

C.4

STAFF REPORT: ADMINISTRATION



REPORT TO: Finance and Administration
Committee
MEETING DATE: December 18, 2007
REPORT NO.: A.07.36
SUBJECT: Consideration of Sale of Leming
Street Lane
PREPARED BY: Stephen Keast, Clerk

A. Recommendations

THAT this Committee receives Staff Report A.07.3, "Consideration of Sale of Leming Street Lane" and authorizes dividing the estimated appraisal cost (\$1,000.00) on a percentage base of the proposed land purchase (330 square feet, 17%, 1,650 square feet, 83%), with these costs to be presented in writing to the two adjacent landowners and upon receiving cheques in the requested amount and signed agreement to pay additional if necessary or accept rebate if lesser, the appraisal process be initiated.

B. Background

Following a request from the adjacent landowner to the west and confirmation from the Development Review Committee, the Finance and Administration Committee passed the following Recommendation to Council on April 17, 2007:

THAT Council authorize the Clerk to forward correspondence to landowners abutting a lane south from Leming Street as their interest in purchasing the portion abutting their properties should the subject lands be declared surplus to the needs of the municipality.

In the case of the sale of such lanes and road allowances in the past, although no longer required in the *Municipal Act, 2001*, such parcels have always been first offered to adjacent landowners in equal portions for the purpose of lot enlargement. Where an adjacent landowner did not wish to pursue purchase, the full width of the lane or road allowance would then be offered to the other adjacent landowner.

Council adopted the Recommendation on April 23, 2007 and following correspondence sent to the adjacent and abutting landowners as shown on the attached mapping extract, landowners 1 and 2 indicated interest in proceeding with purchase while landowner 3 did not wish to proceed and waived his right of purchase in favour of the other adjacent landowner.

The current Sale of Land By-law requires that the Town obtain an appraisal of fair market value prior to any sale of land, although a licenced appraisal is not specifically required. Hutchesson – Gignac Limited, a professional real estate appraisal firm, recently provided a cost estimate of \$1,000.00 to provide an appraisal in this matter.

Any sale price for the subject lands as shown on the attached mapping excerpt will not be known until an appraisal is completed, however, the appraisal cost will have to be paid once completed. Should the landowners consider the cost of the appraisal, together with the related purchase, survey and legal costs excessive, the sale process may be in jeopardy once in process.

It is proposed the Committee consider a Recommendation dividing the estimated appraisal cost (\$1,000.00) on a percentage base of the proposed land purchase (330 square feet, %, 1,650 square feet, %). These costs would be presented in writing to the two adjacent landowners and upon receiving cheques in the requested amount and signed agreement to pay additional if necessary or accept rebate if lesser, the appraisal process would be initiated.

C. The Blue Mountains' Strategic Plan

Goal Providing a strong, well managed municipal government.

D. Budget Impact (cc: Treasury if required)

None

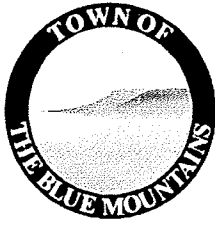
E. Attached

Appraisal Request with Mapping Extracts
Appraisal Estimate

Respectfully submitted,



Stephen Keast, Clerk



Town of The Blue Mountains
P.O. Box 310
26 Bridge Street East
Thornbury, ON N0H 2P0
Tel: (519) 599-3131
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To: Peter Gignac
Of: Hutchesson-Gignac
From: Stephen Keast, Clerk
Fax: 705 445 8085
Phone: 705 445 7414
Pages: 3, including this cover sheet
Date: November 30, 2007

Peter:

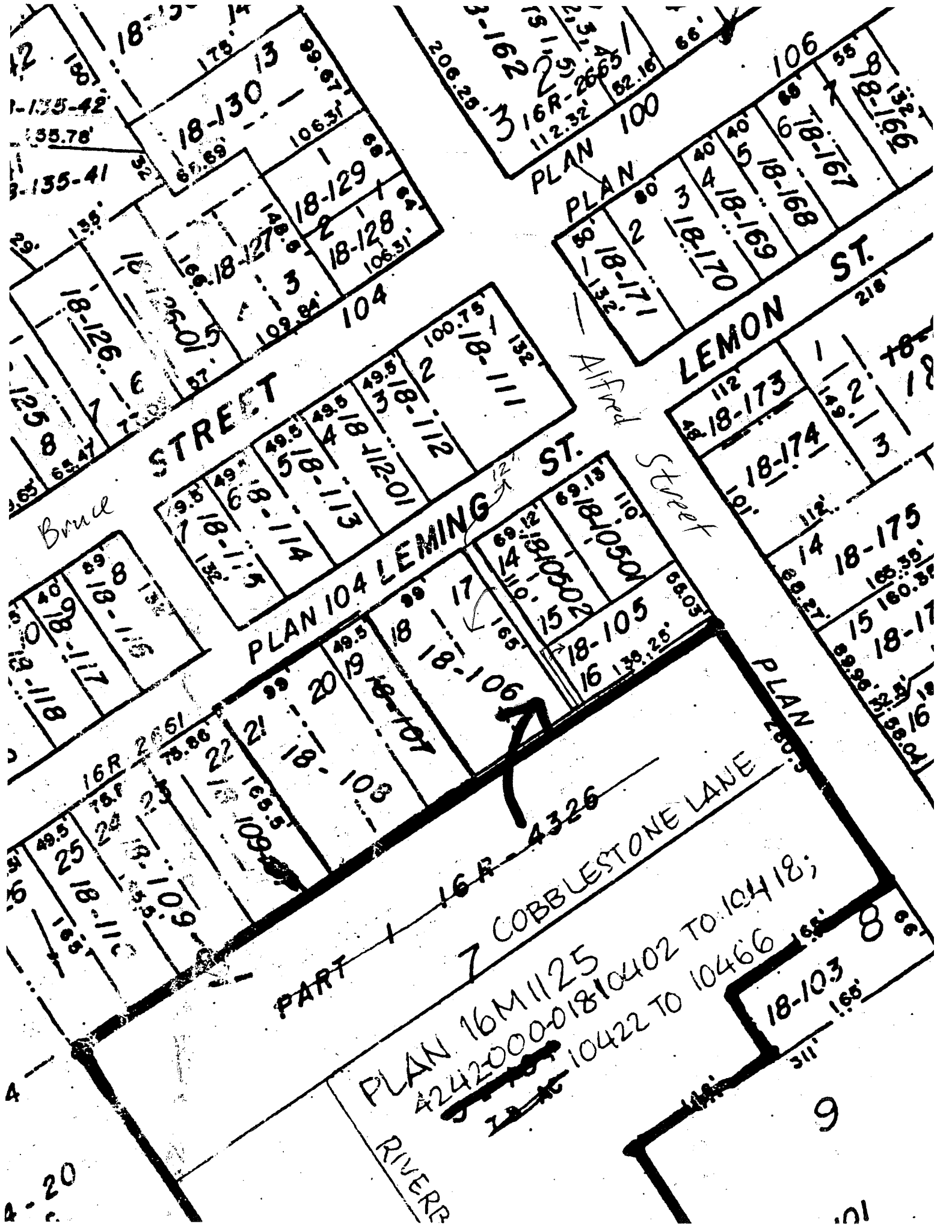
Could you please give me a "ballpark" quote on the cost of an appraisal for the 12 X 165 (1,980 sq ft) foot lane as shown on attached map excerpts. The lane is off Leming Street in Thornbury, southeast of the Bruce and Alfred Streets intersection. It is proposed to sell the lane to two adjacent landowners for lot enlargement purposes, the third adjacent landowner having no interest in purchase.

For conveyance, the smaller parcel would be approximately 55 X 6 (330 sq ft) and the larger parcel 330 sq ft plus 12 X 110 (1,320 sq ft) for a total of 1,650 sq ft.

The quote could be by telephone or e-mail, nothing formal, and I am pretty sure we will proceed with it, but I should get a quote first. My number is 519 599 3131, ext 237, e-mail skeast@thebluemountains.ca.

Thanks,

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STREET

PLAN 100
PLAN 104
PLAN 105
PLAN 106

LEMON ST.

LEMING ST.

PART 1 16R-4326
PLAN 16M1125
4242000-1810402 TO 10418;
18-103 TO 10466

RIVER

9

10

PETER J. GIGNAC, F.A., M.M.A., A.M.I., P.A.S.
T.A. HUTCHESSON, ABMA, F.R.E., C.R.A., P.A.S.
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December 3, 2007.

Email: skeast@thebluemountains.ca

Town of the Blue Mountains,
26 Bridge Street East,
Thornbury, ON N0H 2P0

Attention: Mr. Stephen Keast, Clerk

Dear Mr. Keast:

**Re: Appraisal Request - Laneway
(Leming Street), Formerly Town
of Thornbury, Town of the Blue Mountains**

I have had an opportunity to review your request for appraisal services as it pertains to a laneway fronting on Leming Street. It is my understanding that the laneway is to be sold to adjacent land owners for lot enlargement purposes. The conveyance would be for two portions of the laneway, one consisting of 330 sq. ft. and the second consisting of 1,320 sq. ft.

s/b 1,650 sq. ft.

It is anticipated this appraisal report would be completed in accordance with the Standards set out by the Appraisal Institute of Canada at a fee not to exceed \$1,000.00 plus GST. It is further noted that this appraisal report would be completed within a reasonable time frame upon acceptance of this proposal.

Please contact my office if you are in agreement with this proposal or should you have any questions.

Yours very truly,

HUTCHESSON, GIGNAC LIMITED

P.J. Gignac
P.JG/GJS

- Real Estate Appraisers and Consultants -

