (LT)- Birch Road, Plan 354, North Stormont
 PIN 60115-0076 (LT)- Elm Avenue, Plan 353, Elm Avenue Plan 354, North Stormont
 PIN 60115-0077 (LT)- Cedar Street, Plan 353, North Stormont
 PIN 60115-0078 (LT)- Maple Road, Plan 353, North Stormont
 PIN 60115-0079 (LT)- Pine Street, Plan 353, North Stormont
 PIN 60115-0119 (LT)- Block "A", Plan 353 North Stormont
 PIN 60115-0122 (LT)- Road Allowance between Concession 9 & 10 Roxborough, except Part 1 of 52R6715 & Parts 1 and 2 of 52R7096 (closed by By-Law ST19052); Block "A" Plan 352; Block "H" Plan 353, Part of the North Half of Lot 13, Concession 9 Roxborough; Part of Lot 13, Concession 10 Roxborough being Parts 2 & 3 S145826, Part 7 of 52R5809 West of S77182, North Stormont known as Lafleche Road.

3.0 BACKGROUND

In 1981, a plan of subdivision known as the Lafleche Industrial Park Subdivision was registered on title of the above property as Plans 353 and 354. This action conveyed to the Township as the public authority having jurisdiction the portions of the subdivision which were designated as potential roads.

Subsequently, in 2020 a deeming by-law was passed because the developer no longer wished to develop the subdivision. This by-law, however, did not have the effect of deeming the road allowances.

GFL is in the process of expansion of the waste disposal site and a requirement is that they enter into a site plan agreement with the Township for this expansion. They must be untethered owners of all the lands subject to site plan control.

As the plan of subdivision no longer exists, GFL has requested that the Township convey the road allowances back to them.

4.0 POLICY CONSIDERATION

Land Titles Act, Subsection 44(1), Site Plan Control By-Law No. 71-2022

5.0 ANALYSIS

If we do not convey these road allowances to GFL, it would make the Township a party to the site plan agreement and the development. This is not advisable. The conveyance of the roads must be completed prior to GFL submitting their site plan application to avoid the Township being a party to the development, so time is of the essence to ensure that GFL does not suffer any delays. The Township requires confirmation from GFL's Solicitor that GFL does indeed hold title to all lands within the proposed development.

Further, the public road allowance known as Lafleche Road only serves the GFL site. The municipality maintains a portion of this allowance for about 250 metres west of Highway 138 and the remaining is owned and maintained by GFL. It is recommended that the municipality declare the road allowance surplus, close the public portion of Lafleche Road and convey it to GFL.

6.0 ENVIRONMENTAL CONSIDERATIONS

none

7.0 RECOMMENDED CONDITIONS

none

8.0 ALTERNATIVES

Not convey the roads.

FINANCIAL/STAFFING IMPLICATIONS

This item has been approved in the current budget: Yes No N/A
This item is within the approved budgeted amount: Yes No N/A
This item is mandated by the Provincial/Federal Government: Yes No N/A

Prepared By:

**Reviewed and
submitted by:**

**Submitted for Council
consideration by:**



Mary McCuaig
Clerk's Department

Craig Calder
CAO/Clerk

GFL Subdivision
(PLAN 353/PLAN 354)
Road PINS
60115-XXXX

