

Municipality of East Ferris

Report to Council

Report No.: COMM-2024-04

Date: September 24, 2024

Originator: Greg Kirton, Director of Community Services

Subject: Robitaille Land Purchase Request

RECOMMENDATION

1. That the request made by Tim and Chantal Robitaille to deem a section of unopened road allowance to be surplus be approved and that their application to purchase the lands be approved. 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.
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BACKGROUND

The Municipality of East Ferris received a request from Tim and Chantal Robitaille, property owners at 26 South Bay Lane, to deem a section of unopened road allowance to be surplus. Their request was accompanied by an application to purchase these lands. The section of unopened road allowance is directly adjacent to the border with Chisholm, with half the road allowance being located in East Ferris and the other half being located in Chisholm. **Schedule A** and **Schedule B** show the property location.

This situation is unique in that only half of the road allowance subject to this request is located in East Ferris. The other half is located in Chisholm and not subject to East Ferris by-laws or policies. We understand from the applicant that they have already approached Chisholm to discuss the portion of the road allowance in Chisholm.

Given that the road allowance straddles the municipal boundary it also significantly limits the functionality of the road allowance for either municipality. It does not make it a good candidate for any type of municipal development because of the lack of complete ownership over the lands. Further, the location and layout of the road allowance also do not lend itself well to any municipal uses. It would not be a good point of access for any meaningful use along Lake Nosbonsing and would not serve any purpose for our public works department.

The applicant is seeking the additional land in order to allow them to build a shoreline structure in their desired location and expand their useable property.

Given that the municipality has no use for this section of road allowance, staff recommend that the request from Tim and Chantal Robitaille be approved, and the sale proceed in accordance with the appropriate by-laws governing land sales in the municipality.

OPTIONS

1. Option 1

That the request made by Tim and Chantal Robitaille to deem a section of unopened road allowance to be surplus be approved and that their application to purchase the lands be approved. 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 and application received from Tim and Chantal Robitaille not be approved and the municipality not move forward with the process of disposing the lands.

FINANCIAL IMPLICATIONS

The municipality would be able to generate revenue from the sale of a piece of land that has limited functional use for municipal operations.

RECOMMENDATION

It is recommended that the request made by Tim and Chantal Robitaille to deem a section of unopened road allowance to be surplus be approved and that their application to purchase the lands be approved. 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,



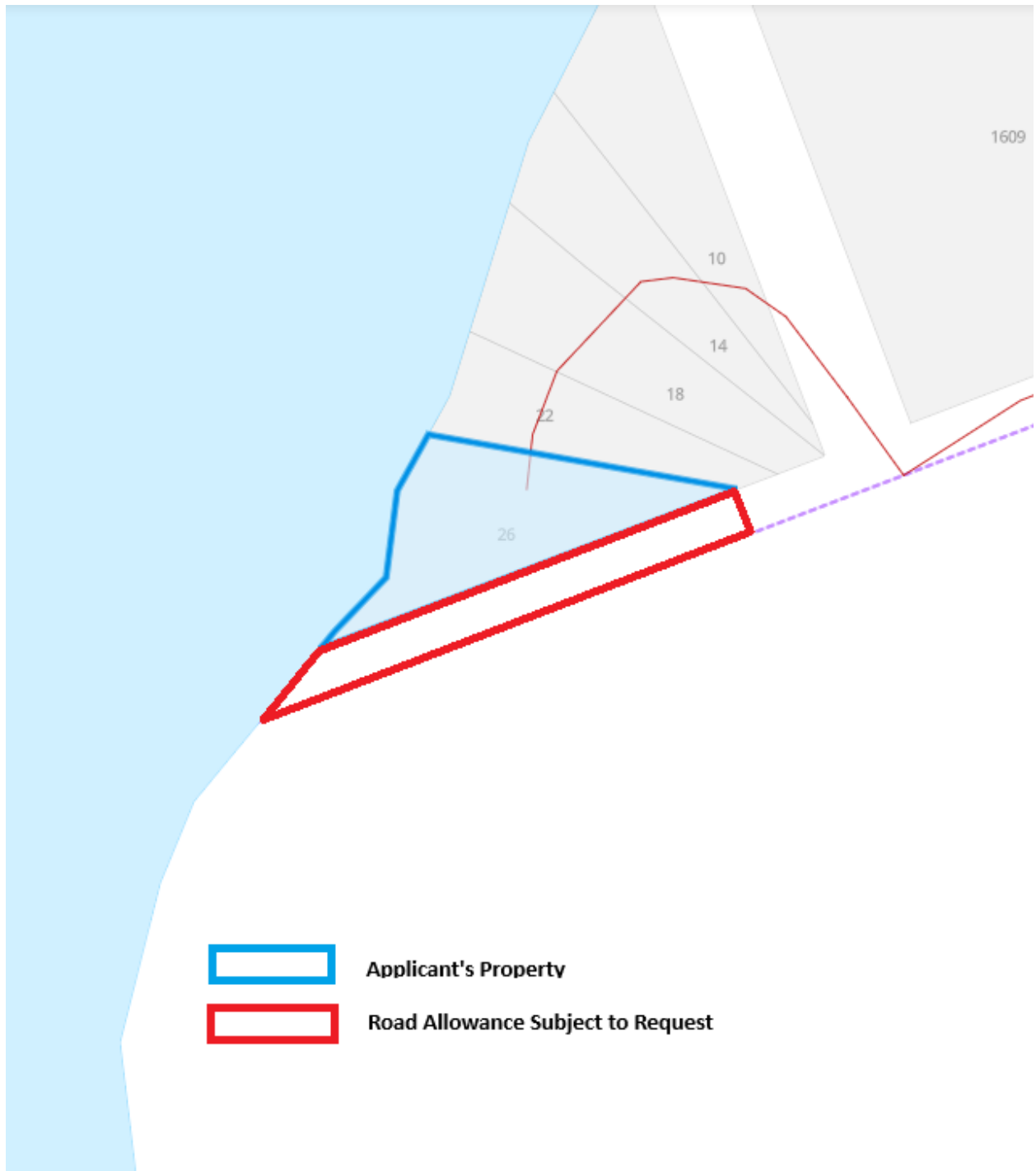
Greg Kirton, RPP, MCIP
Director of Community Services

I concur with this report and recommendation



Jason Trottier, HBBA, MPA, CPA, CMA
CAO/Treasurer

Schedule A – Subject Lands



Schedule B – Air Photo

