Municipality of East Ferris

Report to Council

Report No.:   PLAN-2021-17   Date: October 12, 2021

Originator: Greg Kirton, Manager of Planning and Economic Development

Subject: Request to Purchase Unopened Road Allowance – Between 837 & 911
               Nosbonsing Park Road

RECOMMENDATION

1. That the request made by Geoff and Nancy Dobson and Moira and Alistair McKenzie to purchase a portion of unopened road allowance between their two properties on Nosbonsing Park Road (837 & 911 Nosbonsing Park 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.

BACKGROUND

On November 26, 2019, Council heard a request from Geoff and Nancy Dobson asking that the section of road allowance between 837 & 911 Nosbonsing Park Road (Schedule A & B) be deemed surplus in order to allow for an application to be made to purchase these lands. Council and staff both supported the request, and this section of road allowance was deemed to be surplus at that time by Council Resolution 2019-325.

Following up on the previous request, the Dobson's, in conjunction with their neighbours the McKenzie's, have now formally put forward an application to purchase this section of road allowance. Staff remains of the opinion that this section of road allowance is not needed for any municipal purposes and are supportive of the closure and sale of these lands. As per the policies laid out in By-law 2218, if the request is approved, the closed section of road allowance would be split down the middle with half being merged with each of the adjacent properties, 837 & 911 Nosbonsing Park Road and would not become a standalone lot.

The Dobson's and McKenzie's intend to maintain the additional land area as the existing natural landscape and are not currently proposing any changes or development within this area. The sale of this land does not imply any development rights and all future construction would be subject to the appropriate municipal, provincial, and federal policies.

OPTIONS

1. <u>Option 1</u>

   That the request made by Geoff and Nancy Dobson and Moira and Alistair McKenzie to purchase a portion of unopened road allowance between their two properties on Nosbonsing Park Road (837 & 911 Nosbonsing Park 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.

2. <u>Option 2</u>

   That the request made by Geoff and Nancy Dobson and Moira and Alistair McKenzie to purchase a portion of unopened road allowance between their two properties on Nosbonsing Park Road (837 & 911 Nosbonsing Park 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 Geoff and Nancy Dobson and Moira and Alistair McKenzie to purchase a portion of unopened road allowance between their two properties on Nosbonsing Park Road (837 & 911 Nosbonsing Park 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.
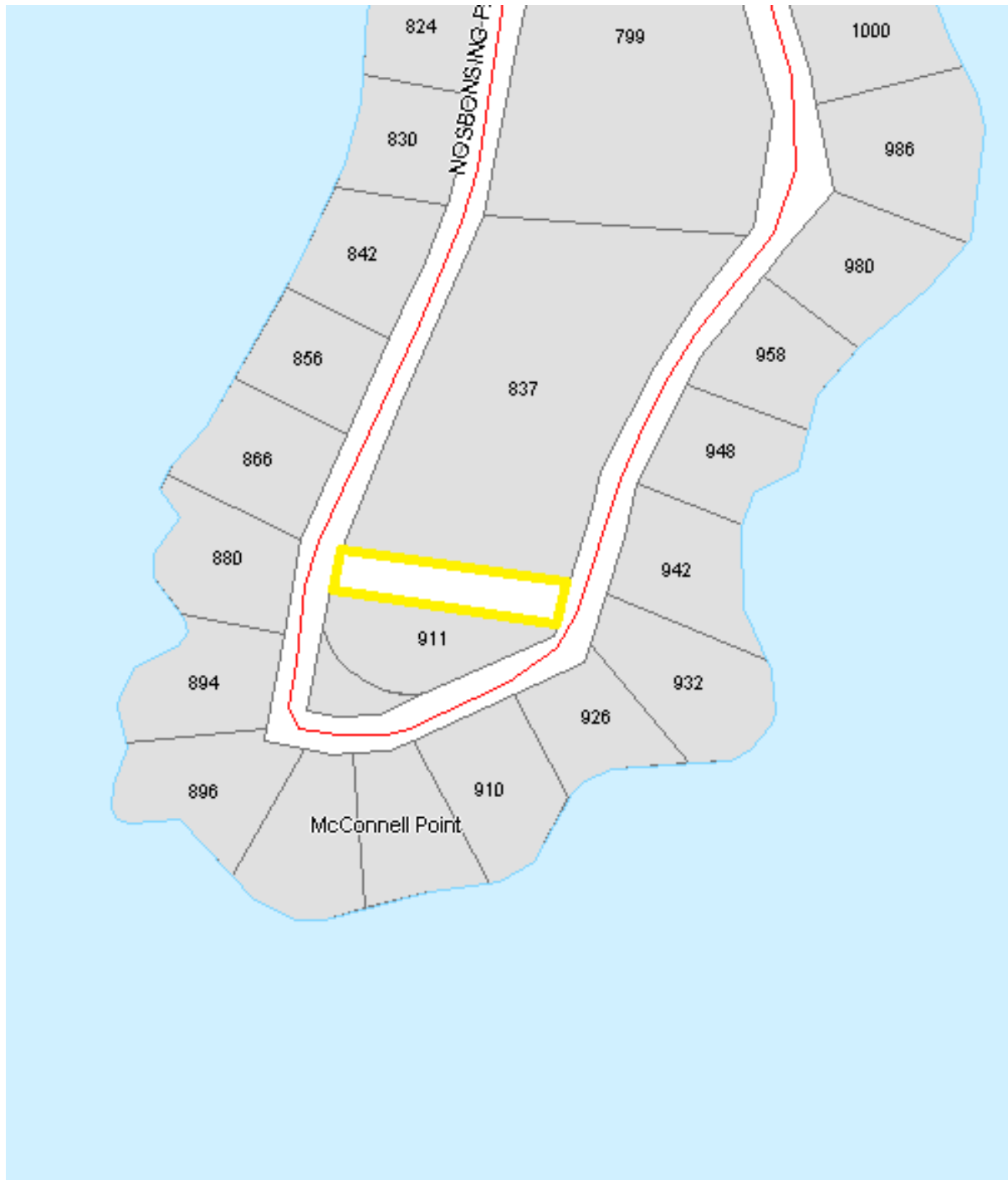
Respectfully Submitted,

I concur with this report, and recommendation

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Greg Kirton
Manager of Planning and
Economic Development

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

Schedule 'A'

Schedule 'B'