

Municipality of East Ferris

Report to Council

Report No.: PLAN-2022-05

Date: April 26, 2022

Originator: Greg Kirton, Director of Community Services

Subject: Land Swap Request – Anthony Rota – 591 South Shore Road

RECOMMENDATION

1. That the Council for the Municipality of East Ferris approve the proposed land swap by Miller & Urso Surveying Inc. on behalf of Anthony Rota and direct staff to work with Mr. Miller and Mr. Rota to facilitate the closure and transfer of the municipal road allowance in exchange for the lands shown on Appendix A to this report.
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BACKGROUND

The municipality received a request from Miller & Urso Surveying Inc. on behalf of Mr. Anthony Rota, the owner of 591 South Shore Road, to swap lands adjacent to the South Shore Boat Launch. The proposal is to swap 0.81 hectares of land from Mr. Rota's lands at 591 South Shore Road for 0.56 hectares of road allowance owned by the municipality. The request is being made in conjunction with two consent to sever applications that went before the Committee of Adjustment on April 20, 2022. The consent to sever applications were approved by the committee and given provisional consent. **Appendix A** to this report in a sketch outlining the proposed land swap parcels and the severed and retained lands associated with the consent applications.

The proposed land swap would be beneficial to both the municipality and Mr. Rota. The municipality would gain an additional usable piece of land adjacent to the South Shore Boat Launch and Mr. Rota would gain direct access to Lake Nosbonsing along sections of his land holdings where the severances have been approved. The municipality is in need of additional land in the boat launch area to accommodate a potential future parking expansion so this swap of lands allows us to dispose of an unusable section of road allowance and gain a more functional piece of land that is also larger in area than the road allowance section that we would be giving up.

The land swap could be finalized concurrently with the approved severance applications to minimize the amount of legal paperwork and surveying work that needs to take place. It is standard practice for the applicant to cover the legal expenses related to land purchase and swap requests, which we would also expect in this case. Being able to finalize this process

concurrently with the consent applications would minimize the additional expense incurred by the applicant.

OPTIONS

1. Option 1

That the Council for the Municipality of East Ferris approve the proposed land swap by Miller & Urso Surveying Inc. on behalf of Mr. Anthony Rota and direct staff to work with Mr. Miller and Mr. Rota to facilitate the closure and transfer of the municipal road allowance in exchange for the lands shown on Appendix A to this report.

2. Option 2

That the Council for the Municipality of East Ferris approve of the proposed land swap by Miller & Urso Surveying Inc. on behalf of Mr. Anthony Rota with an additional consideration for further financial compensation in addition to the transfer of lands. Further, Council directs staff to work with Mr. Miller and Mr. Rota to facilitate the closure and transfer of the municipal road allowance in exchange for the lands shown on Appendix A to this report.

3. Option 3

That the Council for the Municipality of East Ferris not approve of the proposed land swap and take no further action on this request.

FINANCIAL IMPLICATIONS

There are no direct financial implications as a result of this land swap request. Legal fees associated with the land swap would be covered by Mr. Rota. The land swap is proposed to be a direct swap with no additional financial considerations.

RECOMMENDATION

Option 1:

It is recommended that the Council for the Municipality of East Ferris approve the proposed land swap by Miller & Urso Surveying Inc. on behalf of Mr. Anthony Rota and direct staff to work with

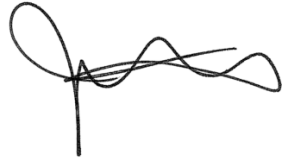
Mr. Miller and Mr. Rota to facilitate the closure and transfer of the municipal road allowance in exchange for the lands shown on Appendix A to this report.

Respectfully Submitted,



Greg Kirton
Director of Community Services

I concur with this report,
and recommendation



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

Enc. Appendix A – Site Plan / Proposed Severance and Land Swap Plan

Appendix A – Site Plan

