

C.9

STAFF REPORT: ADMINISTRATION



REPORT TO: Finance and Administration
Committee
MEETING DATE: May 20, 2008
REPORT NO.: A.08.05
SUBJECT: Consideration of Sale of Leming
Street Lane
PREPARED BY: Stephen Keast, Clerk

A. Recommendations

THAT Council receives Staff Report A.08.05, "Consideration of Sale of Leming Street Lane" and approves:

1. the proposed sale of the lane in the amount of \$9,000.00 divided on a percentage base of the proposed land purchases (330 square feet, 17%, \$1,530.00, 1,650 square feet, 83%, \$7,470.00), with this sale price to be presented in writing to the two adjacent landowners for consideration, together with a like share of all related costs; and
2. upon acceptance of the sale price, together with a like share of all related costs, a declaration of the lane to be surplus to the needs of the municipality and provision of notice of intent to consider a By-law authorizing the sale of land.

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.

A valuation of the lane was provided by an area realtor having knowledge of local land sales and value in the amount of \$9,000.00.

Related costs would include publication of a Public Notice noting intent to consider a By-law authorizing the sale of lands, as well as related survey and legal requirements. It is proposed should the proposed sale proceed to this stage, costs would continue to be apportioned on a 17% - 83% basis.

C. The Blue Mountains' Strategic Plan

Goal Providing a strong, well managed municipal government.

D. Environmental Impacts

Private ownership of the lands should increase the level of land stewardship versus undeveloped public land. Increasing the frontage of one of the adjoining parcels may permit severance and therefore intensification of urban development as recommended by the Provincial Policy Statement.

E. Budget Impact

None

F. Attached

1. Valuation of Land
2. Mapping Extracts

Respectfully submitted,

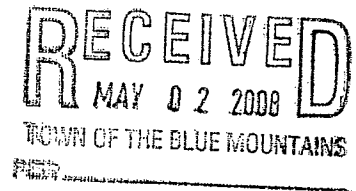


Stephen Keast, Clerk



Offord Realty Ltd.
Brokerage*

E.1



April 30, 2008

Town of the Blue Mountains
Thornbury, ON

Attention: Mr. Stephen Keast

Re: Leming Street Lane – approx. 12' x 165'

Thank you for your recent request to estimate the value for the above noted property.

I have analyzed sales which I consider comparable in arriving at this estimate of value. I have no real or contemplated interest in the property on which this estimate is being given. The above noted property is being valued as a lot addition. It is my opinion that this property has an approximate value range as of April 30, 2008 of:

NINE THOUSAND DOLLARS

(\$9,000.00)

May I emphasize, this is an evaluation of the property in my opinion, this is not an appraisal, and it is my assumption that I am not required to give testimony or attendance in court by reason of the evaluation with reference to the property in question, unless arrangements have been previously.

Yours truly,

CENTURY 21 Offord Realty Ltd.

Jim Chapman,
Broker

JMC/rb

72 Hurontario Street
Collingwood, Ontario L9Y 2L8
Business 705-445-5640
Fax 705-445-7810
Toll Free 1-866-669-6608
E-mail: century21@georgian.net

1 Bruce Street, North
Thornbury, Ontario NOH 2P0
Business 519-599-3300
Fax 519-599-2368
Email c21t@georgian.net



FILED AND REGISTERED THE 30TH DAY
OF JULY AD 1872

E-2

SIGNED- JAS. DOUGLAS- D. REC.



ALFRED
STREET

N 50° W - MAG.

