

**STAFF REPORT: Office of The Chief Administrative Officer**

**REPORT TO:** Council

**MEETING DATE:** November 23, 2009

**REPORT NO.:** CAO.09.12

**SUBJECT:** Acquisition of Lots 27 & 28  
Plan 108, Clarksburg

**PREPARED BY:** Paul Graham,  
Chief Administrative Officer

**A. Recommendation**

**THAT** Council authorize the purchase of Lots 27 & 28, Plan 108 in Clarksburg for the approximate cost of \$73,000;

**THAT** Council authorize the Chief Administrative Officer to arrange for the acceptance of the owner's offer and;

**FURTHER THAT** Council authorize the Mayor and Clerk to execute the necessary documents to transfer the property into the Town's ownership.

**B. Background**

The Town has been involved in negotiations for the purchase of Lots 27 and 28, Plan 108 in Clarksburg over the past few weeks. These lots are located on Mary Street and are of interest to the Town as trail head parking for the new Beaver River Trail connecting Clarksburg and Thornbury. A location map is attached to this Report for information purposes.

Our future capital budgets contain funding for improvements on George Street and Mary Street again, related to the new Beaver River Trail. The cost of developing this parking lot is currently not in our budget but will be added at an appropriate time.

When purchasing property we normally have them appraised. In this case we did not proceed with an appraisal because we were confident that the property, which measures approximately 40 meters by 50 meters, was listed at a price that represented very fair value. We were able to purchase the property at a price less than the listed price and the CAO recommends that Council proceed with the purchase of this property, as outlined above.

---

### **C. The Blue Mountains' Strategic Plan**

The Town continues to make a strong commitment towards the development of trail infrastructure throughout the community. The proposed new parking lot will act as a trail head for the Beaver River Trail and also provide additional parking that will facilitate further growth in the commercial area of Clarksburg.

### **D. Environmental Impact**

None

### **E. Budget Impact**

We anticipate the cost will be approximately as outlined below:

Purchase Price	\$68,000
Legal Fees:	2,500
Land Transfer Fees	<u>2,500</u>
Estimated Total	\$73,000

These costs will be funded from the Parkland Dedication Fund, which is currently forecasted to have a surplus of approximately \$640,000 less this expenditure, at the end of 2009. Our budget forecasts indicate that the Fund balance for Parkland Dedication will be at a positive level of approximately \$465,000 by the end of 2014.

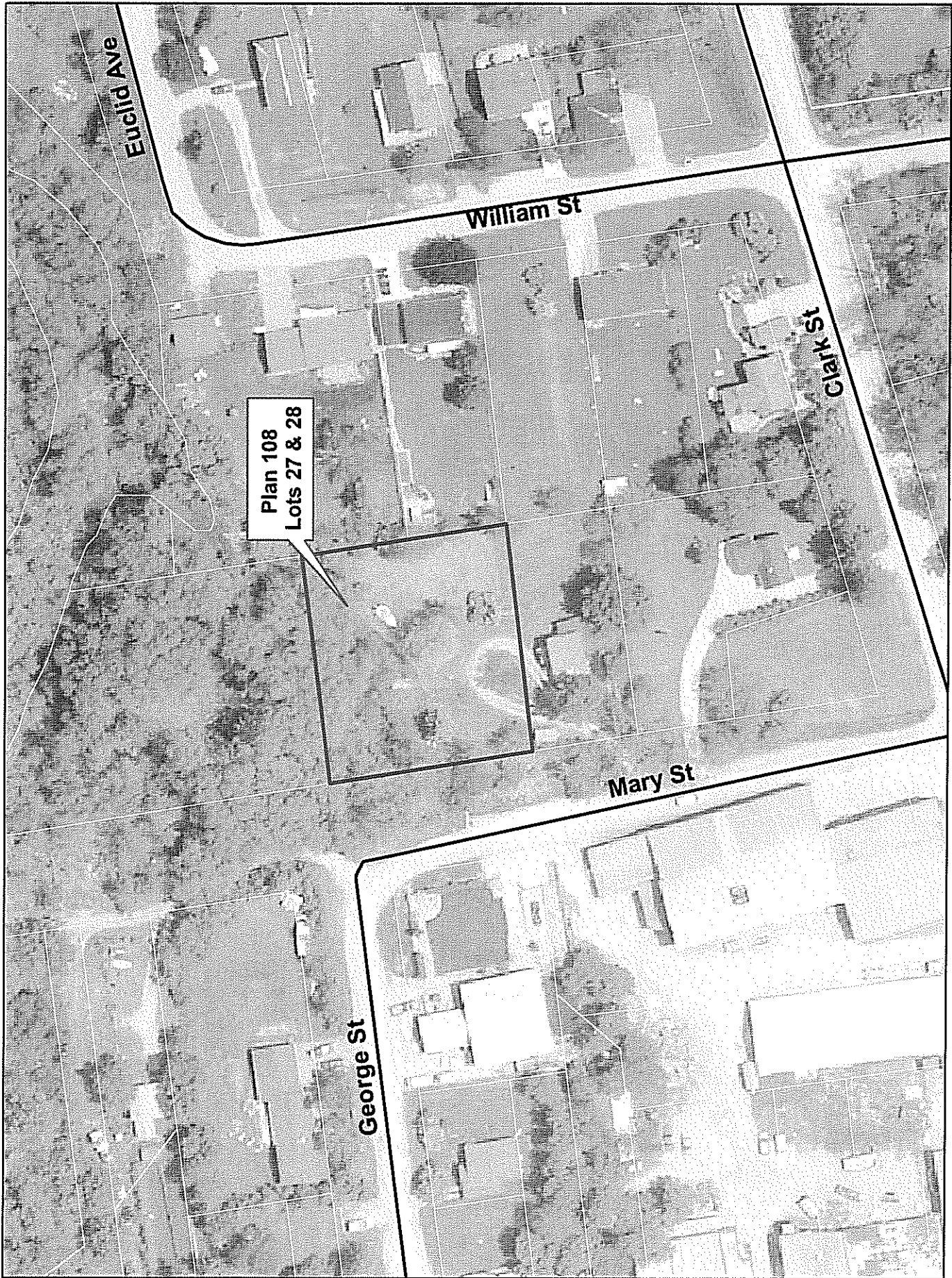
### **F. Attachment**

Location map

Respectfully submitted,

---

J.P. (Paul) Graham, P. Eng  
Chief Administrative Officer  
For more information, please contact  
Paul Graham  
pgraham@thebluemountains.ca  
519-599-3131 ext. 234



Euclid Ave

William St

Clark St

Mary St

George St

Plan 108  
Lots 27 & 28