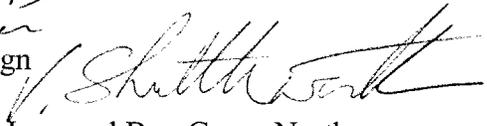


MEMORANDUM

Date: June 27, 2006

To: Mayor and Members of Council

From: Jim Baird, Commissioner of Development Services 
Valerie Shuttleworth, Director, Planning & urban Design 

RE: Box Grove Centre Inc., Box Grove Hill Developments Inc., and Box Grove North Inc. (19TM-030012) Phase 2, Box Grove Planning District, Proposed Plan of Subdivision (SU 03 115555).
Proposed additional resolution to provide access and possible servicing easement for Pilkington lands.

RECOMMENDATION

That staff be directed to provide the requested easement over the 0.3 metre reserve at the east end of Street "16" to the Pilkington Family when permission to construct the Street "16" roadway or an interim driveway to serve future development on Block 460, Plan 19TM-030012, is granted.

BACKGROUND

At the June 6th Development Services Committee meeting regarding the above, Committee received a letter dated June 5, 2006 from Jason C. Wu of Walker, Nott, Dragicevic Associates Limited, representing the Pilkington Family, owners of land abutting the Box Grove Hill Developments lands to the east, requesting a modification to Condition of Draft Approval 2.4 to include matters regarding access and possible servicing to the Pilkington property.

Committee agreed with the rationale provided in Mr. Wu's letter and directed staff to modify Condition 2.4 as requested. However, Committee's direction was not reflected in the resolution which was adopted at the Council meeting of June 13, 2006. In addition, the request that the Town grant an easement to the Pilkington Family is not an appropriate condition of draft approval as the applicants (Box Grove Centre Inc. et. al.) are not in a position to satisfy this condition.

Therefore, staff recommends that a new resolution be passed as noted above. This matter and the proposed resolution have been discussed with representatives of the Pilkington family.