

Municipality of East Ferris

Report to Council

Report No.: PLAN-2021-18 Date: October 12, 2021
Originator: Greg Kirton, Manager of Planning and Economic Development
Subject: Request to Purchase Unopened Road Allowance – Adjacent to 324 South Shore Road

RECOMMENDATION

1. That the request made by Claude Champagne on behalf of Roger and Louise Champagne to deem surplus and purchase a portion of unopened road allowance between their properties on South Shore Road be approved. This 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., or the appraised value, as set out in the East Ferris Fees and Charges By-law. It is also recommended that this closure and sale be conditional upon the approval of consent to sever files B-2021-35 & B-2021-36.
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BACKGROUND

Staff received an application to purchase a portion of unopened road allowance from Claude Champagne on behalf of Roger and Louise Champagne. The section of road allowance can be seen on Schedules A & B. We also received two applications for consent to sever which are scheduled to go before the Committee of Adjustment on October 20, 2021.

The applicant's intent with this series of applications is to rearrange the lot lines of the 3 properties that they currently own in this area and add the road allowance section to their land holdings when rearranging the lot lines. The reason for doing this is to make the layout more desirable for future building. No increase to the number of building lots is proposed through this process. Schedule C shows the current 3 properties owned by the Champagne's and Schedule D shows the proposed final layout (this drawing is from the applicant's consent to sever application and the lots lines would be finalized through survey work, if approved).

The applicant's request would permit the sale of a section of road allowance that is not used by the municipality for municipal operations and is not likely to be used in the future for any operations. The road allowance sections follows original grid patterns that were drawn across the municipality; however, the location of the road followed a different path where South Shore Road is located. Further, this section of road allowance is currently being used by the applicant for their driveway access to their property. Schedule B shows the approximate location of the road allowance section and the location of the driveway to the existing dwelling at 324 South

Shore Road. By selling this portion of road allowance, it would allow the applicant to adjust the lots lines to have their driveway contained entirely within their property.

The applicant intends to merge half of the road allowance with the property labelled as 1 on both Schedule C and Schedule D and the other half with the newly proposed lot on the south side that is labelled as 2 on Schedule D. Due to the requirement for the lot line adjustment to take place prior to the road allowance merging in this way, we recommend that if Council approves the closure and sale of this road allowance, that it be done conditional upon approval from the Committee of Adjustment for the consent to sever applications.

OPTIONS

1. Option 1

That the request made by Claude Champagne on behalf of Roger and Louise Champagne to deem surplus and purchase a portion of unopened road allowance between their properties on South Shore Road be approved. This 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., or the appraised value, as set out in the East Ferris Fees and Charges By-law. It is also recommended that this closure and sale be conditional upon the approval of consent to sever files B-2021-35 & B-2021-36.

2. Option 2

That the request made by Claude Champagne on behalf of Roger and Louise Champagne to deem surplus and purchase a portion of unopened road allowance between their properties on South Shore Road **not** be approved. This would result in the file being closed and no further action being taken with regards to this land.

FINANCIAL IMPLICATIONS

The sale of this land would generate a minimum of \$9,900 in revenue by disposing of an unused piece of road allowance that will not be used for municipal operations. The actual sale price will be determined in accordance with the policies set out in By-law 2218 and the Fees and Charges By-law; however, due to the length of the section of road allowance, a minimum sale price of \$9,900 would apply based on these policies.

RECOMMENDATION

It is recommended that the request made by Claude Champagne on behalf of Roger and Louise Champagne to deem surplus and purchase a portion of unopened road allowance between their properties on South Shore Road be approved. This 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., or the appraised value, as set out in the East Ferris Fees and Charges By-law. It is also recommended that this closure and sale be conditional upon the approval of consent to sever files B-2021-35 & B-2021-36.

Respectfully Submitted,



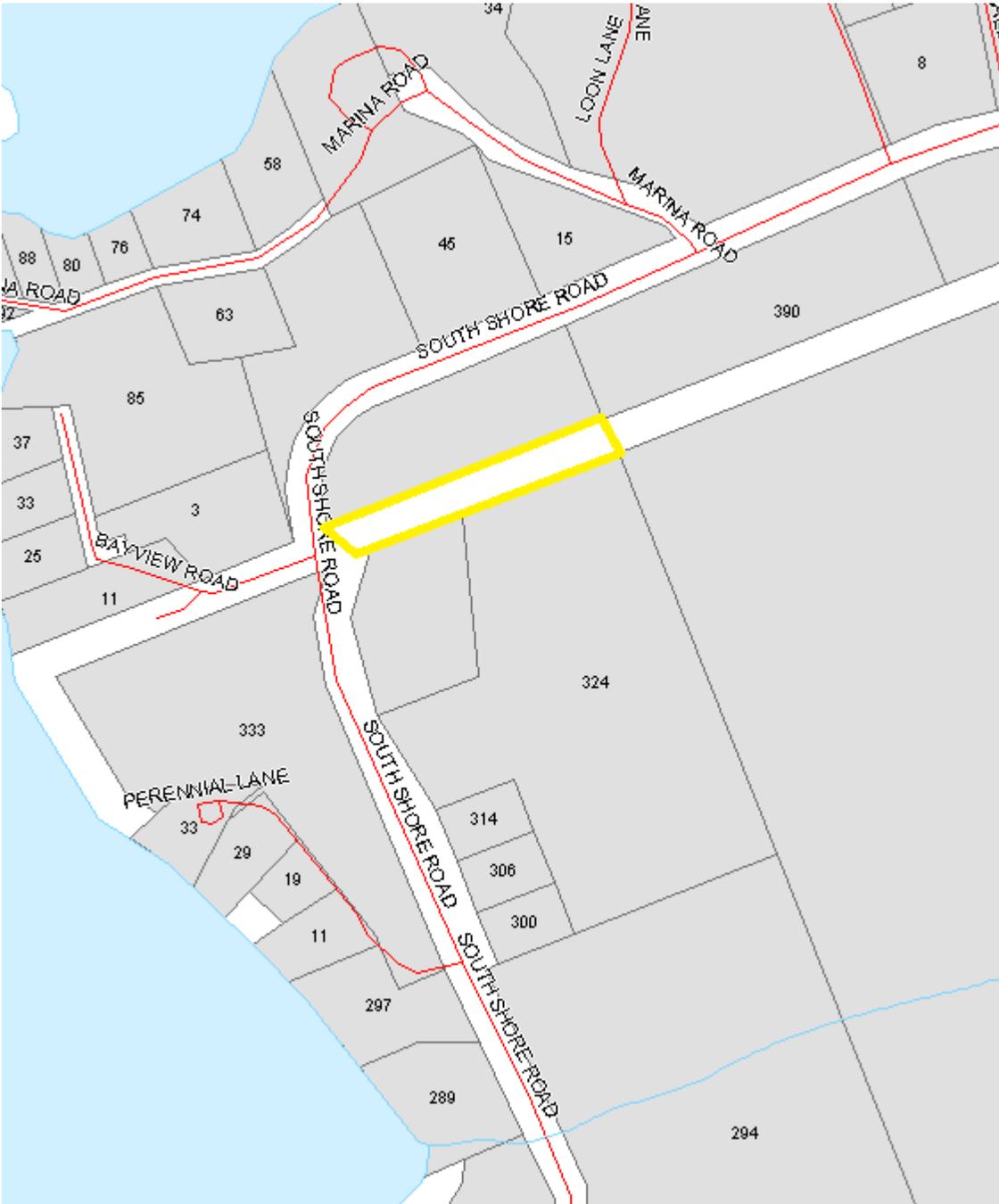
Greg Kirton
Manager of Planning and
Economic Development

I concur with this report,
and recommendation



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

Schedule 'A'



Schedule 'B'



Schedule 'C'



Schedule 'D'

