

# Municipality of East Ferris

## Report to Council

Report No.: PLAN-2021-21

Date: November 23, 2021

Originator: Greg Kirton, Manager of Planning and Economic Development

Subject: Land Swap/Purchase Request – Steve Bon – 106 Cedar Bay Road

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### RECOMMENDATION

1. That the Municipality of East Ferris sell a portion of the unopened road allowance south of 106 Cedar Bay Road to Mr. Bon at a reduced rate in conjunction with a transfer of lands owned by Mr. Bon to the municipality for the purpose of establishing an appropriate full-sized turnaround for Cedar Bay Road (Option #1).
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### BACKGROUND

Municipal staff were approached by Steve Bon, the owner of 106 Cedar Bay Road, with a request to close and purchase a portion of the unopened road allowance shown on **Schedule A** of this report. Mr. Bon also owns the lands to the south of the unopened road allowance and the purchase of the road allowance would allow the merging of his lands.

Cedar Bay Road is a municipally maintained road and the current turnaround at the end of the road is deficient to normal standards in size, as well as being located partly on Mr. Bon's property. In his request, Mr. Bon has indicated that he would like to swap lands with the municipality to provide additional land for the expansion of our turnaround at the end of Cedar Bay Road in exchange for the unopened road allowance lands between his two properties. He has requested that this swap be done as an even swap with no other monetary considerations. He would also cover surveying and transfer costs associated with this process. The rough location of the proposed new turnaround area can be seen on **Schedule B**.

Acquiring these lands for the turnaround expansion and having the full turnaround in municipal ownership would be beneficial for the municipality from an operations perspective; however, staff are of the opinion that given the difference in the area of land being swapped, the municipality should also receive additional payment along with the land swap. The road allowance purchase also significantly benefits Mr. Bon's future development potential for his lands. The road allowance section being requested by Mr. Bon is approximately 0.4 ha (1 acre) in area whereas the turnaround area would cover approximately 0.12 ha (0.3 acres). We are of the opinion that in conjunction with the land swap and administrative processes being covered by Mr. Bon, a 50% reduction in the by-law rate of \$0.75/sq. ft. would be fair and appropriate for

a sale of the unopened road allowance. This would allow for an appraisal to be done to reduce the potential purchase price of the road allowance from \$9,990 to \$4,450 plus all legal and surveying fees, at a minimum. The section of unopened road allowance that Mr. Bon wishes to acquire is not a section of road allowance that will likely be used for any future municipal purpose and does not currently provide any public water access given that it is disconnected from the Cedar Bay Road, road allowance.

It is also important to note that the existing access to 103 Cedar Bay Road that crosses Mr. Bon's property would be formalized through this process and there would be no disruption to access for the owner of this property. Currently they have an informal access located across Mr. Bon's property. The intention would be for the turnaround lands to directly abut 103 Cedar Bay Road giving 103 Cedar Bay Road direct access to the public road allowance.

Facilitating this land swap and sale would be beneficial to municipal operations because it would allow for a full sized turnaround to be established and maintained for snow plowing in the winter and clean up the road ownership status. We are of the opinion that it is in the best interest of the municipality to use this opportunity to address the Cedar Bay Road turnaround while Mr. Bon is working on his own property.

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## **OPTIONS**

### **1. Option 1**

That the Municipality of East Ferris sell a portion the unopened road allowance south of 106 Cedar Bay Road to Mr. Bon at a reduced rate in conjunction with a transfer of lands owned by Mr. Bon to the municipality for the purpose of establishing an appropriate full-sized turnaround for Cedar Bay Road.

### **2. Option 2**

That the Municipality of East Ferris swap lands directly with Mr. Bon with no additional financial considerations from either party.

### **3. Option 3**

That the Municipality of East Ferris does not swap lands, but agrees to the sale of a portion of the unopened road allowance at the standard by-law rate. This would result in the continued issue with the Cedar Bay Road turnaround.

#### 4. Option 4

That the Municipality of East Ferris does not swap lands and also not agree to the sale of the unopened road allowance. This would result in the continued issue with the Cedar Bay Road turnaround.

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### **FINANCIAL IMPLICATIONS**

The financial implications include revenue gained from land sales, if option 1 or 3 are selected, and also include indirect financial savings through option 1. The indirect financial savings are that Mr. Bon would be responsible for the survey work and transfer fees that would result in the establishment of the new municipal turnaround.

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### **RECOMMENDATION**

It is recommended that the Municipality of East Ferris sell a portion of the unopened road allowance south of 106 Cedar Bay Road to Mr. Bon at a reduced rate in conjunction with a transfer of lands owned by Mr. Bon to the municipality for the purpose of establishing an appropriate full-sized turnaround for Cedar Bay Road (Option #1).

Respectfully Submitted,



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Greg Kirton  
Manager of Planning and  
Economic Development

I concur with this report,  
and recommendation



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

## Schedule A – Road Allowance Location



## Schedule B – Approximate Proposed Turnaround Location

