

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: Engineering and Public Works Committee
MEETING DATE: March 11, 2008
REPORT NO.: EPW.08.23
SUBJECT: Purchase of Land at 140 Blue Mountain Drive
PREPARED BY: Jim McCannell, Manager of Roads & Drainage Division

A. Recommendations

THAT Council approve the purchase of land at 140 Blue Mountain Drive for \$14,000.00 as outlined in Report EPW.08.23, and

THAT the Mayor and the Clerk be authorized to execute all necessary documents, subject to approval by the Town Solicitor and the Director of Engineering and Public Works.

B. Background

Staff had identified a small area of land at the end of Blue Mountain Drive that is required for snow plow turning and emergency vehicle movement. Currently the traveled portion of the roadway extends onto private property.

The area to be purchased has been surveyed and the Town has had an appraisal prepared by Hutchinson, Gignac Limited. The appraisal has recommended a purchase price of \$14,000.00. Staff have met with the owner of the property and have agreed on the purchase price of \$14,000.00.

The Town's Solicitor will prepare the necessary documents to complete the transaction upon approval from Council.

C. The Blue Mountains' Strategic Plan

This land purchase furthers the Town's Strategic Goal #2, "Addressing the Town's municipal infrastructure needs".

D. Budget Impact

Twenty Five Thousand (\$25,000) has been identified in the 2008 Capital Budget for the purchase of the land and related costs. The purchase price agreed to plus the related costs are estimated to be \$19,250 as described below:

Survey Costs & Draft Registered Plan	\$1,700
Appraisal Costs	\$1,150
Purchase Price	\$14,000
Legal Fees	\$1,400
Land Transfer Costs	\$1,000
TOTAL	\$19,250

E. Attached

1. Plan of Survey for 140 Blue Mountain Drive

Respectfully submitted,

Jim McCannell
Manager of Roads & Drainage Division

Reg Russwurm
Director, Engineering & Public Works