

Municipality of East Ferris

Report to Council

Report No.: PLAN-2021-14 Date: June 22, 2021
Originator: Greg Kirton, Manager of Planning and Economic Development
Subject: Vacant Land Access to Scottsfield Road – Darlene Gould

RECOMMENDATION

1. That the Municipality of East Ferris deem the identified section of road allowance to be surplus in order to allow an application to be made to purchase the land for the purpose of installing a driveway to access Ms. Gould's property.
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BACKGROUND

Municipal staff were recently approached by Darlene Gould, the potential future owner of the property described as CON 6 PT LOT 28 PCL 1891 12883 W/F, as shown on **Schedule A**. This property is approximately 52 acres in size with frontage along an unopened municipal road allowance on the north side of the property. Ms. Gould has a conditional offer to purchase this property, pending the resolution of vehicle access considerations to the property.

The unopened road allowance adjacent to the north side of this property extends to the west where it connects to Scottsfield Road (**See Schedule B**). This would be the required point of access for any vehicle traffic accessing the subject property. If access were to be granted, it could happen in one of two ways:

1. The municipality could require that Scottsfield Road be extended along the unopened road allowance and a turn around be provided. This road would be built to municipal standards and would become part of the municipal road network.
2. The municipality could close and sell the unopened road allowance to Ms. Gould, which would allow for a private driveway to be installed along the road allowance lands for access to the property.

When evaluating the options, municipal staff considered the existing lot fabric, the servicing requirements of the roadways, and whether the road allowance in question would be required for municipal operations in the future.

If the municipal road were to be extended, the primary complication would be the requirement of amendments with servicing agreements with the Municipality of Callander for the maintenance

of Scottsfield Road. The Municipality of Callander currently performs road maintenance on Scottsfield and the extension of the road would also require approval from the Municipality of Callander as it relates to an amended agreement for maintenance.

The extension of Scottsfield Road would also have a much greater impact on the existing home at 97 Scottsfield Road than the installation of a driveway would have. 97 Scottsfield is a relatively small property with the home located in close proximity to the road allowance. The construction of a road would lead to significantly more clearing and disturbance of the surrounding area than a driveway would.

Based on the logistics and impact of the road installation, staff is of the opinion that the closure and sale of the road allowance would be preferable, provided that the road allowance would not be necessary for future municipal operations. To evaluate the potential need of the road allowance for future operations, staff looked at the topography of the land, the features which the road allowance crosses and the likelihood of future road development taking place on this road allowance.

Near the northeastern corner of Ms. Gould's property, the road allowance in question crosses an active rail line before running adjacent to many large parcels of crown land. Additionally, there is a significant elevation change leading up to the rail line which would not lend itself well to the construction of any infrastructure. Staff is of the opinion that it is highly unlikely that this road allowance would ever be used for municipal operations given the topography along the eastern extent of it and the presence of the rail lands and crown land adjacent to the east.

Based on the information above, staff is of the opinion that it is preferable to close and sell the unopened portion of road allowance rather than require a new municipal road be installed in this location.

OPTIONS

1. Option 1

That the Municipality of East Ferris deem the identified section of road allowance to be surplus in order to allow an application to be made to purchase the land for the purpose of installing a driveway to access Ms. Gould's property.

2. Option 2

That the Municipality of East Ferris require that Scottsfield Road be extended to the subject property and built to municipal standards in order to provide access to Ms. Gould's property. All necessary agreements required to facilitate this would accompany

this recommendation. This would also require accepting the road extension into the municipal road network upon completion.

3. Option 3

That Council does not deem the road allowance to be surplus and does not desire to have Scottsfield Road extended. This option would result in Ms. Gould's property continuing to only have access by foot through the unopened municipal road allowance.

FINANCIAL IMPLICATIONS

If option 1 is selected, the closure and sale of the unopened road allowance would generate some additional revenue for the municipality by disposing of lands that will not be used for municipal operations.

If option 2 is selected, there may be additional costs that the municipality would incur through the renegotiation of service agreements for this road with the Municipality of Callander. Further, significant staff time would be required to draft and review the agreements that would be required for the applicant to construct a new road and have the municipality assume it. There would also be no revenue gained through the sale of the road allowance.

If option 3 is selected, there will be no financial implications.

RECOMMENDATION

It is recommended that the Municipality of East Ferris deem the identified section of road allowance to be surplus in order to allow an application to be made to purchase the land for the purpose of installing a driveway to access Ms. Gould's property.

Respectfully Submitted,



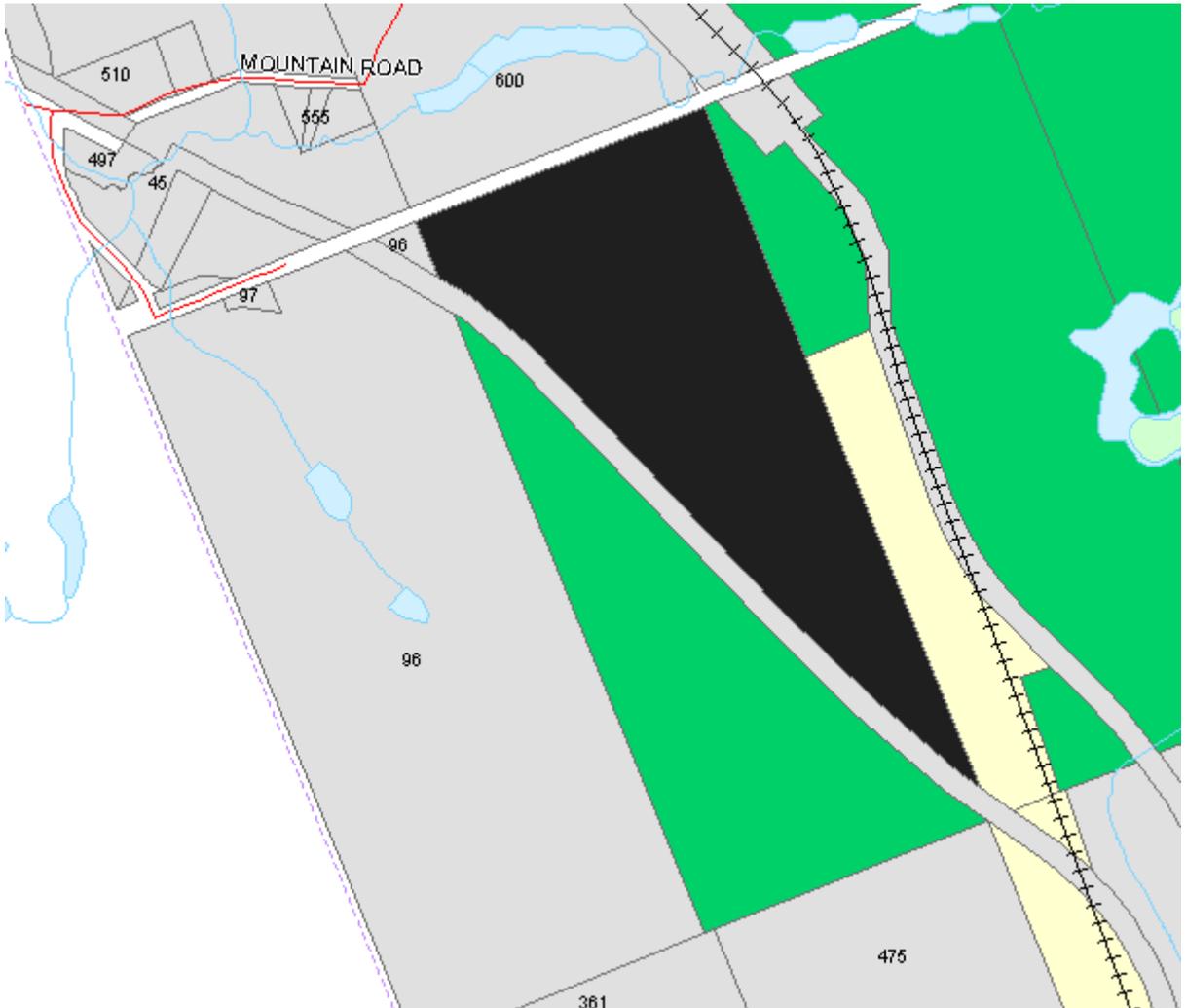
Greg Kirton
Manager of Planning and
Economic Development

I concur with this report,
and recommendation



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

Schedule A



Schedule B

