



Council Report

Report Number:	RS2025-030
Meeting Date:	July 22, 2025
Title:	Update on Status of Proposed Surplus Declaration, Closure, and Sale of a Portion of Road Allowance adjacent to 100 and 114 Front Street East and 27 Anne Street, Bobcaygeon
Description:	Update on Status of Proposed Surplus Declaration, Closure, and Sale of a Portion of Road Allowance Legally Described as Prince Street on Plan 70 between Main Street and Front Street; Kawartha Lakes, Part of PIN: 63130-0284 (LT)
Author and Title:	Lucas Almeida, Law Clerk – Realty Services

Recommendations:

That Report RS2025-030, **Update on Status of Proposed Surplus Declaration, Closure, and Sale of a Portion of Road Allowance adjacent to 100 and 114 Front Street East and 27 Anne Street, Bobcaygeon**, be received;

That the subject property, being a portion of road allowance adjacent to 100 and 114 Front Street East and 27 Anne Street, and legally described as Prince Street on Plan 70 between Main Street and Front Street; Kawartha Lakes, Part of PIN: 63130-0284 (LT), be declared surplus to municipal needs;

That the sale of the portion of road allowance to the adjoining landowners 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 (including a condition that the subject portion of road allowance merge with each purchaser's adjacent property on closing);

That, if one of the adjoining landowners decides they do not wish to proceed with purchasing their respective portion of the road allowance, that portion of the road

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

allowance be sold to the remaining purchasers, if appropriate (otherwise, the segment to be retained by the City);

That Council set the value of the land at the set price of \$2.50 per square foot of interior road allowance, unless the purchasers wish to pay for an appraisal, in which case, Council set the value of the land at the lower of the set price of \$2.50 per square foot of interior road allowance or the appraised value;

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; and

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

Background:

At the Regular Council Meeting of January 28, 2025, a report regarding the proposed surplus declaration, closure and sale of a portion of road allowance adjacent to 100 and 114 Front Street and 27 Anne Street, Bobcaygeon was received with no further direction provided, with the following resolution adopted:

CW2025-014

That Report RS2025-002, **Proposed Surplus Declaration, Closure and Sale of a Portion of Road Allowance adjacent to 100 and 114 Front Street East and 27 Anne Street, Bobcaygeon**, be received.

Carried

During Council's discussion of the matter, a Councillor requested additional information regarding the applicant's intended use of the property, specifically concerning development plans.

This report addresses that request and provides an update on the current status of the file.

Rationale:

Following Council's resolution, Realty Services contacted the adjoining landowners to gather more information regarding their intended use of the subject portions of the road allowance. The owners of 114 Front Street East and 27 Anne Street intend to use their respective portions of the road allowance as lot extensions for their existing properties. The owner of 100 Front Street East indicated an interest in using their respective portion of the road allowance to accommodate parking for a future nursing and/or retirement home. However, this remains a conceptual plan, and no formal development proposals have been submitted at this time. It is noted that any future development proposals, including those related to the conceptual plans for a nursing and/or retirement home, would be subject to the applicable Planning approvals, including zoning compliance and site plan control, where applicable.

Staff continue to recommend proceeding with the sale of the subject lands to the adjoining landowners, as originally proposed under Report RS2025-002, as disposition to the adjoining landowners would formalize existing private use (including fully legalizing existing driveway, fence, and garage encroachments related to 100 Front Street East, which are currently permitted per a registered Encroachment Agreement) and ensure the land is maintained and integrated with adjacent properties, while generating revenue for the City.

Other Alternatives Considered:

Council may decide not to sell the road allowance, though that would be inconsistent with past practice and is not recommended in this circumstance.

As a further alternative, Council could consider listing the property on the open market. Planning staff have confirmed that the property would assume the zoning of the adjacent lands (R2 – Urban Residential Type 2), and the size and location of the parcel could potentially support a residential development, subject to applicable planning approvals. While not the recommended approach in this case, disposition on the open market remains a viable option should Council wish to pursue broader development potential for the site.

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:

If Staff are directed to proceed with disposition of the subject road allowance to the adjoining landowners, each party 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 set price of \$2.50 per square foot of interior road allowance, the City will receive a minimum net revenue of approximately \$36,350.00. If any purchaser opts to obtain an appraisal of the land, they will be required to pay for the associated cost (estimated at \$2,000.00 - \$3,000.00). The land value would then be calculated at the lower of the set value (as noted above) or the appraised value.

The revenue from the sale will be placed in the Property Development Reserve.

Consultations:

Land Management Team
Planning

Attachments:

Appendix A – Map



Appendix A -
RS2025-030.pdf

Appendix B – Aerial Map



Appendix B -
RS2025-030.pdf

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