



Committee of the Whole Report

Report Number:	RS2022-024
Meeting Date:	March 8, 2022
Title:	Proposed Surplus Declaration, Closure and Sale of a Portion of Road Allowance adjacent to 25 Queen Street, Bolsover
Description:	Portion of Road Allowance Legally Described as Part of the Road Allowance Between Concession 1 and Concession 2 Lying Between King Street and Portage Road (Highway 48); Except Part 1 on Plan 57R-9719, in the Geographic Township of Eldon, City of Kawartha Lakes
Author and Title:	Laura Carnochan, Law Clerk – Realty Services

Recommendations:

That Report RS2022-024, **Proposed Surplus Declaration, Closure and Sale of a Portion of Road Allowance adjacent to 25 Queen Street, Bolsover**, be received;

That the subject property, being a portion of road allowance legally described as Part of the Road Allowance Between Concession 1 and Concession 2 Lying Between King Street and Portage Road (Highway 48); Except Part 1 on Plan 57R-9719, in the Geographic Township of Eldon, City of Kawartha Lakes, being Part of PIN: 63171-0440 (LT), be declared surplus to municipal needs;

That the closure of the portion of road allowance and sale to the adjoining landowner be supported, in principle, in accordance with the provisions of By-Law 2018-020, as amended, and the Municipal Act, 2001, and subject to the parties entering into a conditional Agreement of Purchase and Sale;

That Council set the value of the land at the higher of the appraised value or the minimum set price of \$20.00 per linear foot of road allowance adjacent to a river;

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

That staff be directed to commence the process to stop up and close the said portion of road allowance;

That a by-law (with any amendments deemed necessary) to close the road and authorize its disposition shall be passed if appropriate;

That a deeming by-law be passed contemporaneously with the disposition by-law, if required;

That the Mayor and Clerk be authorized to sign all documents to facilitate the road closing and conveyance of the lands; and

That these recommendations be brought forward to Council for consideration at the next Regular Council Meeting.

Background:

The Land Management Team received a request from the owner of the property located at 113 Bolsover Road, Bolsover to purchase the portion of road allowance that is adjacent to their property (see related Report RS2022-023), which was reviewed at the Land Management Team meeting of September 13, 2021. During discussions regarding that request, the Land Management Team felt that Realty Services should contact the owner of 25 Queen Street, Bolsover to determine if they would also be interested in purchasing a portion of the subject road allowance, given that they appear to have a structure located thereon.

Realty Services contacted the property owner in December 2021 to inquire as to whether they would be interested in purchasing a portion of the road allowance, and the property owner confirmed that they would like to proceed with the proposal.

Public Notice advertising the potential surplus declaration and sale of the subject shoreline road allowance was completed by newspaper circulation in the Kawartha Lakes This week on the 10th, 17th, and 24th days of February, 2022. During this three-week advertising period, notice was also posted on the City's website. Realty Services did not receive any public comments or concerns with regards to the proposed closure and sale of the subject road allowance.

The purpose of this report is to advise Council that the Land Management Team recommends that the subject property be declared surplus to municipal needs and that approval be given, in principle, for the closure and sale of the requested portion of the road allowance to the adjoining landowner.

Rationale:

The Land Management Team has determined that this portion of the road allowance is not required for municipal purposes.

The interested party owns property which borders the subject portion of road allowance. As a result, pursuant to the City's By-Law to Regulate the Disposition of Municipal Real Property (By-Law 2018-020, as amended) that portion of the road allowance can be conveyed to the adjoining landowner.

The subject road allowance does lead to water, however, there is a second road allowance on the west side of the applicant's property which also leads to water and will be retained by the municipality for water access (shown outlined in red on Appendix D).

Therefore, the stop up, closure, and sale would not contravene Section 8.00 of By-Law 2018-020, as amended.

As per section 4.04 of By-Law 2018-20, as amended, an appraisal is not required for closed road allowances being sold to an adjacent landowner, as long as the minimum price set out in Schedule C of By-Law 2018-20, in this case being \$20.00 per linear foot of road allowance adjacent to a river, is recovered. However, in order to net a higher return for the taxpayer, the Land Management Team recommends setting the value of the subject property at the higher of the appraised value or the minimum set price of \$15.00 per linear foot of road allowance adjacent to a river.

Other Alternatives Considered:

Council may decide not to sell the road allowance and derive no financial benefit whatsoever. That would be inconsistent with past practice and is not recommended in this circumstance.

Council could decide not to set a price that is higher than the minimum price set by By-Law 2018-020 and dispose of the subject portion of road allowance for the minimum price of \$20.00 per linear foot of road allowance adjacent to a river (based on a 66-foot width). Should Council decide to proceed to dispose of the property using the price of \$20.00 per linear foot of road allowance adjacent to a river, consideration for the subject portion of road allowance is calculated as approximately \$1,000.00. This is not recommended in this circumstance, given that the purchaser stands to gain financial benefit by adding the subject portion of road allowance to their adjacent property. Setting a higher price creates a transaction that, while still advantageous to the purchaser, is more beneficial to the general taxpayer.

Alignment to Strategic Priorities

The recommendations set out in this Report align with the following strategic priority:

- Good Government
 - Effective management of the municipal building and land portfolio

Financial/Operation Impacts:

The parties will be asked to enter into a conditional Agreement of Purchase and Sale with a non-refundable \$1,000.00 deposit to cover initial road closing costs. All costs of the transaction, plus a \$1,500.00 fee to cover the City's staff time expenses will be paid for by the purchaser.

If Council set the value of the land at the higher of the appraised value of the minimum set price of \$20.00 per linear foot of road allowance adjacent to a river, the City will receive a minimum net revenue of approximately \$1,000.00, which will be placed in the Property Development Reserve.

Consultations:

Land Management Team

Attachments:

Appendix A – General Location Map



Appendix A -
General Location Map

Appendix B – Aerial Map



Appendix B - Aerial
Map.pdf

Appendix C – Map



Appendix C -
Map.pdf

Appendix D – Water Access



Appendix D - Water
Access.pdf

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