

Municipality of East Ferris

Report to Council

Report No.: PLAN-2022-06

Date: June 28, 2022

Originator: Greg Kirton, Director of Community Services

Subject: Surplus Land Request – Unopened Road Allowance Between 23 and 27 Durrell Road

RECOMMENDATION

1. That the request made by Ian and Jody Martyn (23 Durrell) & Chris Amey and Karen McClenaghan (27 Durrell) to deem a section of unopened road allowance between their properties to be surplus be approved. This would allow an application to be made to purchase the lands. A future sale would be done in accordance with the policies laid out in By-law 2218 and valued at a rate of \$0.75/sq. ft. as set out in the East Ferris Fees and Charges By-law.

BACKGROUND

On April 4, 2022, the municipality received a request from Ian and Jody Martyn & Chris Amey and Karen McClenaghan seeking to have the section of road allowance between their two properties at 23 and 27 Durrell Road deemed surplus. The section of road allowance subject to this request is outlined on **Schedule 'A'** and **Schedule 'B'** to this report.

Following the request by the adjacent property owners, the file was circulated to the Director of Public Works and the Fire Chief for comment.

On June 6, 2022, a site visit took place with the adjacent property owners, the Director of Public Works and Director of Community Services for the Municipality of East Ferris. The goal of the site visit was primarily to determine whether there would be any impact to municipal operations, specifically snow plow turnaround and snow storage areas, if this road allowance were to be close and transferred.

Through the site visit it became apparent that from an operations perspective this closure and sale would have no impact on municipal services. The snow plow does not utilize this land for turning or snow storage and will not do so in the future.

The Fire Chief also indicated that this section of road allowance would not be utilized for drawing water from the lake and that there are more suitable access points nearby that are much easier to draw water from.

East Ferris planning policy allows for the transfer and sale of unused road allowance sections when doing so will not negatively impact any other aspect of municipal operations and when the road allowance section is deemed unnecessary for future municipal initiatives. This land is steep, heavily treed, and unsuitable for future road development or general municipal use. Based on the planning policies surrounding the closure and sale of road allowances, staff have no concern with the request made by the property owners of 23 and 27 Durrell Road. A formal application to purchase these lands would be required, if deemed surplus, and a by-law would need to be passed by Council at a future meeting to permit the sale and transfer of these lands.

OPTIONS

1. Option 1

That the request made by Ian and Jody Martyn (23 Durrell) & Chris Amey and Karen McClenaghan (27 Durrell) to deem a section of unopened road allowance between their properties to be surplus be approved. This would allow an application to be made to purchase the lands. A future sale would be done in accordance with the policies laid out in By-law 2218 and valued at a rate of \$0.75/sq. ft. as set out in the East Ferris Fees and Charges By-law.

2. Option 2

That the request made by Ian Martyn and Jody Martyn (23 Durrell) & Chris Amey and Karen McClenaghan (27 Durrell) to deem a section of unopened road allowance between their properties to be surplus not be approved. This would result in the file being closed and no sale taking place.

FINANCIAL IMPLICATIONS

There are no direct financial implications at this time; however, the future sale of these lands would generate approximately \$10,000.00 in revenue for the municipality from the sale of a section of road allowance that is not needed for municipal operations.

RECOMMENDATION

It is recommended that the request made by Ian and Jody Martyn (23 Durrell) & Chris Amey and Karen McClenaghan (27 Durrell) to deem a section of unopened road allowance between their properties to be surplus be approved. This would allow an application to be made to purchase


the lands. A future sale would be done in accordance with the policies laid out in By-law 2218 and valued at a rate of \$0.75/sq. ft. as set out in the East Ferris Fees and Charges By-law.

Respectfully Submitted,



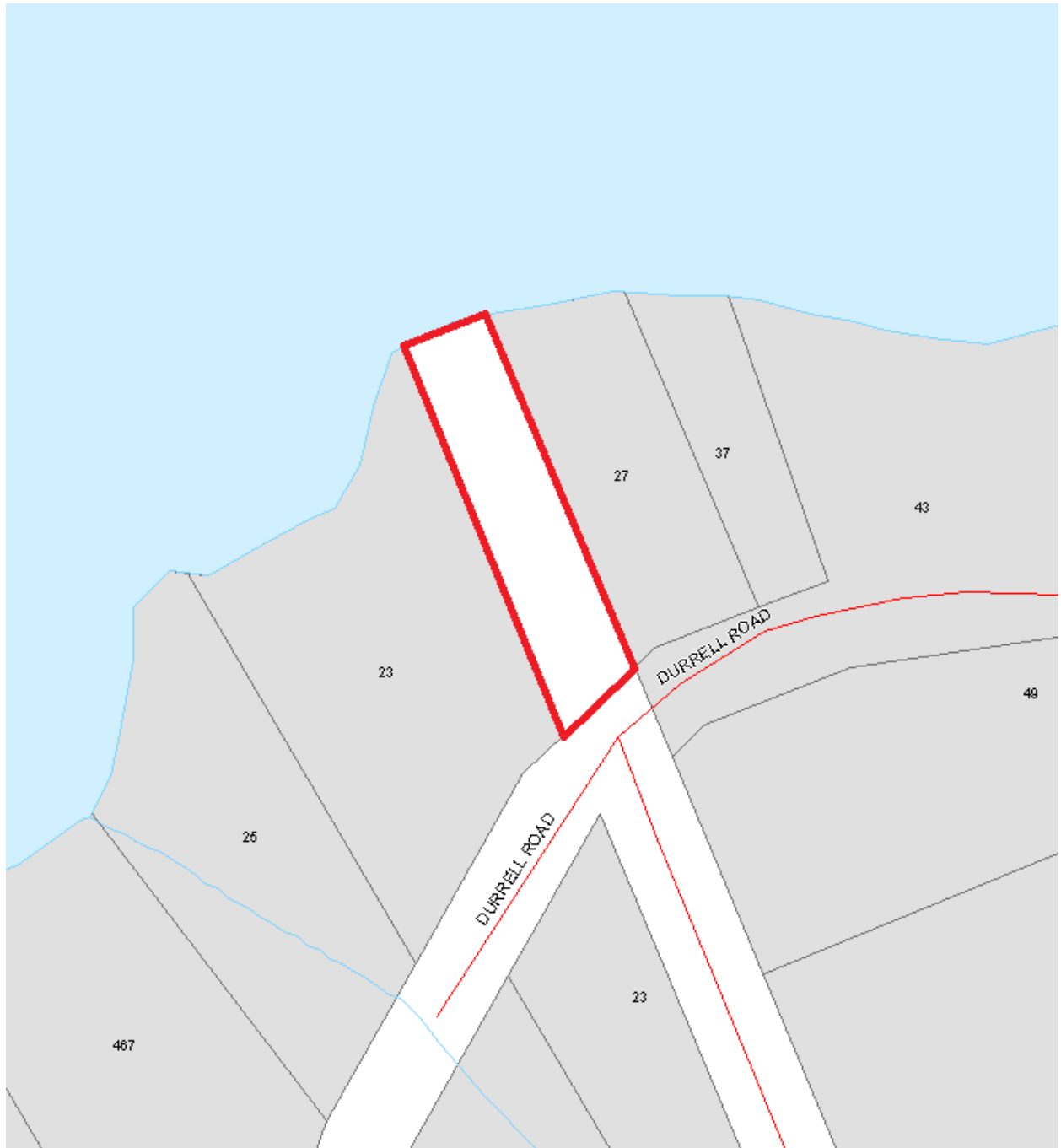
Greg Kirton
Director of Community Services

I concur with this report,
and recommendation



Jason H. Trottier, HBBA, CPA, CMA
CAO/Treasurer

Schedule 'A'



Schedule 'B'

