



*A People Place, A Change of Pace*  
**SHELBURNE**  
ONTARIO, CANADA

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**Meeting Date:** Monday, October 18, 2021

**To:** Mayor Mills and Members of Council

**From:** **Steve Wever, Town Planner**

**Report:** P2021-43

**Subject:** **Draft Plan of Subdivision DPS 17/02 and  
Draft Plan of Condominium DPC 17/02 –  
Scone Developments Inc. (Marmel  
Homes) – Surplus and Conveyance of  
First Avenue West, and Proposed  
Condominium Street Name**

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### Recommendation

1. Be it resolved that Council receive Report P2021-43 as information;
2. That Council direct staff to give public notice of the Town's intent to stop up and close, declare surplus and dispose of a portion of the First Avenue West road allowance, having an area of 344.12 square metres (0.085 acre), and to bring forward the necessary by-law for Council consideration, so that the land can be conveyed to Scone Development Inc.;
3. That Council consider support for the proposed street name for the private condominium road in Draft Plan of Subdivision (File No. DPS 17/02) and Draft Plan of Condominium (File No. DPC 17/02) as Scone Lane or an alternative name linked to the history of the adjoining railway and direct staff on the preferred street name.

## Background

The Scone Developments Inc. (Maramel Homes – Shelburne Towns) Draft Plan of Subdivision (DPS 17/02) and Draft Plan of Condominium (DPC 17/02) were draft approved on June 24, 2019 for the development of land located along the east side of the former railway corridor at the west end of First Avenue West and Second Avenue West, north of Main Street West at Gordon Street. The land subject to the draft plans has a total area of approximately 1.2 hectares. The property does not have a municipal address and is legally described as Part of Lot 1, Concession 3, Old Survey (formerly in the Geographic Township of Melancthon), Town of Shelburne, County of Dufferin (the "Site").

The draft plan includes 6 residential blocks for a total of 33 townhouse units, a block for future development at the corner of Main and Gordon Street, a small block to be conveyed to an adjoining residential property to resolve an existing encroachment, and a block for proposed condominium common elements including a private road, parking, sidewalks, services and a stormwater management facility.

A Pre-servicing Agreement is in place of the development and a Subdivision Agreement has been authorized and is currently being finalized for execution. The conditions of approval for the development and the Subdivision Agreement require, among other things, that the Owner shall:

- Acquire the portion of the First Avenue Road Allowance located within Blocks 6 and 9 on the Draft Plan of Subdivision, cover all related processing costs and provide financial compensation to the Town based on the fair market value of the land;
- Supply street name signs to the satisfaction of the Town. As the new road servicing the development will be a private condominium road, Town approval of the proposed street name is not specifically required by the agreement and the conditions; however, to review and confirm the proposed street name the Owner has been advised to submit an application under the Town's Street Naming and Addressing Policy #2018-14 and has applied to name the proposed condominium road as "Scone Lane".

## Analysis

The west end of the Town's road allowance for First Avenue West bends southerly beyond the last two (2) occupied residential properties on its north and south sides. The Scone property boundary is currently irregular, as it wraps around the west end of the Town's road allowance. The approved Draft Plans for the property and related conditions and agreements establish the

understanding that the owner (Scone) shall acquire this small portion of the Town's road allowance and incorporate this land into the development site. Once the land is added to the Scone property, and following registration of this part of the Plan of Subdivision, it will become part of Block 9 including part of the proposed condominium common elements, specifically the condominium road and sidewalk, a small part of the visitor parking area and stormwater facility, and part of Block 6 which is planned for a townhouse with 4 units.

An exiting residential driveway for the existing home at 226 First Avenue West on the north side of the street currently connects through the Scone property to the portion of the road allowance proposed to be stopped, closed and conveyed to Scone. As the existing driveway encroaches on the Scone property, and as required by the conditions of approval and the Subdivision Agreement, Scone is working with the owner of 226 First Avenue West to realign the existing driveway to the new condominium road. An access easement will be required for the realigned driveway.

The portion of the First Avenue West road allowance that Scone is required to purchase from the Town has an area of 344.12 square metres. To facilitate the conveyance of the land from the Town to Scone, Scone has provided a draft Reference Plan (attached) illustrating this portion of the Road Allowance as Part 1 and an Opinion of Value by Blake, Matlock and Marshall Ltd. The Opinion of Value indicates a market value estimate of \$69,000 and appears reasonable as it is based on the valuation of the balance of the property that Scone purchased, following draft plan approval, which equates to \$810,000 per acre.

By-law #7-1995 establishes the Town's policies for the disposal of real property and requires the following:

Council shall give notice to the public of the proposed sale by placing a notice in one or more newspapers having general circulation in all or part of the municipality and such notice shall disclose the following information:

- Legal description of the property
- Area of the property
- Current use of the property
- Reason the property is being sold or disposed of
- Manner in which the property shall be offered for sale
- To whom the property shall be offered for sale, if not offered to the general public; and
- Such other information as council directs

A by-law is also required to stop and close the part of the right-of-way to be conveyed to Scone.

If Council is satisfied with the valuation and other provisions outlined herein to declare the land surplus, public notice will be given and the required by-law will be prepared and brought forward for Council consideration at a future meeting.

Scone has also submitted a Street Name Request form for the proposed naming of the private condominium road within the development as "Scone Lane". The application indicates the name "Scone" is based on the following:

- "S" for Shelburne
- "C" for Chelsea, the developer's granddaughter
- "O", "N" & "E" are the first letters of the builder's daughters.

The proposed street name has been checked with the Dufferin County street index and no conflicting street names have been identified.

The Town's Street Naming and Addressing Policy defines a "Street" as "Any official name recognized by the Town of Shelburne. A street shall include public roads and private roads but shall not include an easement that serves only one property."

The Policy establishes a uniform and logical street naming system for new streets in the Town. It assists the Town in the naming of municipal streets in a manner that recognizes and promotes:

1. The heritage and identity of the Town of Shelburne
2. Emergency safety considerations
3. Significant contributions by organizations and individuals

The policy provides for street names in a development to be based on a particular theme and where a theme is proposed the policy directs that the names of all streets within the development shall be consistent with the same theme. In this case, there is only one street to be named, and it is a private condominium road, and the theme proposed is based on the first initials of the name of the Town and the first name of family members significant to the developer and the builder.

The Town has recently approve one special request in the Emerald Crossing subdivision to name one street as Leanne Lane as a name of significance to the development company, as one street among several in that development, with the remaining streets named thematically with Indigenous and local wildlife flora and fauna names.

The policy also provides direction for street naming that contribute to sense of place, continuity and belonging, long standing local area identification and/or recognition, celebrate local history, places, events or culture. The proposed street name "Scone" does not specifically contribute to achieving this objective.

Staff is satisfied that the proposed street name is not a marketing name for the builder/developer, as the development is marketed as "Shelburne Towns" and the builder is Maramel Homes.

While the proposed street name does not contribute to meeting some of the objectives and guidelines of the Town's naming policy, it satisfies the mandatory street naming principles. The policy provides for discretion by the Town to allow consideration of a range of options and themes as may be proposed by developers/landowners. The origins of the name will not be generally understood by the public as having any local, cultural or historical significance, but as noted it is a private road for a limited number of homes and will not carry through traffic. Therefore, the street is not viewed as a high priority for establishing a locally significant name.

If Council is not satisfied with the proposed street name, in this location potential alternatives that could be considered may be linked to the adjoining railway corridor, such as Railway Lane, Junction Lane or similar (Station is not available for a new street name as First Avenue was formerly known as Station Street and there is a Station Street in the Township of Amaranth).

#### Policies & Implications (if any) Affecting Proposal

Town of Shelburne By-law 7-1995

Town of Shelburne Street Naming Policy #2018-14

#### Consultation and Communications

As summarized above – public notice to be provided regarding intent to declare land surplus. The proposed street name, once confirmed, will be circulated to departments and agencies with the draft addressing plan for the development, for final review and comments.

#### Council Strategic Priorities

Council's Strategic Priorities has three Goals - Sustainable, Engaged and Livable. There are a total of 12 targets with the three Goals.

This report aligns with the Sustainable Goals within the Targets:

- T4 Promote balanced growth

## Supporting Documentation

Draft Reference Plan

Respectfully Submitted:

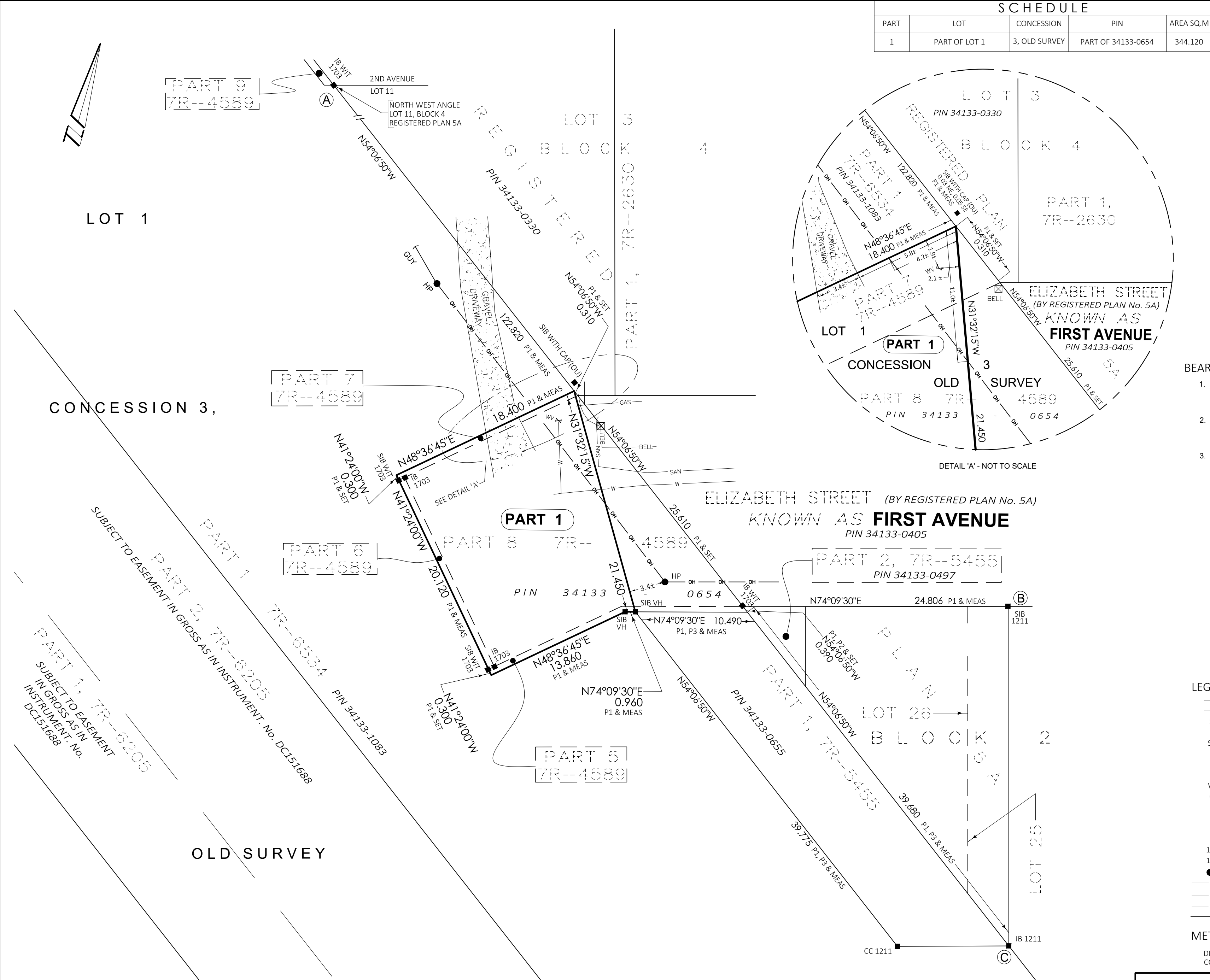
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Steve Wever, MCIP, RPP, Town Planner

Reviewed by:

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Denyse Morrissey, CAO



SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA SQ.M
1	PART OF LOT 1	3, OLD SURVEY	PART OF 34133-0654	344.120

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE:      DATE

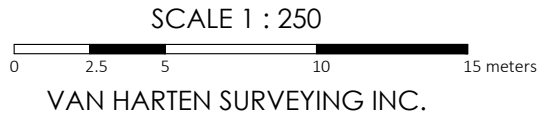
LUKE G. WILCOX, O.L.S.

PLAN 7R- RECEIVED AND DEPOSITED

DATE:      DATE

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF DUFFERIN No. 7

PLAN OF SURVEY OF  
**PART OF LOT 1**  
**CONCESSION 3, OLD SURVEY**  
GEOGRAPHIC TOWNSHIP OF MELANCTHON  
**TOWN OF SHLEBURNE**  
COUNTY OF DUFFERIN



BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999577.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4880996.76	563291.31
B	4880916.54	563435.74
C	4880886.29	563444.33

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O.REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P2, P3	-0°20'30"

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB

DENOTES .025 X .025 X 1.20 STANDARD IRON BAR
- IB

DENOTES .015 X .015 X 0.60 IRON BAR
- SSIB

DENOTES .025 X .025 X 0.60 SHORT STANDARD IRON BAR
- RP

DENOTES .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
- PB

DENOTES .025 X .025 X 0.30 PLASTIC BAR
- CC

DENOTES CUT CROSS
- WIT

DENOTES WITNESS
- OU

DENOTES ORIGIN UNKNOWN
- VH

DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
- P1

DENOTES PLAN 7R-6534
- P2

DENOTES PLAN 7R-4589
- P3

DENOTES PLAN 7R-5455
- 1211

DENOTES P.J. WILLIAMS, O.L.S.
- 1703

DENOTES PAUL COYNE, O.L.S.
- HP

DENOTES HYDRO POLE
- OH —

DENOTES OVERHEAD HYDRO
- GAS —

DENOTES UNDERGROUND GAS
- SAN —

DENOTES SANITARY SEWER
- W —

DENOTES WATERMAIN
- WV

DENOTES WATER VALVE
- BELL

DENOTES BELL PEDESTAL
- BELL —

DENOTES UNDERGROUND BELL

NOTE:  
LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE

METRIC:


DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
  - THIS SURVEY WAS COMPLETED ON THE 6TH DAY OF MAY, 2020

DATE: MAY 12, 2020

LUKE G. WILCOX  
ONTARIO LAND SURVEYOR



**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS AND ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: FCF	CHECKED BY: LGW	PROJECT No. 23250-15

May 12, 2020 3:11pm  
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