



REPORT N° AMÉ-20-01-R

Date	17/12/2019
Submitted by	Claire Lemay
Subject	Lifting of 1-foot reserves Plan M4 and Plan 35, Cooper Street and Donald Street
File N°	

1) **NATURE/GOAL :**

The purpose of this report is to present a by-law to dedicate as public highway two blocks of land which had been kept as 1-foot reserves. These blocks of land are located on Donald Street and Cooper Street in Hammond.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Council adopts by-law 2020-08 dedicating as public highway the two blocks which had been kept as 1-foot reserves on Cooper Street and Donald Street.

QUE le Conseil adopte le règlement 2020-08 afin de dédier comme chemin public les deux blocs qui ont été gardés comme pieds de réserve sur la rue Cooper et la rue Donald.

4) **BACKGROUND :**

Plan 35 was registered in 1971, creating several new lots along the road allowance between concessions 8 and 9, Clarence (now Gagné Road). This plan included two blocks reserved for future streets with 1-foot reserves at the end of each of these blocks. Plan M-4 was registered in 1975, creating Cooper Street, Donald Street, Young Street, and Butler Street (now Carrière Street).

It has recently come to the attention of the Infrastructure and Planning Department that the 1-foot reserves between the portions of Donald Street and Cooper Street adjacent to Gagné Rd and the portions of these streets which connect to Young Street and Carrière Street were never removed.

5) **DISCUSSION :**

Municipalities commonly use 1-foot reserves in order to impede access from a parcel of land onto a public road in order to prohibit unplanned developments on vacant land. These 1-foot reserves are usually removed when the subject property is developed or when they are no longer required. In this case, the property which had access to Gagné

Road blocked by 1-foot reserves was developed 4 years after the 1-foot reserves were created, but the reserves were never removed.

This technicality has not impeded through traffic in the more than 30 years since the roads were built and the lots developed. It is nonetheless the recommendation of the Infrastructure and Planning Department that Council pass the attached by-law to lift the 1-foot reserves and dedicate these parcels of land as public highway and part of Donald Street and Cooper Street.

6) **CONSULTATION:**

Thanks to Heather Giff from Brazeau Seller Law for noticing that the 1-foot reserves had never been removed and for providing planning staff with the property PINs and legal descriptions.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

N/A

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

If the 1-foot reserves are not removed, Donald Street and Cooper Street will continue to be legally not connected all the way through to Gagné Road.

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

By-law 2020-08

Plan M-4