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STAFF REPORT: Infrastructure and Public Works



REPORT TO: Committee of the Whole
MEETING DATE: June 27, 2016
REPORT NO.: CSPW.16.101
SUBJECT: Request to Sell a Portion of the 6th Line Road Allowance
PREPARED BY: Reg Russwurm, Director of Infrastructure and Public Works

A. Recommendations

THAT Council receive Staff Report CSPW.16.101 entitled “Request to Sell a Portion of the 6th Line Road Allowance”;

AND THAT Council refuse to sell the portion of the 6th Line Road Allowance identified in the sale request.

B. Background

Staff received a request to purchase Town lands from Wood Bull Barristers & Solicitors on behalf of Mr. Raymond Mantella, the owner of 728529 21st Side Road (refer to Attachment #1). The request was to have the Town consider selling the portion of the 6th Line Road Allowance located directly east of the Mantilla lands to Mr. Mantella. (Refer to Attachment #2 and #3 for area maps).

Staff reviewed the request and the Community Services Department processed the property through the Lands Review Tool, provided as Attachment #4. It was determined that the 6th Line Road Allowance could provide a significant recreational trail link from Loree Forest to the 6th Line Bruce Trail connection. Alternately the 6th Line Road Allowance could also be a valuable piece of property for a future infrastructure service easement corridor.

Staff therefore recommend that the portion of the 6th Line Road Allowance in question be retained and not be considered surplus.

C. The Blue Mountains’ Strategic Plan

Goal #3 - Support healthy lifestyles

Goal #5 - Ensure that our infrastructure is sustainable

D. Environmental Impacts

None at this time

E. Financial Impact

None at this time

F. In Consultation With

Senior Management Team

Director of Community Services

Manager of Roads and Drainage

Town Solicitor

G. Attached

1. Request to Purchase from Wood Bull Barrister & Solicitors, June 17, 2016
2. Property Location Map, unopened 6th Line north of the 21st Sideroad.
3. Property Aerial Photo, unopened 6th Line north of the 21st Sideroad
4. Completed Property Review Tool, Community Services Department, June 21, 2016

Respectfully submitted,

Reg Russwurm

Reg Russwurm, MBA, P.Eng
Director of Infrastructure and Public Works

For more information, please contact:

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MUNICIPAL PLANNING & DEVELOPMENT LAW

17 June 2016

Sent by Mail

cgiles@thebluemountains.ca

Ms. Corrina Giles, Clerk
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON N0H 2P0

Dear Ms. Giles:

Re: Request to Purchase Town Lands

We are the solicitors for Mr. Raymond Mantella, owner of the property legally described as Part of Lot 22, Concession 7 Collingwood, as in R230962, known municipally as 728529 21st Side Road, PIN 37308-0189 (LT).

Our client's property abuts the lands legally described as Firstly: Road Allowance Between Concession 6 and Concession 7 Collingwood Between R273816 & Road Allowance Between Lot 21 and 22 Collingwood; Block 14 on Plan 1034; Part Lot 26 Concession 7 Collingwood, being Part 6 on Plan 16R-8449; Part 1 on Plan 16R-8600; Secondly: Part of Lot 26 Concession 6 Collingwood being Part 1 on Plan 16R-7115, PIN 37309-0172 (LT).

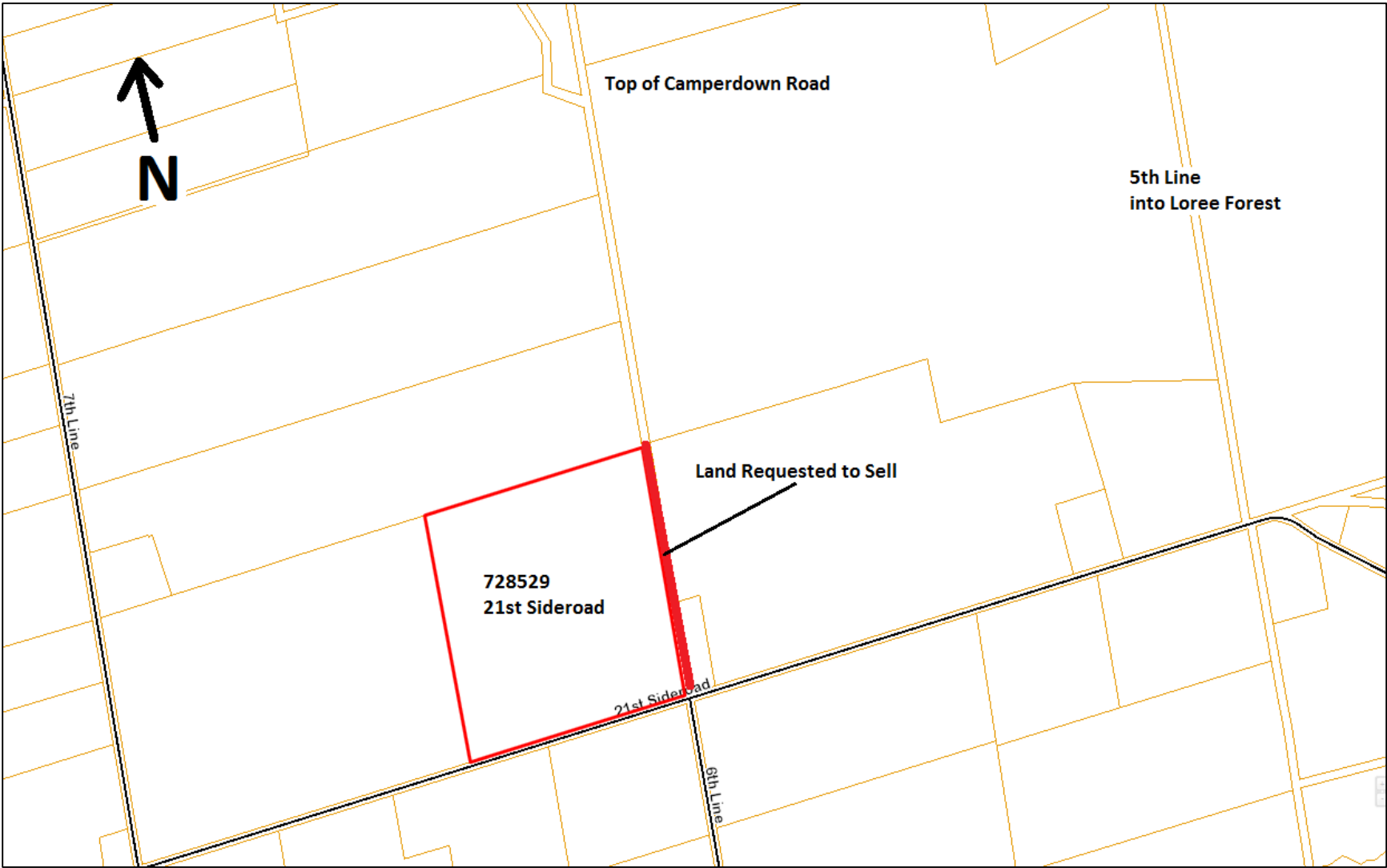
Please accept this letter as a request on behalf of our client, an abutting property owner, to purchase part of the road allowance between Concessions 6 and 7. We kindly request that this item be considered by Council at its meeting on July 11, 2016. Should you require anything further in regard to our request, please contact the undersigned.

Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to read "Peter A. Gross", is written over the typed name.

Peter A. Gross





Property ID & History	
Address of property - 6th Line Road Allowance East of 728529 21st Sideroad	
Roll Number	PIN Number 37309-0172
Legal description - Unopened Road Allowance	Unopened Road Allowance
What is the current zoning of the property - Unopened Road Allowance	Unopened Road Allowance
What is the current assessed value "2016"	N/A
What is the size of the property	20 m x 600 m
Is property currently in use	No
What is the current use	Unopened Road Allowance
When was the property obtained	N/A
How was property originally obtained	Original Survey
What was the original intended use	Road Allowance
Does the property have any restrictive covenant	No
Is the property held in trust	No
Does the property provide municipal drainage	No
If the property is designated a Road Allowance or Street, is that the current use or a potential use	Yes
Does the property contain Water and or Wastewater Infrastructure	No
Does the property contain any other major Town infrastructure or other services	No, future service easement
Has the property been reviewed by Council before	No
If yes, refer to Staff Report	N/A
Site Contamination Section	
Known Contamination:	No
Expected Contamination:	No
History of Contamination:	No
Has an Environmental Screening Assessment Occurred:	No
Location of Environmental Screening Assessment File:	N/A
Existing environmental standards to comply with:	N/A
If contaminated, does it exceed environmental standard:	No
Is the Municipality directly responsible for the site?	Yes
If not, has the municipality accepted responsibility?	N/A
Probability that the site would require remediation:	Low
Would this require the Municipality to determine a liability?	No
If yes, what is the estimated cost of remediation?	N/A
Review of Future Town Needs and Potential of Declaring Surplus	
Does the property have any existing liabilities to the Town	Yes, ROW
Does the property have an existing Road/Street access	No
Does the property have Road/Street access potential	Yes
Does the property have any known architectural significance	No
Does the property have any known historical significance	No
Does the property have any archeological significance	No
Are any specific surveys or studies required	Yes, Survey
Are First Nations required to be consulted	No
Are there agencies that require consultation i.e. NEC, GSCA, NVCA, MNR, DFO	No
Is there an Agency that could retain ownership of property consistent with their own mandate	No
Does the property have any known recreational opportunities	Yes, Trail linkage
Do any ecological or conservation concerns exist on or around the property	No
Do local residents in the immediate area require specific pre-consultation	Yes
Do local residents in the immediate area require specific notification	Yes
Is expert knowledge required to evaluate the property	No
Has there been interest from a potential purchaser of the property	Yes
Is there an existing management agreement in place with the Town or other agencies	No
Does the property provide any duplication of use or services in the immediate area	No
What is the estimated cost of divesting (i.e. Appraisal/surveying costs)	TBD
Are there any significant potential public concerns of declaring property surplus	Yes
Does the property have any development potential	No
Could the property be severed into multiple lots	No
Have there been other similar properties appraised within 2 years	Yes
What are the estimated property taxes of the adjacent properties	TBD
Could the property be considered Surplus	NO
Sign off On Information	
CAO	
Director of Community Services	
Director of Development Services	
Director of Financial Services	
Director of Infrastructure & Public Works	
Manager of Road & Drainage	
Manager of Accounting & Budgets	
Manager of Water & Wastewater	
Manager of Solid Waste & EI	
GIS Coordinator	