



Regular Council Meeting

To:	Mayor and Council
Date:	March 3, 2025
From:	Wayne Hancock, Director of Public Works
Report Number:	Public Works 2025-03
Subject:	Acquisition & Dedication of Parts 1 & 2, 45R-17724 as Part of Public Road Allowance for Fallis Line

Recommendations:

1. That Council approve the acquisition of Part 1 & 2, 45R-17724 as part of the public road allowance for Fallis Line at the total price of \$5000.00; and
2. That Council dedicate this portion of Fallis Line which is Part 1 & 2, 45R-17724 as public road allowance after purchase is finalized; and
3. That the Mayor and Clerk be authorized to execute By-law No. 2025-15 being a By-law to dedicate Parts 1 & 2 on Plan 45R-17724 as part of the public road allowance for Fallis Line after purchase is finalized.

Overview:

Staff have met with the Property Owners of 886 Fallis Line to discuss the purchase of a 3.0 meter (m.) road widening along the frontage of their existing residence. During the original design, all aboveground and underground utilities and public infrastructure such as sidewalks were being designed to be built around this private property and 3.0 m. block.

Staff prefer to align infrastructure and place utilities underground as opposed to build around the private 3.0 m. block as the proper alignment will allow for many benefits including aesthetics and ease of future maintenance. Staff reached out to the property owners to propose the purchase of the 3.0 m. block to this end.

Recently, the Property Owners agreed with staff it would be best to have construction straight through the 3.0 m. area. As such, they have agreed to sell the 3.0 m. widening which provides for the full road allowance along Fallis Line. The 3.0 m. road widening property is indicated on Parts 1 & 2 of Plan 45R-17724. (Attachment No. 1).

The Fallis Line Lot Grading Plan View (Attachment No. 2) shows Fallis Line within this section showing the infrastructure, such as sidewalks, properly aligned. This maintains the utilities, such as gas, hydro, and cable, in their proper location with above ground infrastructure.

This report is recommending that Part 1 & 2 of Plan 45R-17724 be acquired & dedicated as public highway under By-law No. 2025-15.

Financial Impact:

Staff had arranged for a real estate valuation to establish a reasonable amount for the property to the amount of \$ 5,000.00. The Township will also be paying legal survey costs and legal fees, which include the property owner's legal costs, to complete the transfer which is estimated to be an additional \$7,000.00. These costs, totaling an estimated \$12,000.00 plus any net municipal H.S.T. on applicable items, will be paid from Development Charges (DC Background Study March 2, 2022 - Table 5-4, Project # 7) as it relates to widening of this roadway.

Attachments:

Attachment No. 1 - Registered Plan 45R-17724

Attachment No. 2 - Fallis Line Lot Grading Plan View

Attachment No. 3 - By-law 2025-15 Being a by-law to dedicate as part of public road allowance a portion of Fallis Line described as Part of Lot 12 in Concession 6, Geographic Township of Cavan being Parts 1 and 2, Plan 45R-17724

Respectfully Submitted by,

Reviewed by,

Wayne Hancock,
Director of Public Works

Yvette Hurley
Chief Administrative Officer

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA
1	PART OF			96.0 sq. m.
2	LOT 12	6	PART OF 28008-0312	18.2 sq. m.

PART 2 IS SUBJECT TO AN EASEMENT AS IN INST. No. CVNC3591

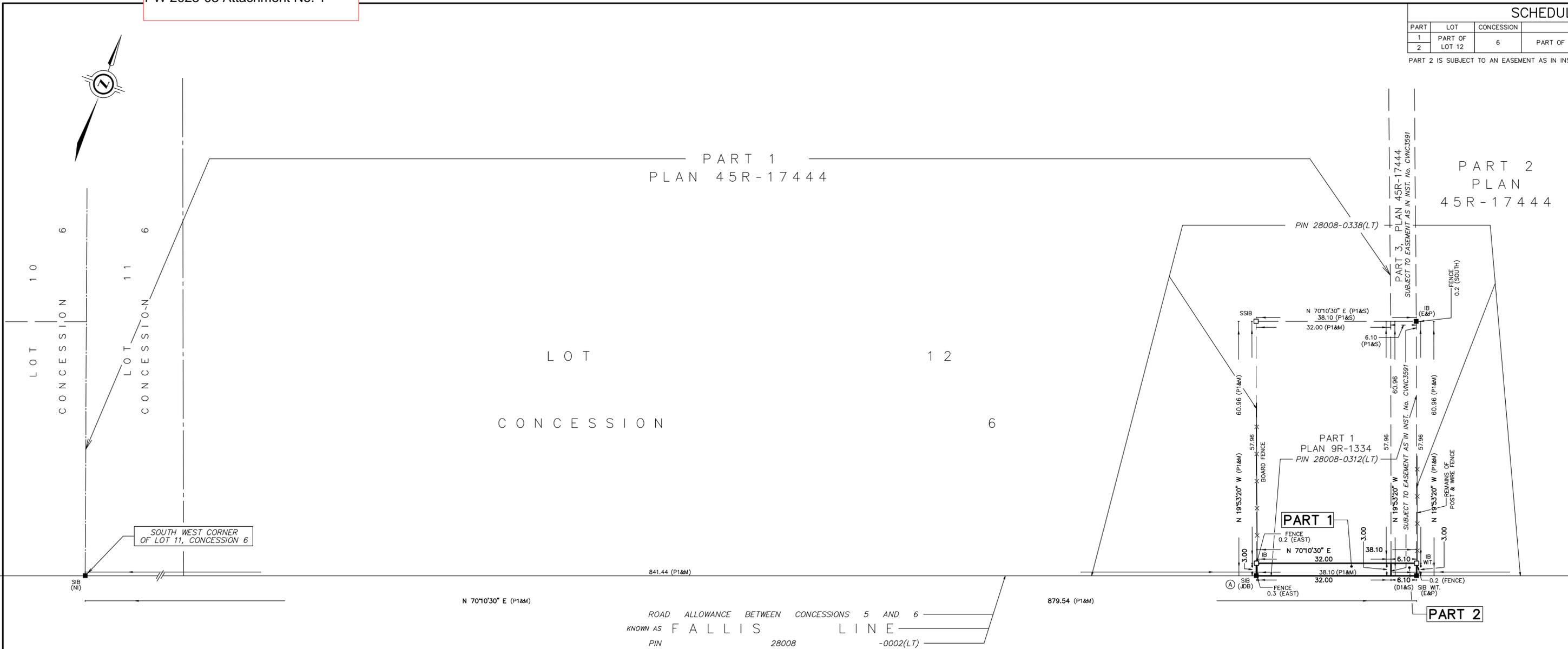
PLAN 45R-17724

Received and deposited

September 6th, 2024

Lisa Halliday

Representative for the
Land Registrar for the
Land Titles Division of
Peterborough (No.45)



PLAN OF SURVEY OF
PART OF LOT 12
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF CAVAN
NOW IN THE
TOWNSHIP OF CAVAN MONAGHAN
COUNTY OF PETERBOROUGH
J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
SCALE 1 : 500
THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000069.
INTEGRATION DATA
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.
POINT ID NORTHING EASTING
ORP (A) 4 892 992.92 703 379.36
ORP (B) 4 892 895.71 703 178.87
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 222.80 N 64°08'00" E

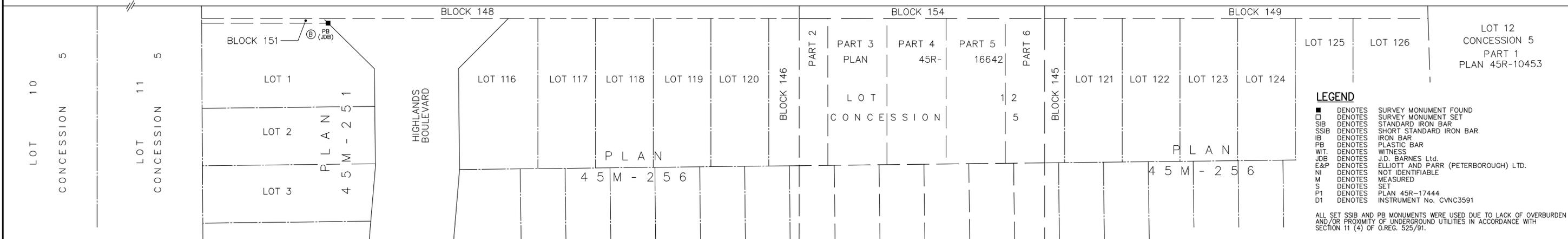
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON AUGUST 20, 2024.

AUGUST 21, 2024
DATE
SHAWN M. O'CONNOR
ONTARIO LAND SURVEYOR

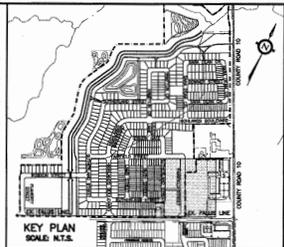
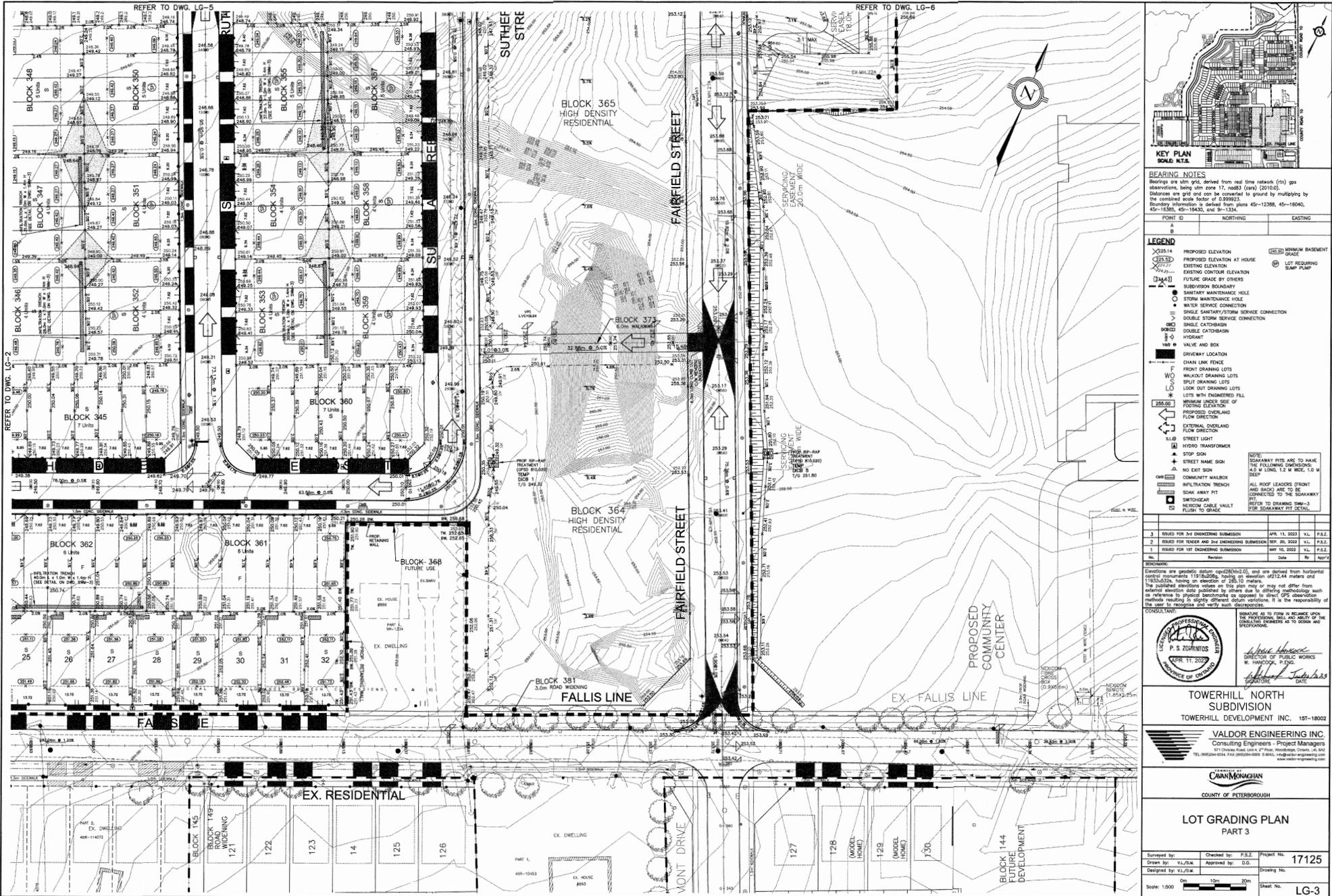
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-70818

Elliott and Parr
(PETERBOROUGH) SURVEYING MAPPING GIS
A Division of
J. D. Barnes Limited
211 SHERBROOKE ST PETERBOROUGH, ON K9J 2N2
T: (705) 745-8444 F: (705) 745-5314 www.jdbarnes.com

DRAWN BY: JK	CHECKED BY: SMO	REFERENCE NO.: 24-19-174-00
FILE: E&P CAN 6-12	DATED: 08/21/2024	PLOTTED: 8/21/2024



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET
 - SIB DENOTES STANDARD IRON SET
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - PB DENOTES PLASTIC BAR
 - WT DENOTES WITNESS
 - JDB DENOTES J.D. BARNES Ltd.
 - E&P DENOTES ELLIOTT AND PARR (PETERBOROUGH) LTD.
 - NI DENOTES NOT IDENTIFIABLE
 - M DENOTES MEASURED
 - S DENOTES SET
 - P1 DENOTES PLAN 45R-17444
 - D1 DENOTES INSTRUMENT No. CVNC3591
- ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 325/91.



BEARING NOTES
 Bearings are true gcs, derived from red line network (m) gcs observations, being srm zone 17, nads8 (srm) (2010.0). Distances are grid and can be converted to ground by multiplying by the combined scale factor of 0.999923. Boundary information is derived from plans 45-12388, 45-15040, 45-16355, 45-18430, and 9-1334.

POINT ID	NORTHING	EASTING
B		

- LEGEND**
- PROPOSED ELEVATION
 - EXISTING ELEVATION
 - EXISTING CONTOUR ELEVATION
 - FUTURE GRADE BY OTHERS
 - SUBDIVISION BOUNDARY
 - SEWER MAINTENANCE HOLE
 - STORM MAINTENANCE HOLE
 - WATER SERVICE CONNECTION
 - SINGLE SANITARY/STORM SERVICE CONNECTION
 - DOUBLE STORM SERVICE CONNECTION
 - SINGLE CATCHBASIN/STORM SERVICE CONNECTION
 - DOUBLE CATCHBASIN
 - HYDRANT
 - VALVE AND BOX
 - DRIVEWAY LOCATION
 - CHAIN LINK FENCE
 - FRONT DRANNING LOTS
 - REAR LOT DRANNING LOTS
 - SPLIT DRANNING LOTS
 - LOOK OUT DRANNING LOTS
 - LOTS WITH ENGINEERED FILL
 - MINIMUM UNDER SIDE OF FOOTING ELEVATION
 - PROPOSED OVERLAND FLOW DIRECTION
 - EXTERNAL OVERLAND FLOW DIRECTION
 - STREET LIGHT
 - HYDRO TRANSFORMER
 - STOP SIGN
 - STREET NAME SIGN
 - NO EXIT SIGN
 - COMMUNITY WALKWAY
 - UTILIZATION TRENCH
 - SOAK AWAY PIT
 - NONION CABLE VAULT
 - FLUSH TO GRADE
 - MINIMUM BASEMENT GRADE
 - LOT REQUIRING SEWER PUMP

NO.	REVISION	DATE	BY	APP'D.
3	ISSUED FOR 3d ENGINEERING SUBMISSION	APR. 11, 2023	V.L.	P.S.Z.
2	ISSUED FOR TENDER AND 2nd ENGINEERING SUBMISSION	SEP. 25, 2022	V.L.	P.S.Z.
1	ISSUED FOR 1st ENGINEERING SUBMISSION	MAY 16, 2022	V.L.	P.S.Z.

Distances are ground unless specified, and are derived from horizontal control monuments 119-6-2006, having an elevation of 212.44 meters and 119-23-2006, having an elevation of 215.02 meters. The published elevations shown on this plan may or may not differ from related elevation data published by others due to differing methodology such as reference to physical benchmarks as opposed to direct GPS observation methods resulting in slightly different datum variations. It is the responsibility of the user to recognize and verify such discrepancies.

PROFESSIONAL ENGINEER
 P. S. ZOFNITOS
 DIRECTOR OF PUBLIC WORKS
 W. HANCOCK, P.E., INC.
 11/11/2023
 Signature: [Handwritten Signature]

TOWERHILL NORTH SUBDIVISION
 TOWERHILL DEVELOPMENT INC. 15T-18002

VALDOR ENGINEERING INC.
 Consulting Engineers - Project Managers
 817 Ottawa Road Unit 27, Forest Hill, Ontario, Canada
 TEL: 905-884-0244 FAX: (905) 884-0245 EMAIL: valdoreng@valdoreng.com

CANNON DESIGN
 COUNTY OF PETERBOROUGH

LOT GRADING PLAN PART 3

Surveyed by:	Checked by: P.S.Z.	Project No:	17125
Drawn by: V.L./D.K.	Approved by: D.G.	Sheet No:	LG-3
Designed by: V.L./D.K.			

Scale: 1:500
 0m 10m 20m

The Township of Cavan Monaghan

By-law No. 2025-15

Being a by-law to dedicate as part of public road allowance a portion of Fallis Line described as Part of Lot 12 in Concession 6, Geographic Township of Cavan being Parts 1 and 2, Plan 45R-17724; Township of Cavan Monaghan

Whereas pursuant to Section 31(2), Municipal Act, 2001, S.O. 2001, c.25, a municipality may by by-law establish a highway;

And Whereas that portion of Fallis Line is described as Part of Lot 12 in Concession 6, Geographic Township of Cavan being Parts 1 & 2, Plan 45R-17724; Township of Cavan Monaghan;

And Whereas the Township of Cavan Monaghan controls the road allowance of Fallis Line on Plan 45R-17724;

And Whereas a municipality may by by-law assume for public use a road allowance, highway, street or land shown on a registered plan of survey.

Now Therefore the Council of the Township of Cavan Monaghan hereby enacts as follows:

1. That the Mayor and Clerk are hereby authorized to execute such documents to effect a transfer of Parts 1 and 2 on Plan 45R-17724 to the Township of Cavan Monaghan.
2. That the Township of Cavan Monaghan hereby incorporates Parts 1 & 2 on Plan 45R-17724 into the public highway system of the Township as part of Fallis Line.
3. This By-law shall come into force and effect on the date of passing thereof.

Read a first, second and third time and passed this 3rd day of March, 2025.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule "A"

Lands to be dedicated: Lot 12, Concession 6, Geographic Township of Cavan being Parts 1 & 2, Plan 45R-17724.

