

The Corporation of the City of Kawartha Lakes

Council Report

Report Number RS2018-002

Date: January 30, 2018

Time: 2:00 p.m.

Place: Council Chambers

Ward Community Identifier: 16

Subject: Acquisition of Land for Road Purposes – Glamorgan Road at Farmers Road

Author Name and Title: Laura Carnochan, Law Clerk – Realty Services

Recommendation(s):

That Report RS2018-002, **Acquisition of Land for Road Purposes – Glamorgan Road at Farmers Road**, be received; and

That the acquisition of Part of Part Lot 25, Concession 3, in the Geographic Township of Manvers, City of Kawartha Lakes, being Part of PIN: 63269-0541 (LT) for road purposes be approved; and

That staff be directed to commence the process of obtaining ownership of the required land, for nominal consideration and all related costs, at the City's expense; and

That all costs associated with the transfer (estimated at \$5,000.00) be drawn from the Property Development Reserve; and

That all costs associated with necessary road work (estimated at \$5,000.00) be drawn from the 2018 operating budget; and

That the Mayor and Clerk be authorized to execute any documents and agreements required by the approval of this decision; and

That the necessary By-law be forwarded to Council for adoption.

Department Head:_____

Financial/Legal/HR/Other:_____

Chief Administrative Officer:_____

Background:

In December 2016, Timothy Vanular, solicitor for the owners of the property municipally known as 307 Farmers Road, Pontypool, contacted the City of Kawartha Lakes and advised that a travelled road providing access from Glamorgan Road to Farmers Road appeared to cut across the southeast portion of his clients' property.

The matter was referred to Engineering and a review of the by-pass road was conducted. A copy of the Memo Report by Joseph Kelly – Senior Engineering Technician is attached as Appendix A.

As set out in the Memo Report, solutions that are satisfactory to the landowners include the conveyance of required lands to the City or the closure of the by-pass road.

Joseph Kelly's initial Memo Report indicated that if the land were to be conveyed, it would be necessary to widen a portion of Glamorgan Road, as well as install an all-way stop, and restrict the curve to southbound traffic only. It was estimated that this cost would be approximately \$15,000.00, plus the costs associated with having the land conveyed to the City (estimated at \$5,000.00).

By e-mail sent August 24, 2017, Joseph Kelly advised that a second site visit of the area had been completed and updated road width measurements were taken. These second measurements were deemed more accurate as they were taken without the ice and snow cover present during the initial site visit. It was concluded that the portion of road was wider than originally measured and, therefore, road widening would not be necessary. The curve would still need to be made one-way and new warning signs, line painting and stop signs would be required.

Accordingly, the estimated costs were updated to approximately \$5,000.00 to cover the costs of signs, installation and painting, plus the costs associated with having the land conveyed to the City (estimated at \$5,000.00).

The second option of closing the by-pass road would require installing an all-way stop at the intersection of Glamorgan Road and Farmer's Road, as well as decommissioning the by-pass curve. The costs associated with signs and decommissioning were estimated at \$20,000.00.

Appendix A is a copy of the Memo Report by Joseph Kelly – Senior Engineering Technician, Appendix B is a general location map, Appendix C is an aerial photo of the subject lands.

The purpose of this report is to advise Council that the Land Management Committee recommends that the City proceed with the conveyance option.

Rationale:

The Land Management Committee has concluded that the most cost effective solution is to proceed with obtaining title to the necessary land.

Engineering staff has recommended that, due to the low volumes, the observed traffic patterns of low percentage of through southbound vehicles on Farmers Road, and the extremely low collision history, the conveyance option is the preferred option at this time.

The property owners are agreeable to conveying the land at no consideration, with the City to be responsible for all costs associated with the transaction.

Other Alternatives Considered:

Council may decide to proceed with the closure option. That option is not recommended as it is estimated that the closure option would result in greater costs to the City than the conveyance option.

Financial/Operation Impacts:

The land will be conveyed to the City for no consideration. The City will be responsible for any and all costs associated with the transaction including, but not limited to, the costs for the survey and legal fees. The costs associated with acquiring the property are estimated at \$5,000.00. These funds will be drawn from the Property Development Reserve.

The conveyance option will also require installation of warning signs, stop signs, and new line painting. This work is estimated at \$5,000.00. These funds will be drawn from the 2018 operating budget.

Relationship of Recommendation(s) To The 2016-2019 Strategic Plan:

The recommendations set out in this Report do not directly support any of the three goals in the Strategic Plan, being:

- Goal 1 – A Vibrant and Growing Economy
- Goal 2 – An Exceptional Quality of Life
- Goal 3 – A Healthy Environment

However, the recommendations set out in this Report do align with the following Strategic Enabler contained in the Plan: Responsible Fiscal Resource Management.

Consultations:

Land Management Committee
Senior Engineering Technician, Technical Services
Supervisor, Technical Services
Director of Public Works

Attachments:

Appendix A – Memo Report by Joseph Kelly



Appendix A - Memo
Report by Joseph Kel

Appendix B – General Location Map



Appendix B - General
Location Map.pdf

Appendix C – Aerial Photo



Appendix C - Aerial
Photo.pdf

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Department Head: Robyn Carlson

Department File: L06-17-RS004