

Municipality of East Ferris

Report to Council

Report No.: PLAN-2021-04

Date: March 23, 2021

Originator: Greg Kirton, Manager of Planning and Economic Development

Subject: Request to Purchase Unopened Road Allowance – 103 Morgan Road

RECOMMENDATION

1. That the request made by Yvonne Vlietstra, owner of 103 Morgan Road, to purchase a portion of unopened road allowance adjacent to 103 Morgan Road be approved. This sale would be done in accordance with the policies laid out in By-law 2218 and valued at a rate of \$0.75/sq. ft. as set out in the East Ferris Fees and Charges By-law.
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BACKGROUND

On January 28, 2020, Council heard a request from Yvonne Vlietstra asking that the section of road allowance adjacent to 103 Morgan Road (Schedule A & B) be deemed surplus in order to allow for an application to be made to purchase these lands. Council and staff both supported the request and this section of road allowance was deemed to be surplus at that time by Council Resolution 2020-23.

Following up on the previous request, Ms. Vlietstra has now formally put forward an application to purchase this section of road allowance. Staff remains of the opinion that this section of road allowance is not needed for any municipal purposes and are supportive of the closure and sale of these lands. As per the policies laid out in By-law 2218, if the request is approved, the closed section of road allowance would be merged with the adjacent property at 103 Morgan Road and would not become a standalone lot.

Ms. Vlietstra intends to use the additional land area for recreational space and potentially future accessory structures. The sale of this land does not imply any development rights and all future construction would be subject to the appropriate municipal, provincial, and federal policies.

OPTIONS

1. Option 1

That the request made by Yvonne Vlietstra, owner of 103 Morgan Road, to purchase a portion of unopened road allowance adjacent to 103 Morgan Road be approved. This sale would be done in accordance with the policies laid out in By-law 2218 and valued at a rate of \$0.75/sq. ft. as set out in the East Ferris Fees and Charges By-law.

2. Option 2

That the request made by Yvonne Vlietstra, owner of 103 Morgan Road, to purchase a portion of unopened road allowance adjacent to 103 Morgan Road **not** be approved. This would result in the file being closed and no further action being taken with regards to this land at this time.

FINANCIAL IMPLICATIONS

The sale of this land would generate approximately \$5,000 in revenue by disposing of an unused piece of land. The actual sale price will be determined by required survey work if the request is approved. As a result, there may be a slight adjustment to the approximate sale price once more accurate data is available.

RECOMMENDATION

It is recommended that the request made by Yvonne Vlietstra, owner of 103 Morgan Road, to purchase a portion of unopened road allowance adjacent to 103 Morgan Road be approved. This sale would be done in accordance with the policies laid out in By-law 2218 and valued at a rate of \$0.75/sq. ft. as set out in the East Ferris Fees and Charges By-law.

Respectfully Submitted,



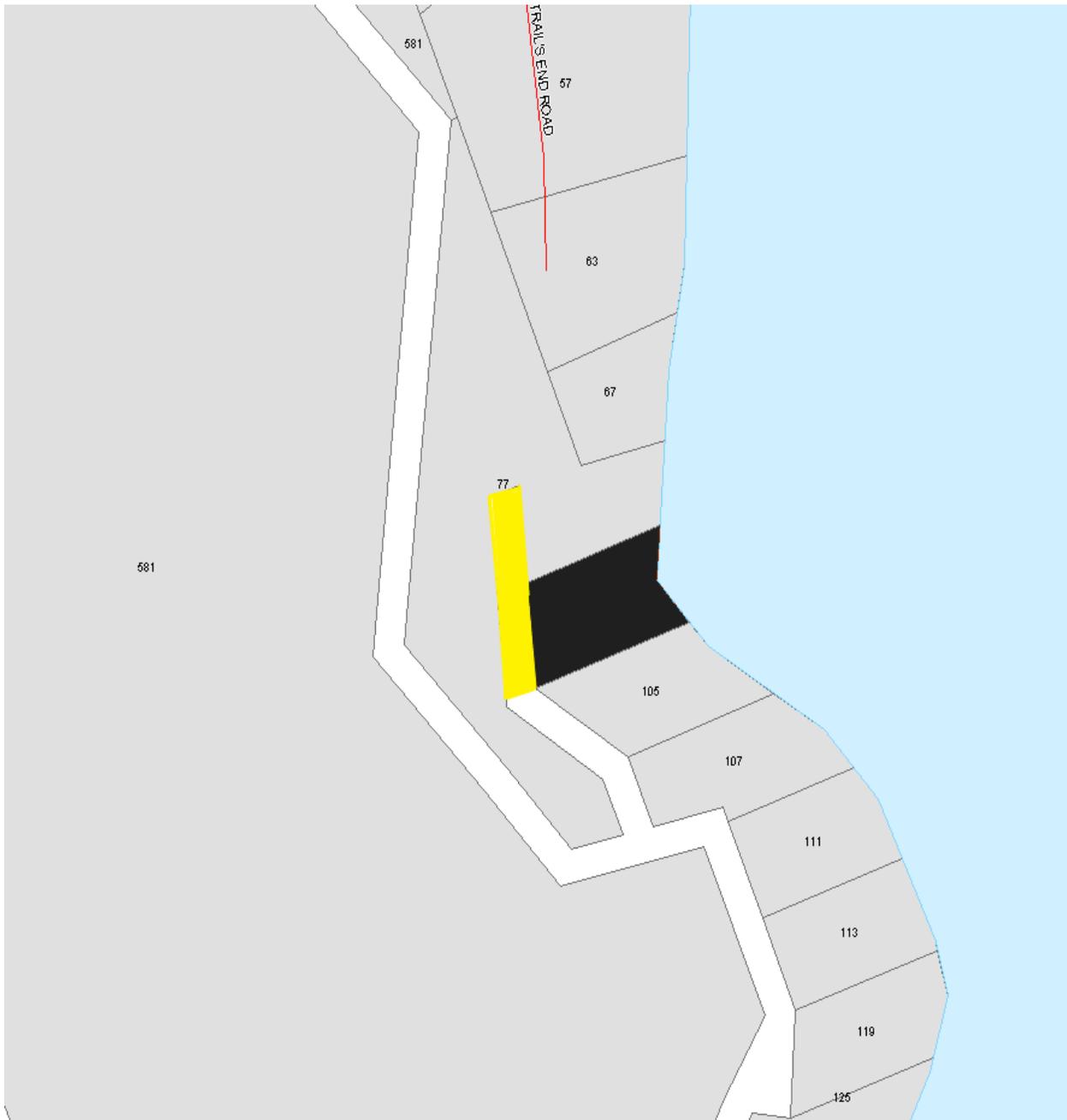
Greg Kirton
Manager of Planning and
Economic Development

I concur with this report,
and recommendation



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

Schedule A



Schedule B

