

# Municipality of East Ferris

## Report to Council

Report No.: PLAN-2020-02

Date: May 12th, 2020

Originator: Taran Lennard, Planning Intern

Subject: Municipal Property Inventory

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### RECOMMENDATION

1. That the Council for the Municipality of East Ferris declare the properties in Appendix 'A' surplus and direct staff to prepare a further report with options for the sale and dispersal of these vacant parcels of municipally owned property.
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### BACKGROUND

The Municipality of East Ferris Strategic Plan 2019-2022 includes an action item recognizing the importance of creating an inventory of all municipally owned properties in East Ferris. The action item further refers to recommending the declaration of surplus lands in order to be sold off.

The undertaking of this project has given us the opportunity to better understand exactly what the Municipality owns in terms of both currently occupied properties as well as vacant lands throughout East Ferris. Appendix 'B' (starting on page 16) outlines all municipally owned lands. Appendix 'A' is a reduced list of municipally owned lands, which includes only those lands that are being recommended to be declared surplus lands.

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### OPTIONS

1. Option 1

That the Council for the Municipality of East Ferris declare the properties in Appendix 'A' surplus and direct staff to prepare a report with options for the sale and dispersal of these vacant parcels of municipally owned property.

2. Option 2

That no actions be taken and the currently existing vacant municipal lands are left unchanged.

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## **FINANCIAL IMPLICATIONS**

There are no direct financial implications as a result of this municipal land inventory at this time; however, deeming certain properties within the municipality as surplus would provide an opportunity for the municipality to generate revenue through the sale of unused and unneeded parcels of land.

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## **RECOMMENDATION**

That the Council for the Municipality of East Ferris declare the properties in Appendix 'A' surplus and direct staff to prepare a further report with options for the sale and dispersal of these vacant parcels of municipally owned property.

Respectfully Submitted,

***Original Signature on File***

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Taran Lennard  
Planning Intern

I concur with this report and recommendation,

***Original Signature on File***

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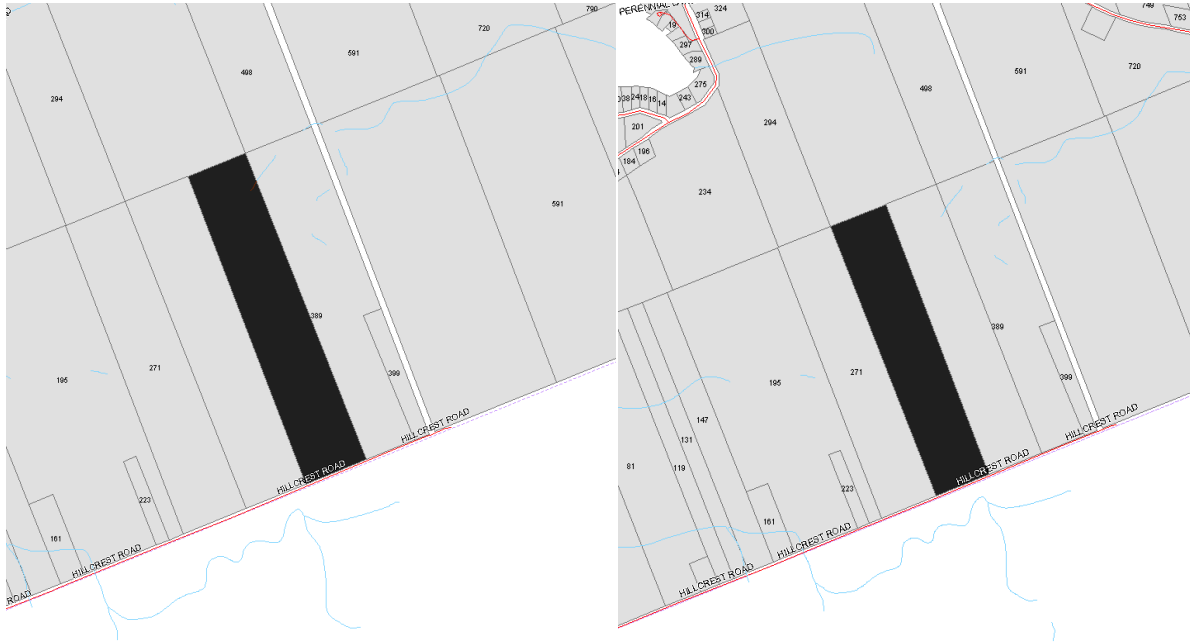
Greg Kirton  
Manager of Planning  
and Economic Development

***Original Signature on File***

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

## Appendix 'A'



### Synopsis of Properties:

These two properties are side by side near the end of Hillcrest Road. We are asking to have these lands declared surplus as they combine for a total of 100 acres of vacated forested lands, and some development may be possible at the front of the lot along Hillcrest Rd.

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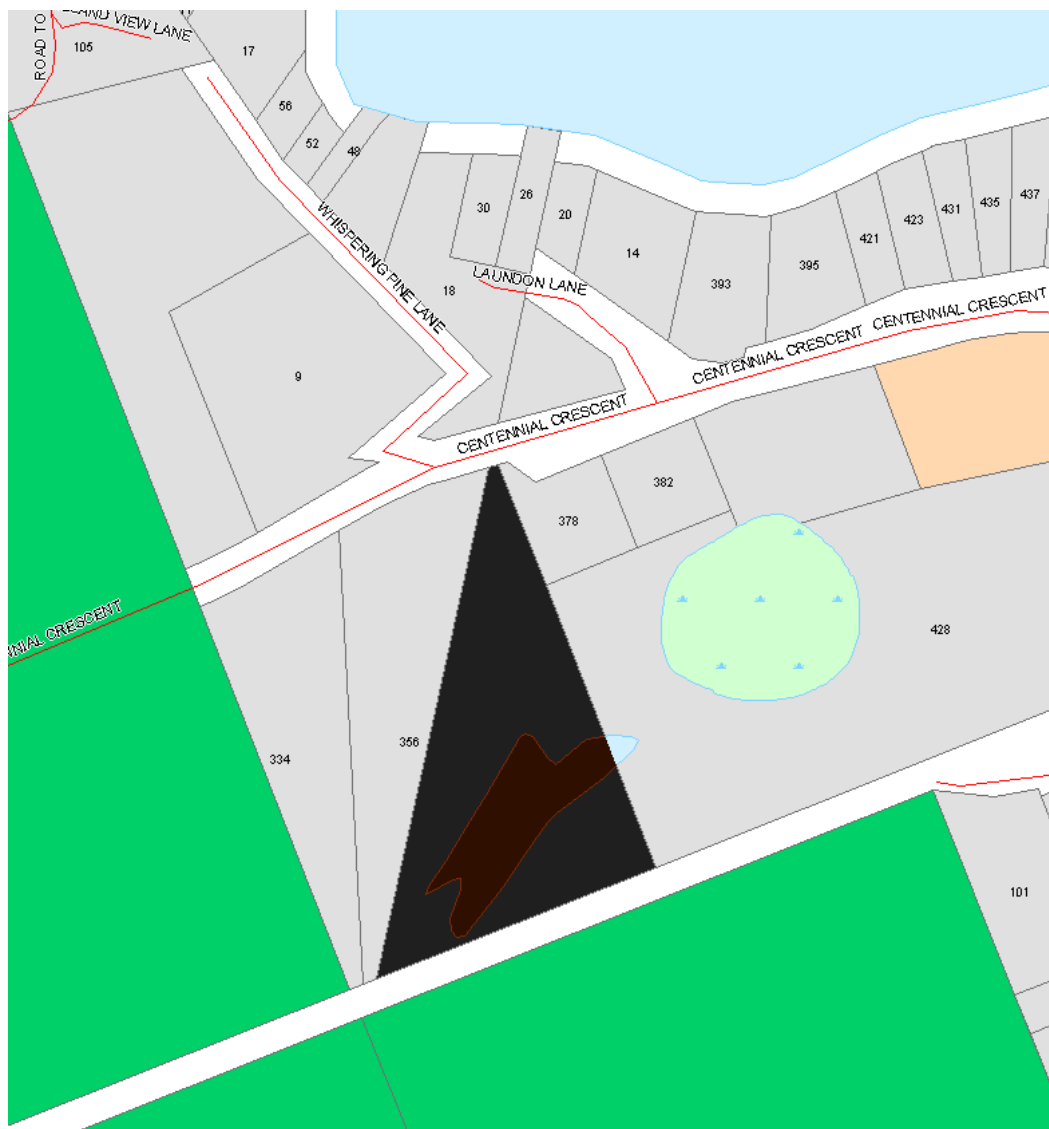




### Synopsis of Property:

Similar to the previous, there are 16 individual lots along Derland Road, all of which are vacant and forested. These parcels are also part of an old subdivision that was never fully developed. If declared surplus lands, these parcels could be consolidated by the Planning Department, and a residential lot could potentially be created.

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### Synopsis of Property:

Nearly 7 acres of vacant forested land on Centennial Crescent. This property could likely support a home if declared surplus.

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### Synopsis of Property:

This vacant land is located on the shoreline on Hemlock Island. It is 1.63 acres; a very similar size to the lots surrounding it. Therefore if this property is declared surplus, it is likely suitable for a new owner to construct a dwelling on the lot.

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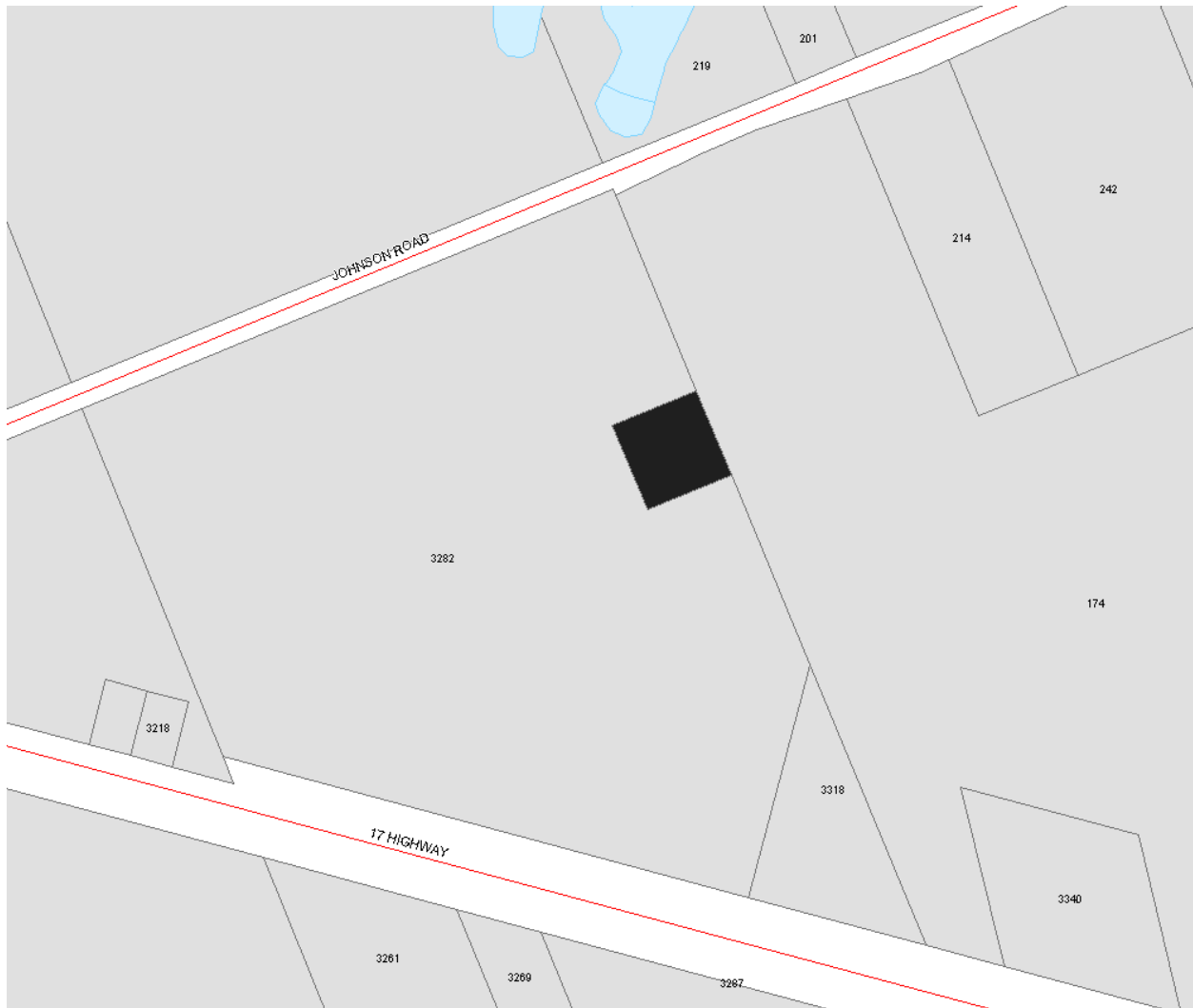




### Synopsis of Property:

The Municipality currently owns these two side by side parcels on Astor St South. If declared surplus, it is likely that a dwelling could be built on the property. The lot is already zoned Hamlet Residential, and a partial driveway may currently exist.

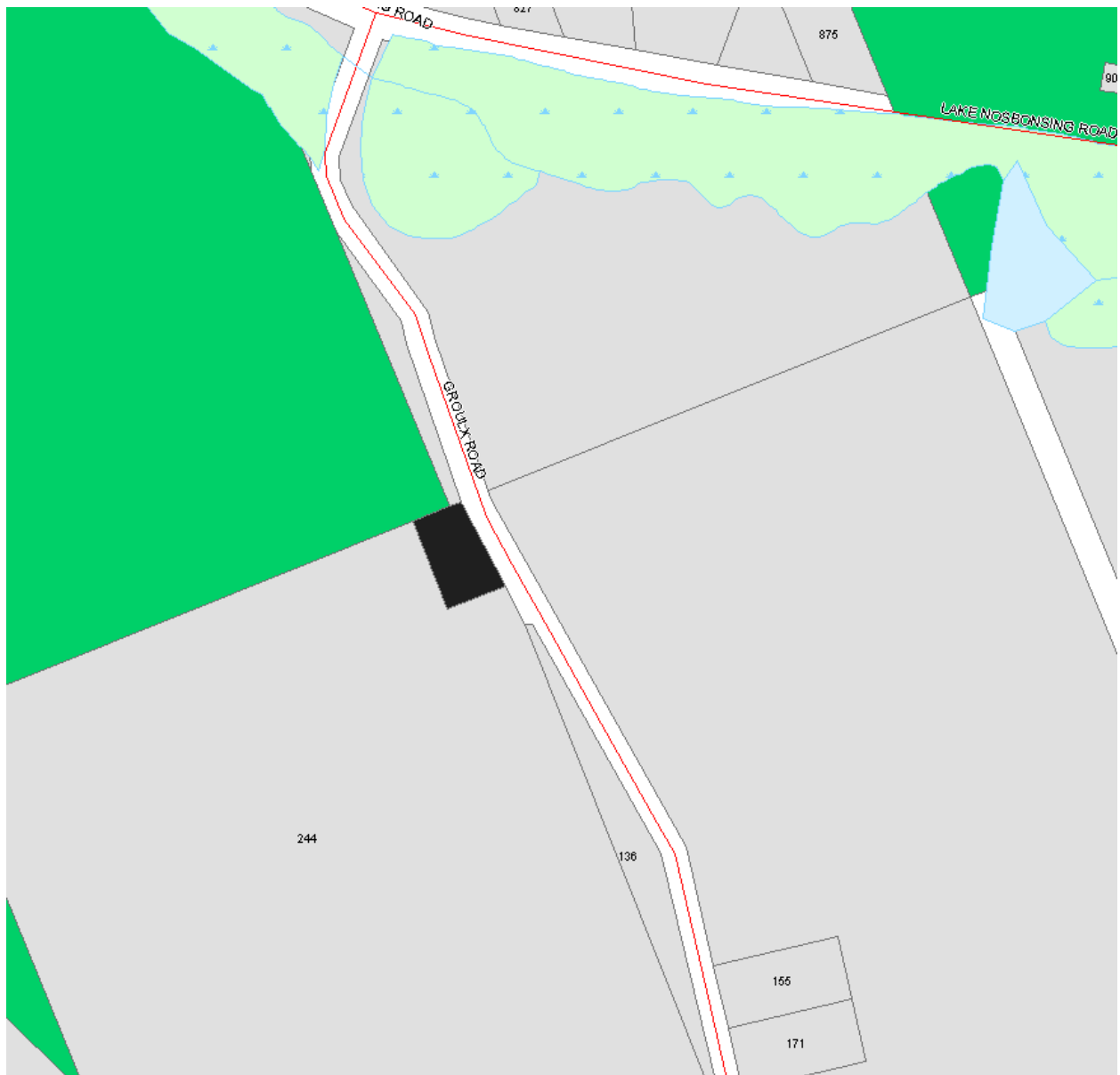
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### Synopsis of Property:

This is a landlocked, forested 1 acre plot of land inside 3282 Highway 17. It should be declared surplus as it is not of use to the Municipality. It would only make sense in this case to sell off the portion to the abutting property owner.

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#### Synopsis of Property:

This is a 1 acre property that fronts onto Groulx Rd. Due to its terrain and small lot size, a dwelling will likely not be able to be built. However it can still be deemed surplus, and sold off to an abutting property owner.

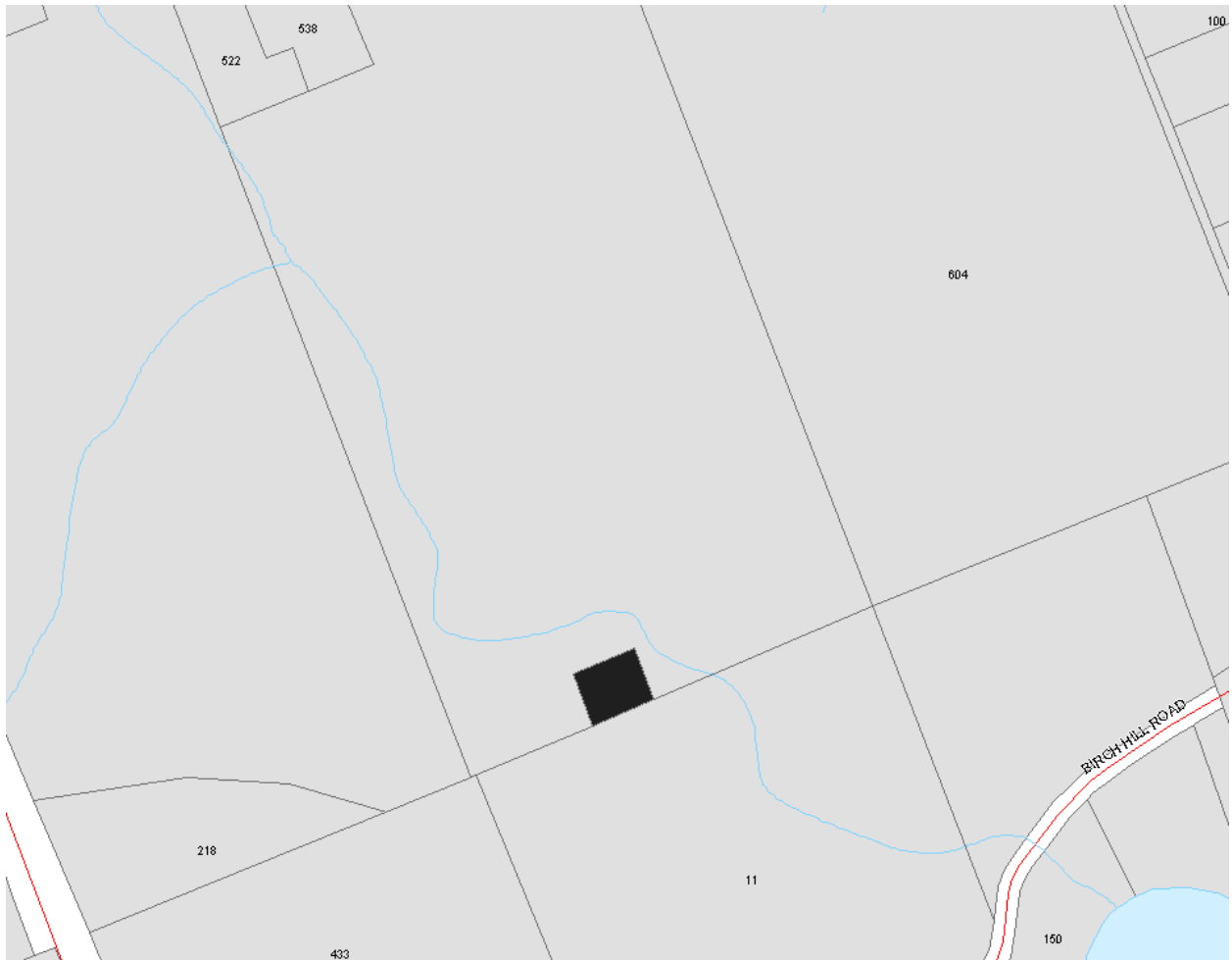
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#### Synopsis of Property:

This is a small, 0.5 acre property on Derland Road. It should likely be declared to be surplus lands, as it is not of much use to the Municipality. It would therefore make the most sense to sell off this parcel to the property owner at 412 Derland Road.

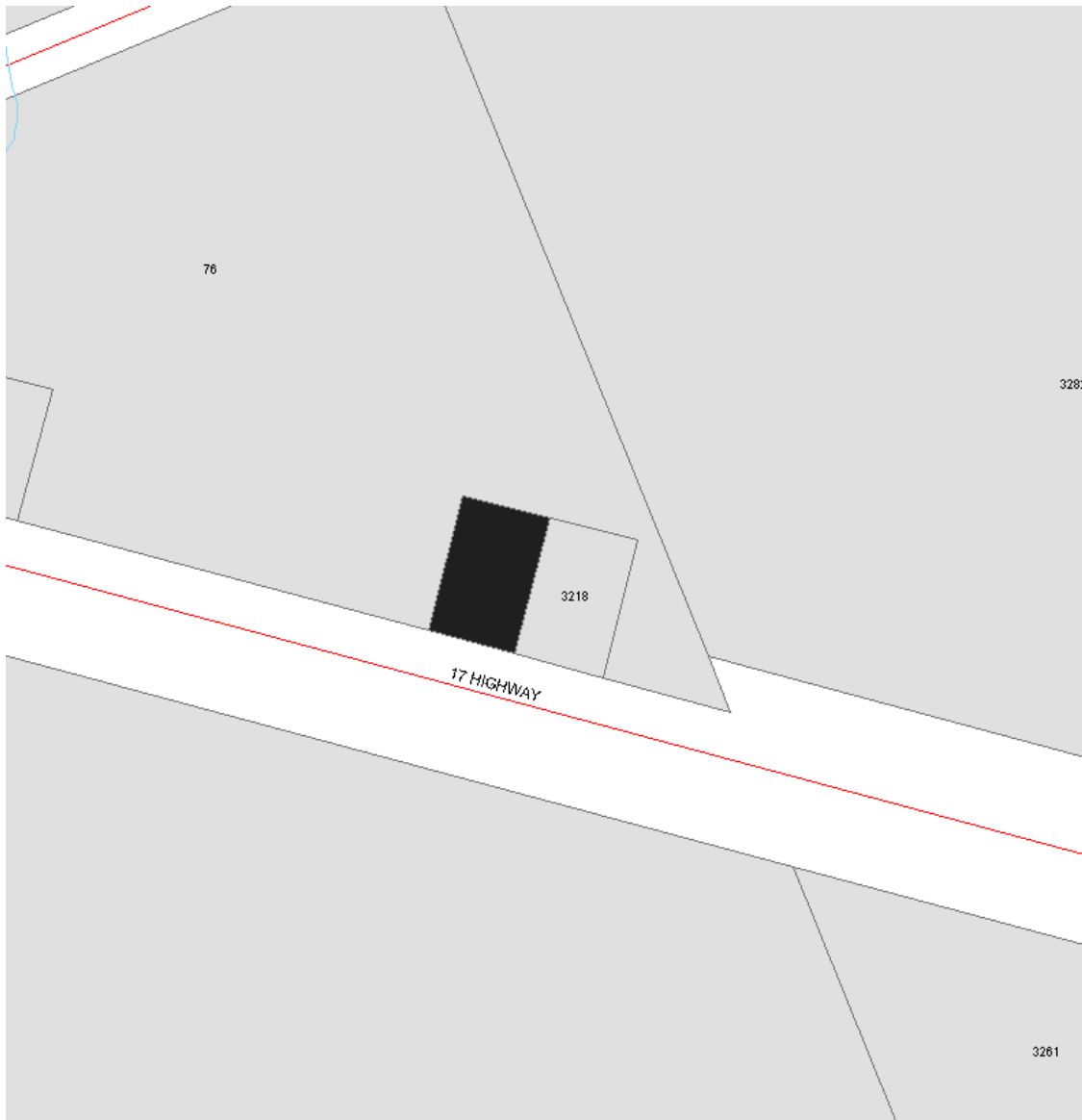
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#### Synopsis of Property:

This is a small, landlocked parcel of land at the rear of a property on Quae Quae Road. The property is mostly farmland and forest cover, and will not be of use to the Municipality. If declared surplus, it would make the most sense to sell off to the abutting Quae Quae property owner.

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#### Synopsis of Property:

This property is small (0.35 acres), with rugged terrain fronting Highway 17. If declared surplus, it would make the most sense to sell this parcel off to the abutting property owner. The terrain may not be suitable for another dwelling, although it is possible.

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#### Synopsis of Property:

This is a very small parcel on Highway 17 located between two properties. It is currently a vacant plot of land with no real use to the Municipality. If deemed surplus, either adjoining property owner could purchase the land.

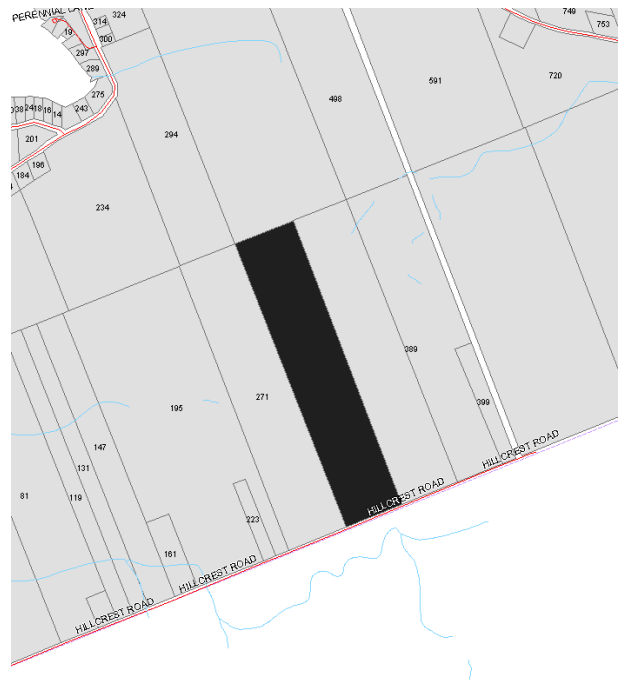
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## **Appendix 'B'**

Please Note: The following is a full document of all municipally owned property in East Ferris - both vacant and occupied lands. This document includes the zoning and area of the lots. Please refer to Appendix 'A' for vacant municipal properties we are asking to be deemed surplus lands.



## Property Number 1 & 2



## Property Information

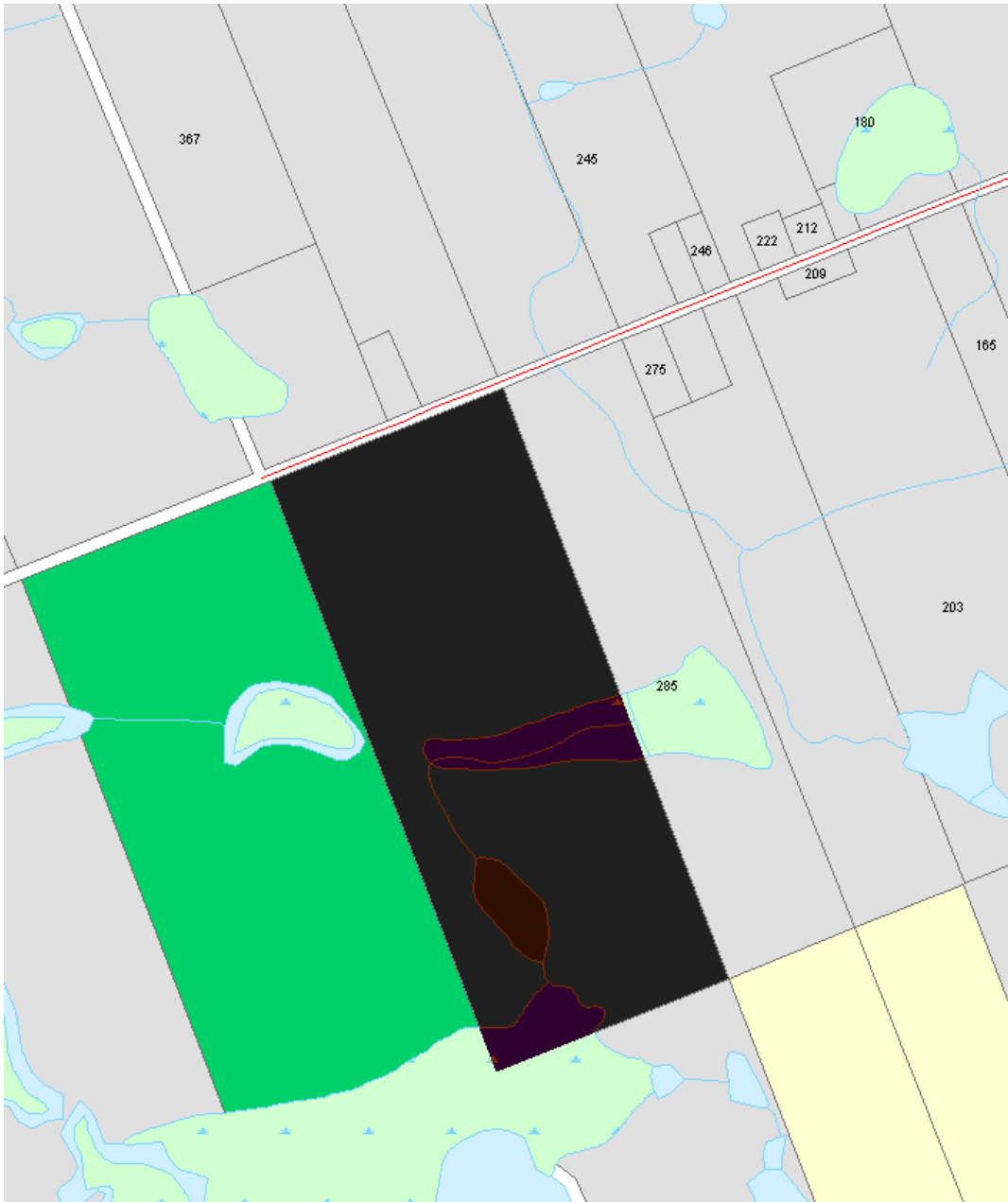
Zoning: Agricultural

Area: 50 acres & 50 acres. Total of 100 acres

Address: Con 1 Lot 15 & Pt lot 16 – Between 271 and 389 Hillcrest Rd.

Property Notes: The two lots are side by side and are located on Hillcrest Rd at the border with the Township of Chisholm. Both properties contain small lakes and wetlands that may affect development in some areas; however the front half of both properties is mainly forested where some development could take place.

### Property Number 3



### Property Information

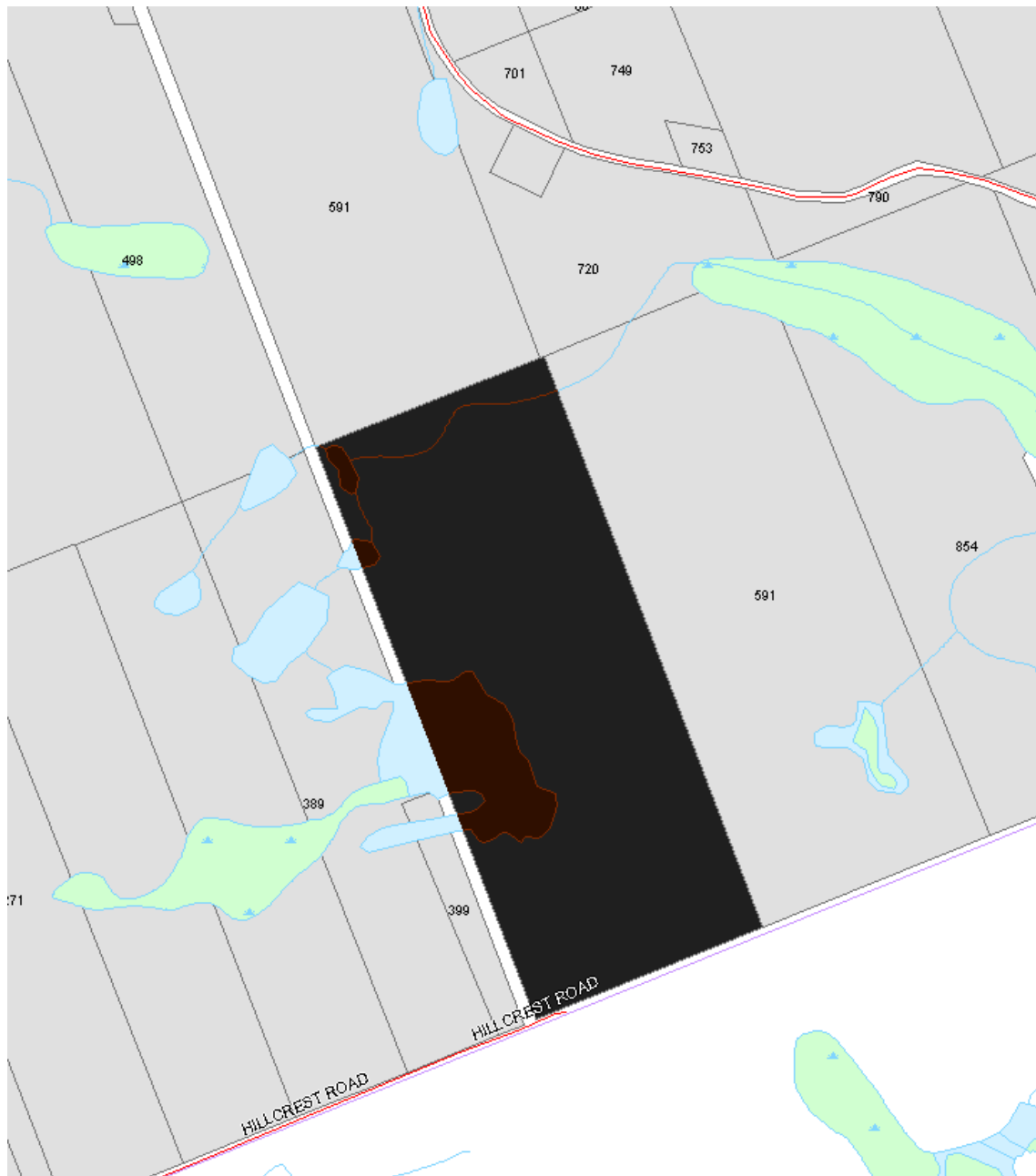
Zoning: M3

Area: 100 acres

Address: Con 6 Lot 19

Property Notes: Occupied. This property is the current site of the Municipal Landfill.

#### Property Number 4



#### Property Information

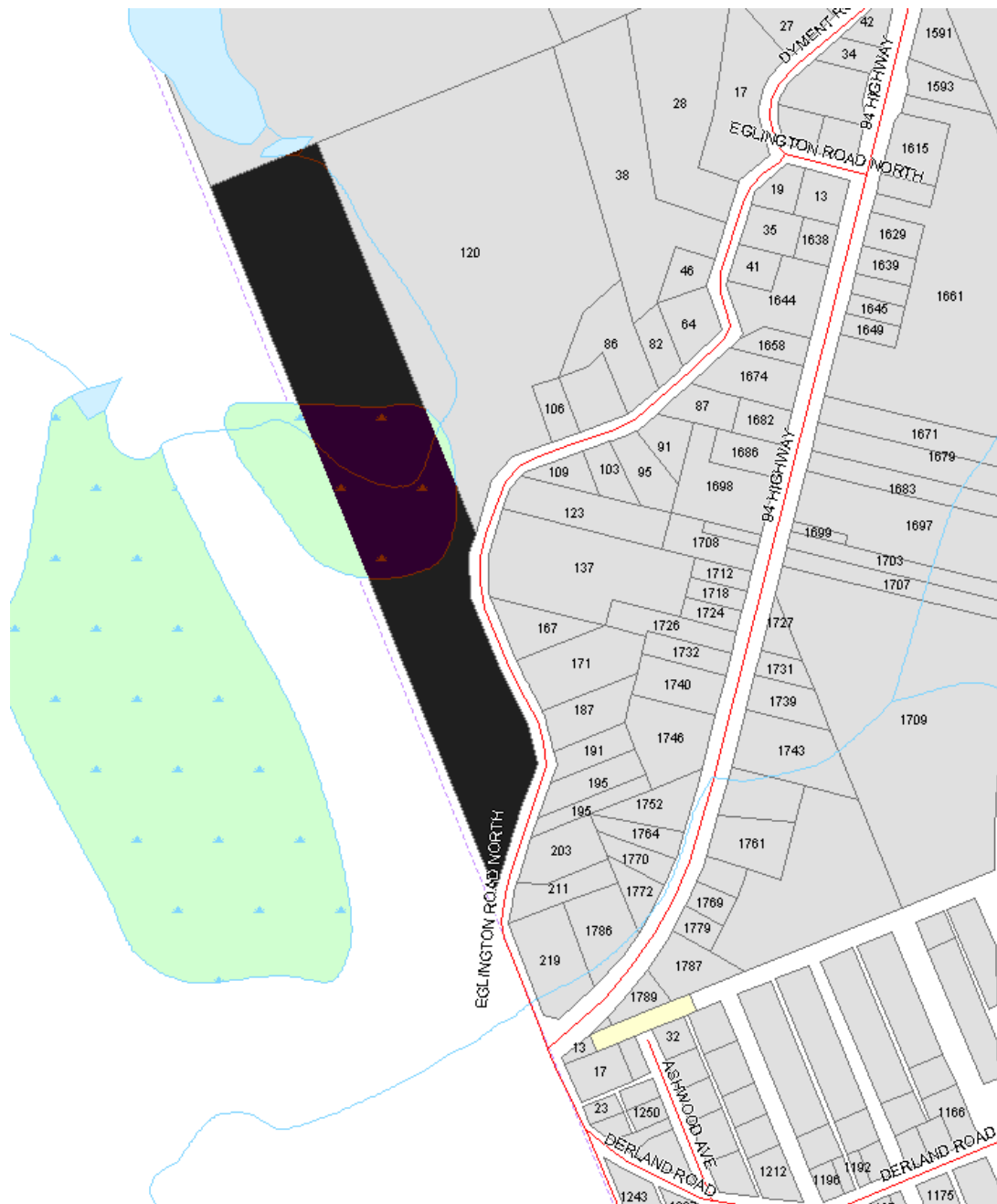
Zoning: Agricultural

Area: 100 acres

Address: Con 1 Lot 14

Property Notes: Vacant. Similar to the previous on Hillcrest, this property also borders Chisholm and includes dense forests, and some wetland features. Note on GIS from past planner states this is the site of an old Municipal Landfill.

## Property Number 5



### Property Information

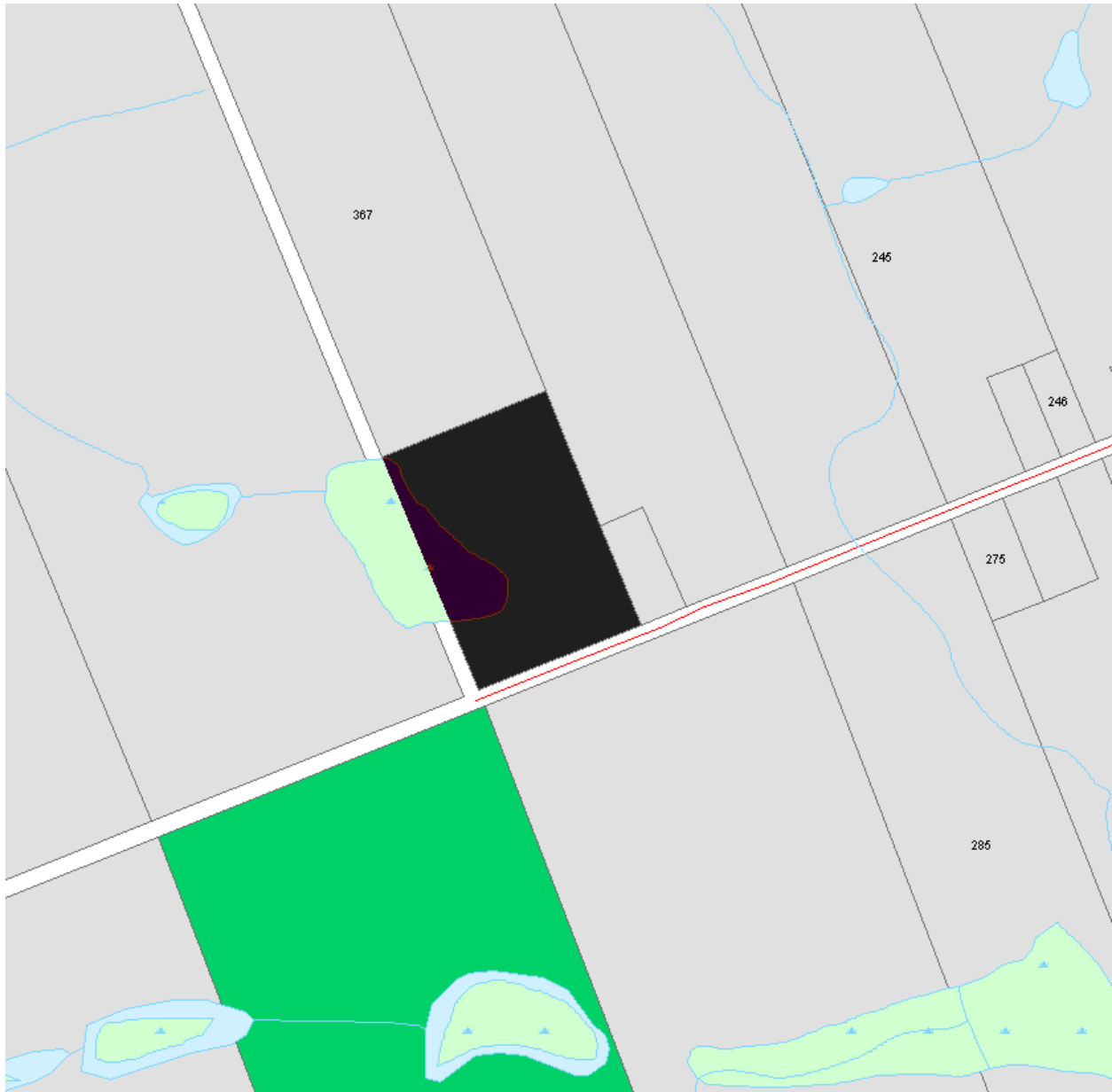
Zoning: Agricultural

Area: 22.1 acres

Address: Eglington Road North

Property Notes: Long, rectangular shaped lot along the border with Callander. This property has the potential to have numerous access points to Eglington Rd N, should it be severed into multiple residential lots. Surrounding neighbourhood is zone RU.

## Property Number 6



## Property Information

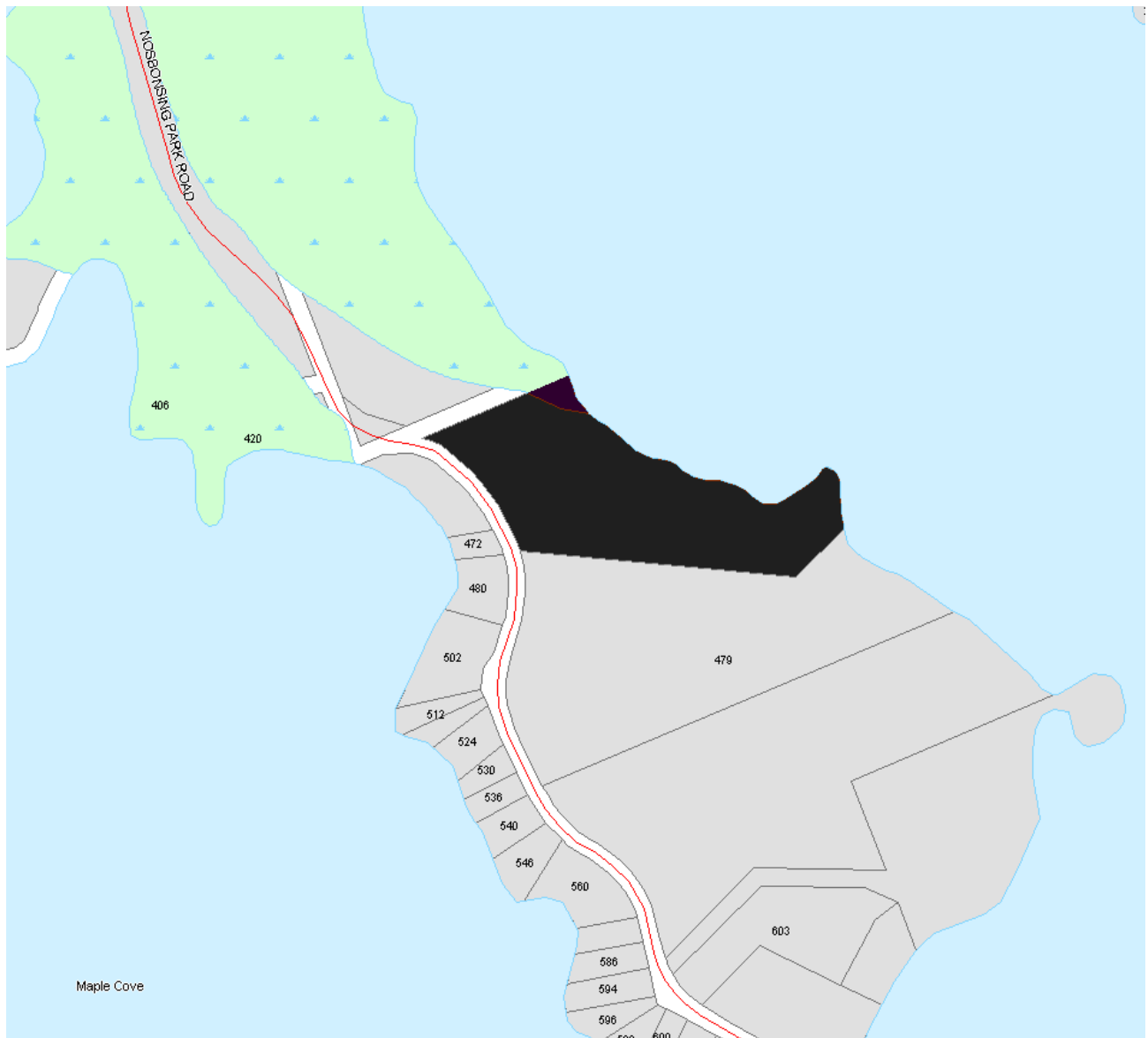
Zoning: Agricultural

Area: 15.18 acres

Address: Con 7 Pt Lot 19 – Near the end of Bertha Road

Property Notes: This property is situated at the end of Bertha Rd, across from the Municipal Landfill. Although a residential use may not be ideal for the site, there may be opportunity for development from an industrial or commercial standpoint. It is currently a vacant plot of land, densely forested, and contains a small wetland along its border.

## Property Number 7



## Property Information

Zoning: O1

Area: 12.68 acres

Address: Plan M505 BLK A – E. Nosbonsing Park Road

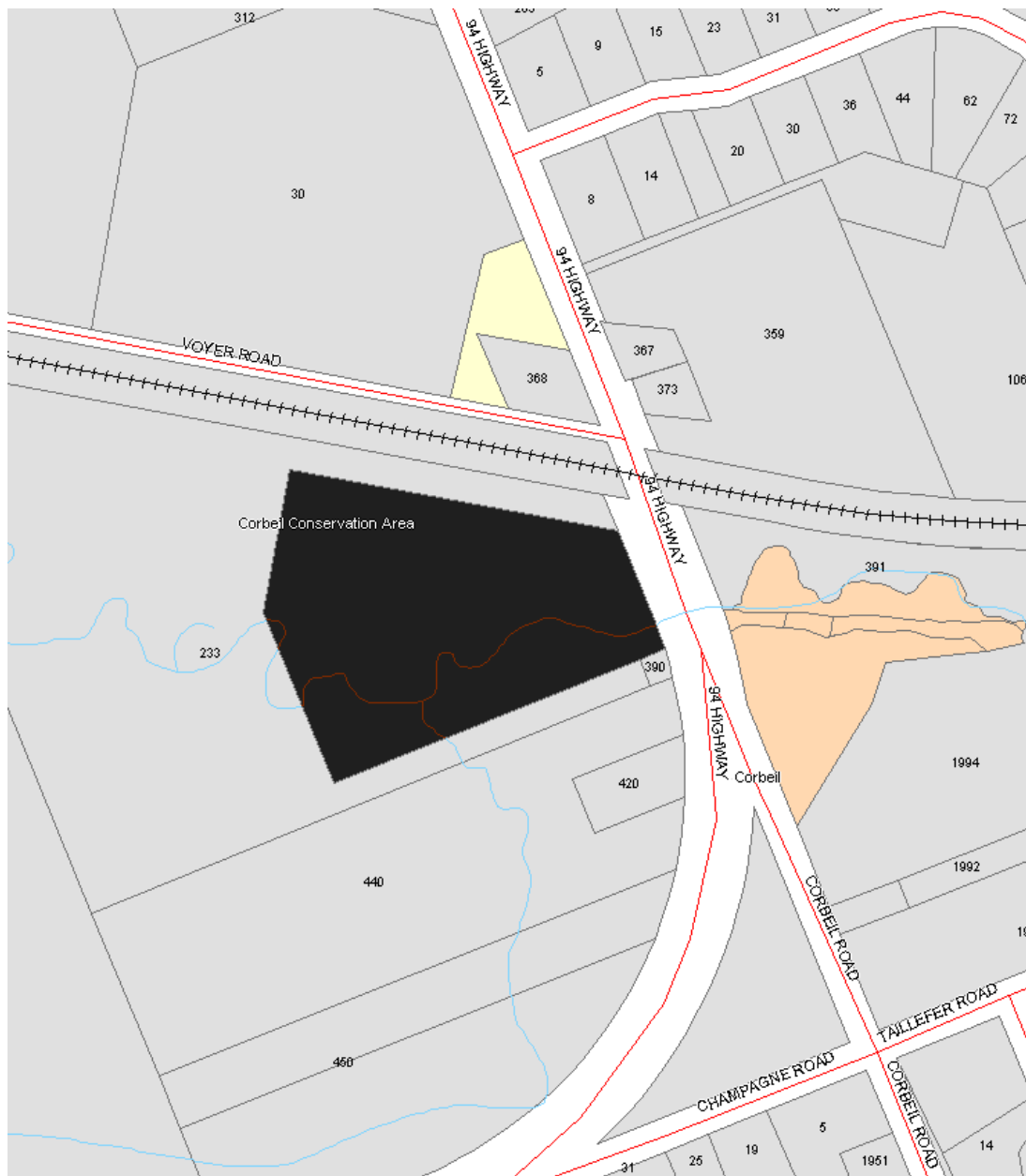
Property Notes: This property is adjacent to another municipally owned plot of land. This lot is heavily forested, with the rear of the lot abutting the lake. There may be some development potential for low density residential development. The property is currently zoned O1, so it could also stay as a public use for recreational purposes. A small portion ('the point') was purchased by the abutting owner at 479 Nosbonsing Park in 2018, however the remaining municipally owned property is still vacant.

Zoning: O1

Address: 1229 Village Rd and 1275 Village Rd

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## Property Number 9



## Property Information

Zoning: O1

Area: 8.09 acres

Address: 390 – 392 Highway 94

Property Notes: Mostly developed. Property is the current location of the East Ferris Municipal Office, Corbeil Park Hall, and various recreational services. Lot fronts onto ON-94, and immediately adjacent to active CP Rail line, and La Vase River. Conservation Authority owns the property surrounding this municipally owned lot.



## Property Number 10



## Property Information

Zoning: Agricultural

Area: Lots range from 0.34 acres to 0.61 acres, for a total of 7.44 acres of land. Not including pieces of the road allowance.

Address: Across from 1118 Derland Rd.

Property Notes: The municipality owns all these 16 vacant parcels (PLAN M180) under slightly different legal names and parcel numbers. There may be opportunity to build on this plot of land with a better organization and understanding of the area. Aerial imagery shows dense forest, with possibly a small wetland near Derland Rd. These parcels do run close to a CN Rail line.

## Property Number 11



### Property Information

Zoning: RU

Area: 7.42 acres

Address: Con 8 Pt Lot 29 – Directly behind 1196 to 1166 Derland Rd

Property Notes: Property is forested, and contains a communication tower. They have direct access to Derland Road between numbers 1184 and 1174.

## Property Number 12



Map View



Aerial View – South of Derland Road



Aerial View – North of Derland Road

### Property Information

Zoning: RU

Area: Lots range from 0.13 to 0.46 acres. Total size of all 20 lots combined is 7.38 acres.

Address: Derland Road, near Ashwood Ave, and Eglington Rd S.

Property Notes: The municipality owns 23 separate lots in this area, (PLAN M181), with each lot having a slightly different parcel number. These lots are all vacant, and forested. With a better organization and understanding of these lots, they could possibly be used for residential development. Surrounding lots around Derland and Eglington Rd range from approximately 0.25 acres, to 0.55 acres – so residential development on some of these lots could conform to the fabric of the neighbourhood. Despite the fact that they don't have direct frontage on to Derland Rd, we do have road allowances that we could possibly open up to access these lots.

Alternatively, there could be the option to sell off some of the land to the abutting land owners if not used for development purposes.



## Property Number 13



## Property Information

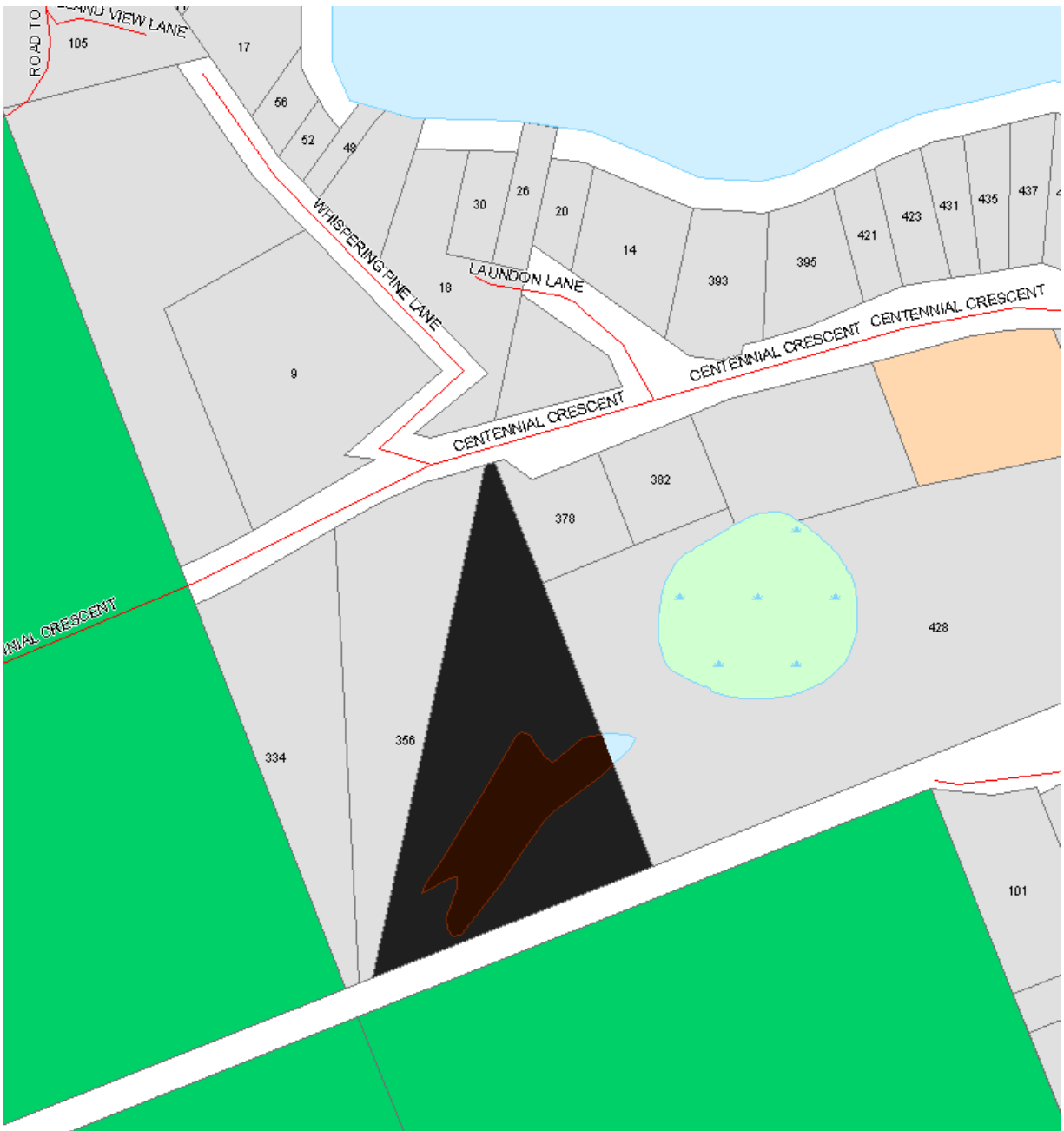
Zoning: O1S (1461)

Area: 7.22 acres

Address: Plan 36M551 BLK41 – Between 153 and 167 Waukegan Rd.

Property Notes: Vacant, forested lot with access to Waukegan Road. Appears the property was set aside in 1985 as a Special Zone for Recreational purposes, likely for the neighbourhood after development. However the lot remains vacant today, and could be used for recreation or residential use.

## Property Number 14



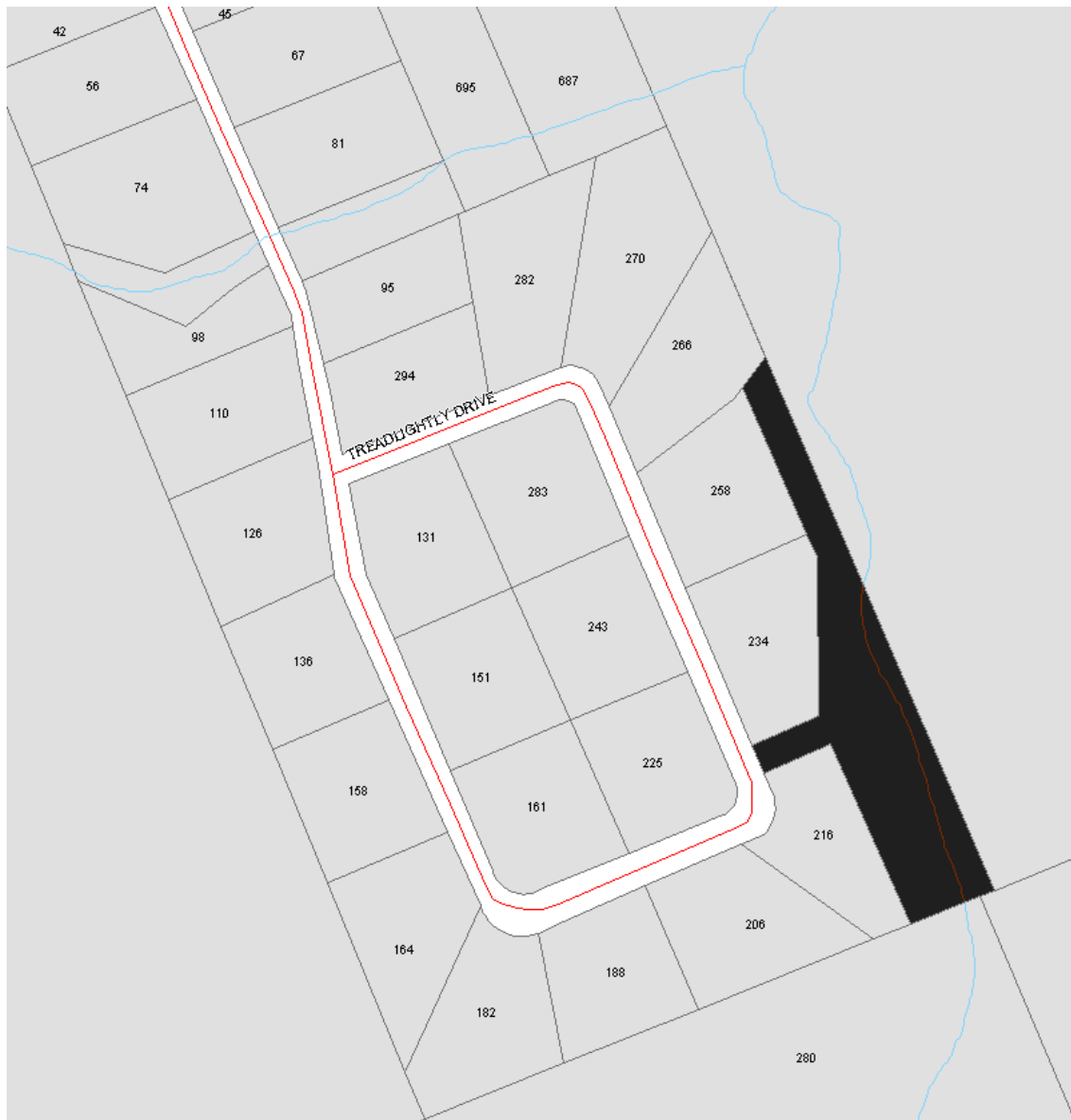
## Property Information

Zoning: Agricultural

Area: 6.94 acres

Address: Con 17 Pt Lot 21

Property Notes: Vacant, forested lot with a small access to Centennial Crescent. There is a lake / wetland to the rear of the property that may hinder some development, but the front of the lot could potentially be used for residential purposes - we would need to discuss with the NBMCA.

Property Number 15

### Property Information

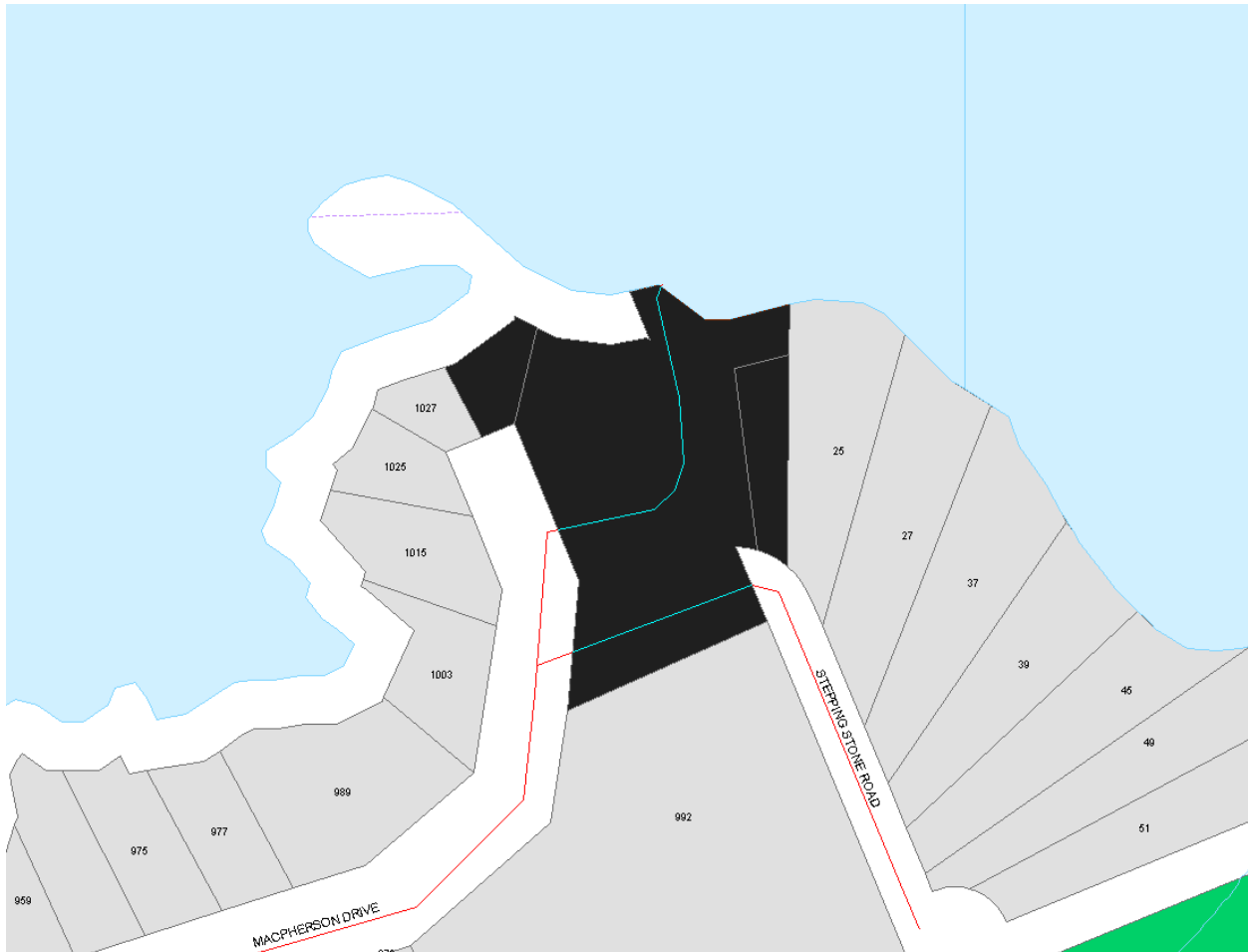
Zoning: O2 (1286)

Area: 3.98 acres

Address: Treadlightly Drive – between properties 234 and 216 Treadlightly Drive

Property Notes: Irregular shaped property with direct access to Treadlightly Drive, and abutting several neighbouring properties. A small watercourse travels through the property near the rear of the lot. Appears the property was set aside in 1979, likely to be used for a neighbourhood conservation purpose. With this current zoning, development is not permitted on the subject lands.

## Property Number 16



### Property Information

Zoning: O1

Area: 2.44 acres (large parcel). 0.37, 0.31 acres (smaller). Combined 3.12 acres

Address: Plan M442 Lot 28 & 29, Plan 36M631Blk 8 – Between 1027 MacPherson Dr, and 25 Stepping Stone Rd.

Property Notes: These three municipally owned lots are located at the end of MacPhearson Drive, and is the location of a municipal park, and boat launch to the Mattawa River. It is partly forested along the river, and also includes a gravel parking lot, and open grassy area for public uses.



## Property Number 17



## Property Information

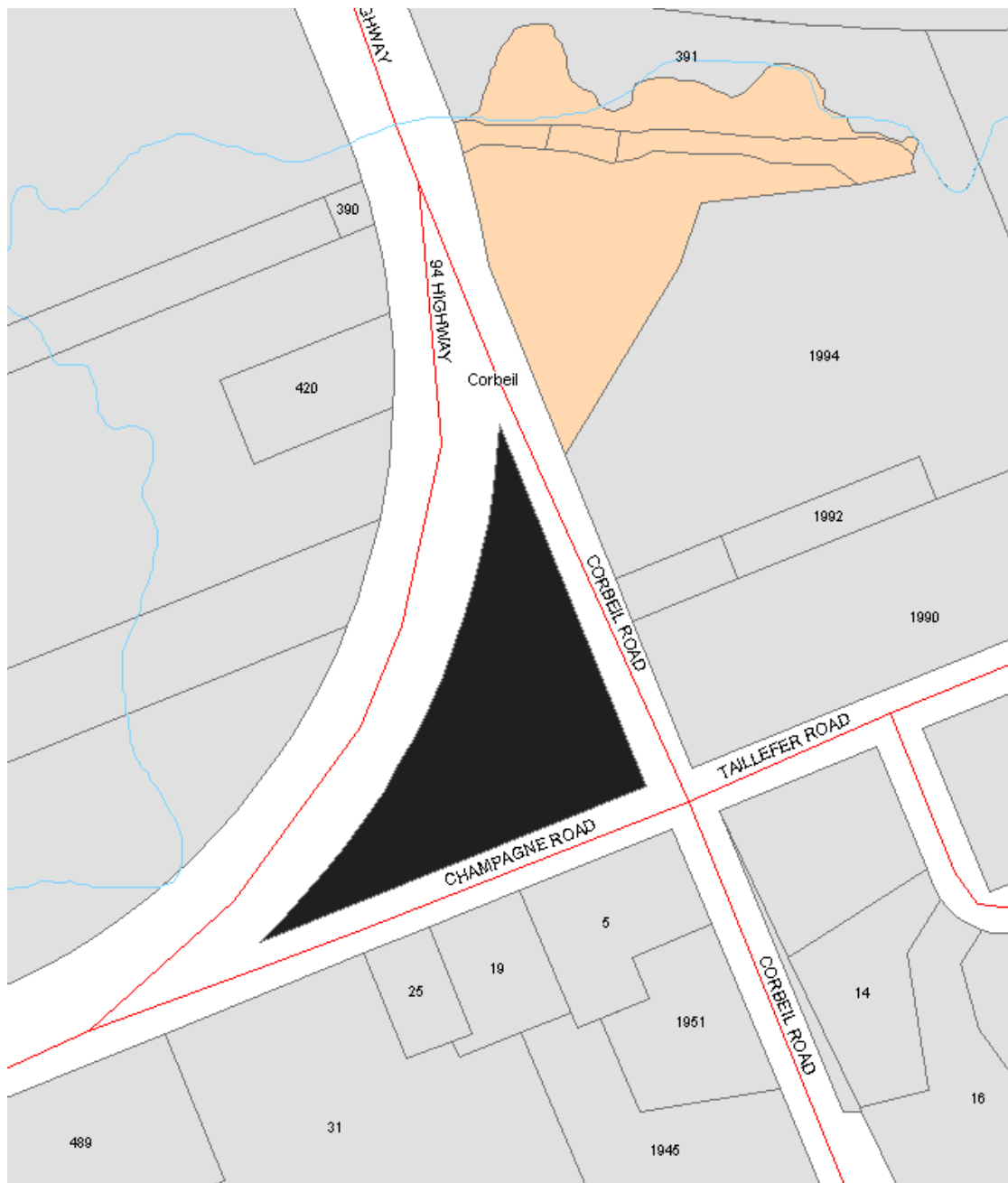
Zoning: RH

Area: 3.02 acres (old school lot), 0.21 acres (smaller lot)

Address: 1990 Corbeil Road

Property Notes: 1990 is the current site of the old school at the corner of Taillefer and Corbeil Rd. The municipality also owns the small parking lot beside, directly in front of the house at 1992 Corbeil Rd.

## Property Number 18



## Property Information

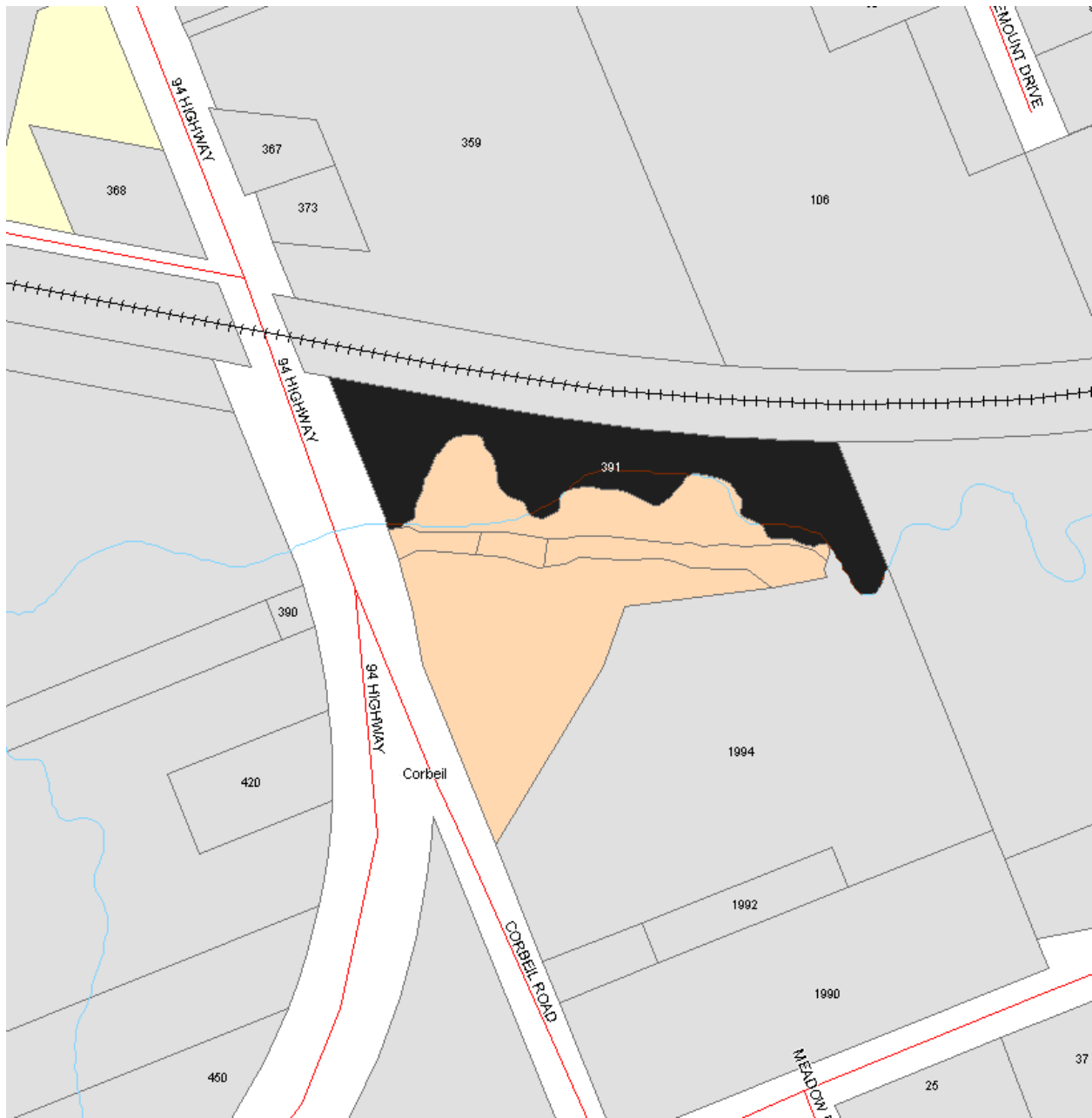
Zoning: Agricultural

Area: 2.36 acres

Address: Con 11 Pt Lot 15 – Bounded by Highway 94, Corbeil Rd, and Champagne Rd.

Property Notes: Lot is currently occupied by the East Ferris Cenotaph.

## Property Number 19



## Property Information

Zoning: O2

Area: 2.0 acres

Address: 391 Highway 94

Property Notes Lot is the current location of the East Ferris Public Works Garage. The property is adjacent to the active CP Rail line, and the La Vase River.

## Property Number 20 & 21



## Property Information

Zoning: O2

Area: 1 acre and 0.96 acres. Total of 1.96 acres.

Address: Between 74 and 98, as well as 81 and 95 Treadlightly Drive.

Property Notes: Vacant municipally owned plots of land that are likely unable to be developed on due to a creek travelling through the properties. The NBMCA buffer zone takes up the majority of both properties. This O2 zone appears to have been set aside in the initial subdivision plan in 1979.

## Property Number 22



## Property Information

Zoning: RS (1576)

Area: 1.63 acres

Address: Plan M 475 Blk A – Hemlock Island

Property Notes: This is a vacant plot of land on Hemlock Island, that may be suitable for a small lakefront dwelling. These lots on the island are water access only.

### Property Number 23



### Property Information

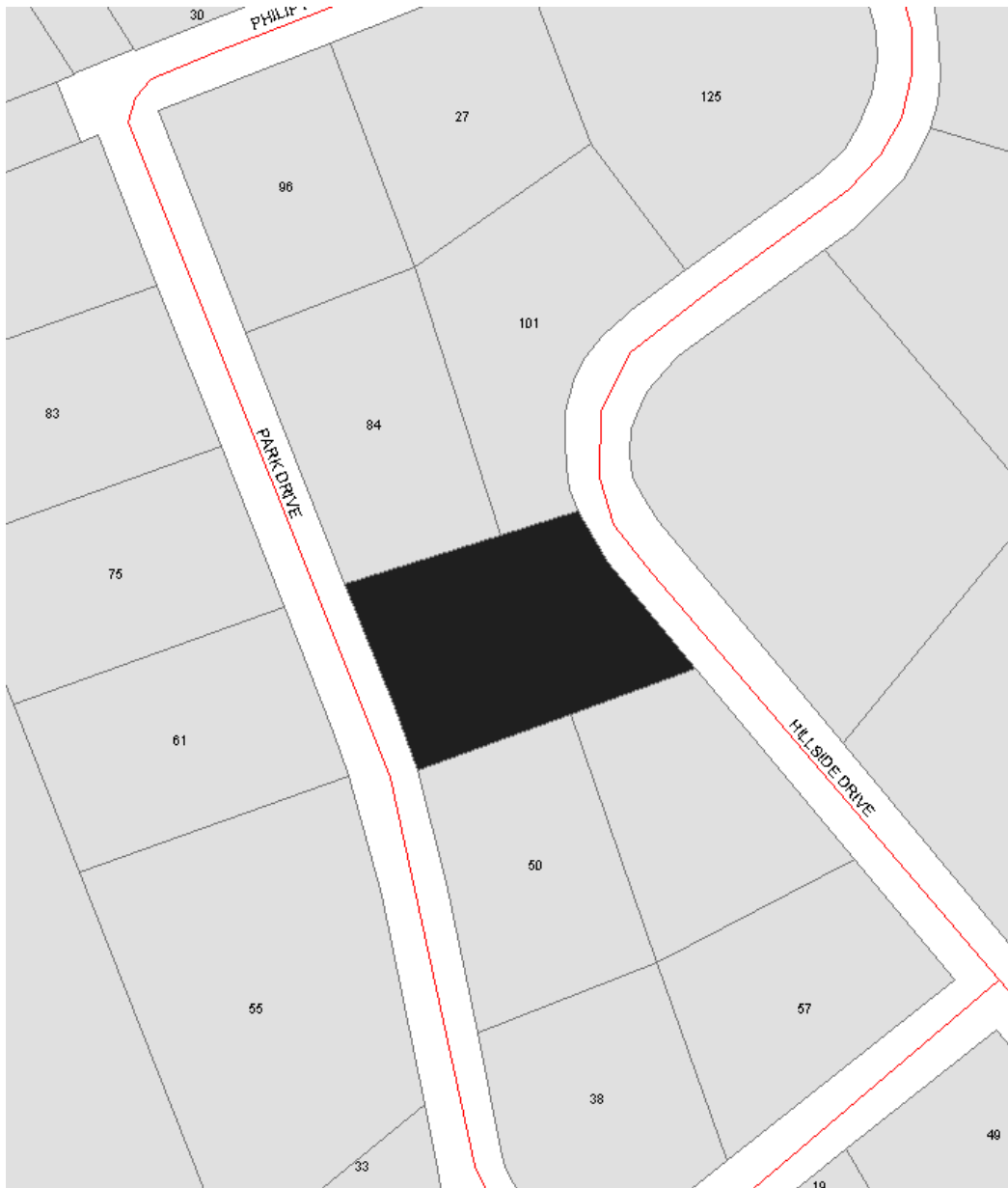
Zoning: Agricultural

Area: 1.52 acres

Address: Scottsfield Road

Property Notes: Scottsfield Rd curves around this property, and does cross over a portion of the municipally owned land. It would be best to stay in our hands at this time.

## Property Number 24



## Property Information

Zoning: O1

Area: 1.18 acres

Address: Plan 36M621 BLK 8 – Between Park Drive and Hillside Drive

Property Notes: Property appears to have been set aside in 1997, likely as a recreational use for the residential neighbourhood surrounding it. This lot remains vacant with a few trees surrounding the perimeter. This property will likely stay as a recreational space for the neighbourhood.

## Property Number 25



## Property Information

Zoning: RH

Area: 1.13 acres

Address: Behind 14 Meadow Drive, and a second behind 74 and 84 Meadow Drive

Property Notes: There are two properties included under the same roll number that are municipally owned. The first is a very small sliver of property along Corbeil Rd. Its terrain appears to be rugged and vegetated, and is a part of the Corbeil Road Allowance. The second property is immediately behind 74 and 84 Meadow Drive. It is likely not of use to the municipality, and was possibly established along the extension of the road allowance during the development of the neighbourhood. It may make sense to sell off this land to owners of 74 and 84 Meadow Drive over time.



## Property Number 26



## Property Information

Zoning: RH

Area: Lot 1: 0.73 acres. Lot 2: 0.32 acres. Combined: 1.05 acres

Address: Astor Street South – between 26 Astor and 75 Catherine.

Property Notes: These are actually two municipally owned parcels that are side by side. This lot could possibly be used for residential development for either a single dwelling, or severed for more. Lots on Astor St S are around 0.4 acres, and a small lot on Catherine is 0.33 acres. This municipal lot could likely still be severed and fit in to the fabric of the neighbourhood. The lots are vacant currently, and covered with trees and vegetation.

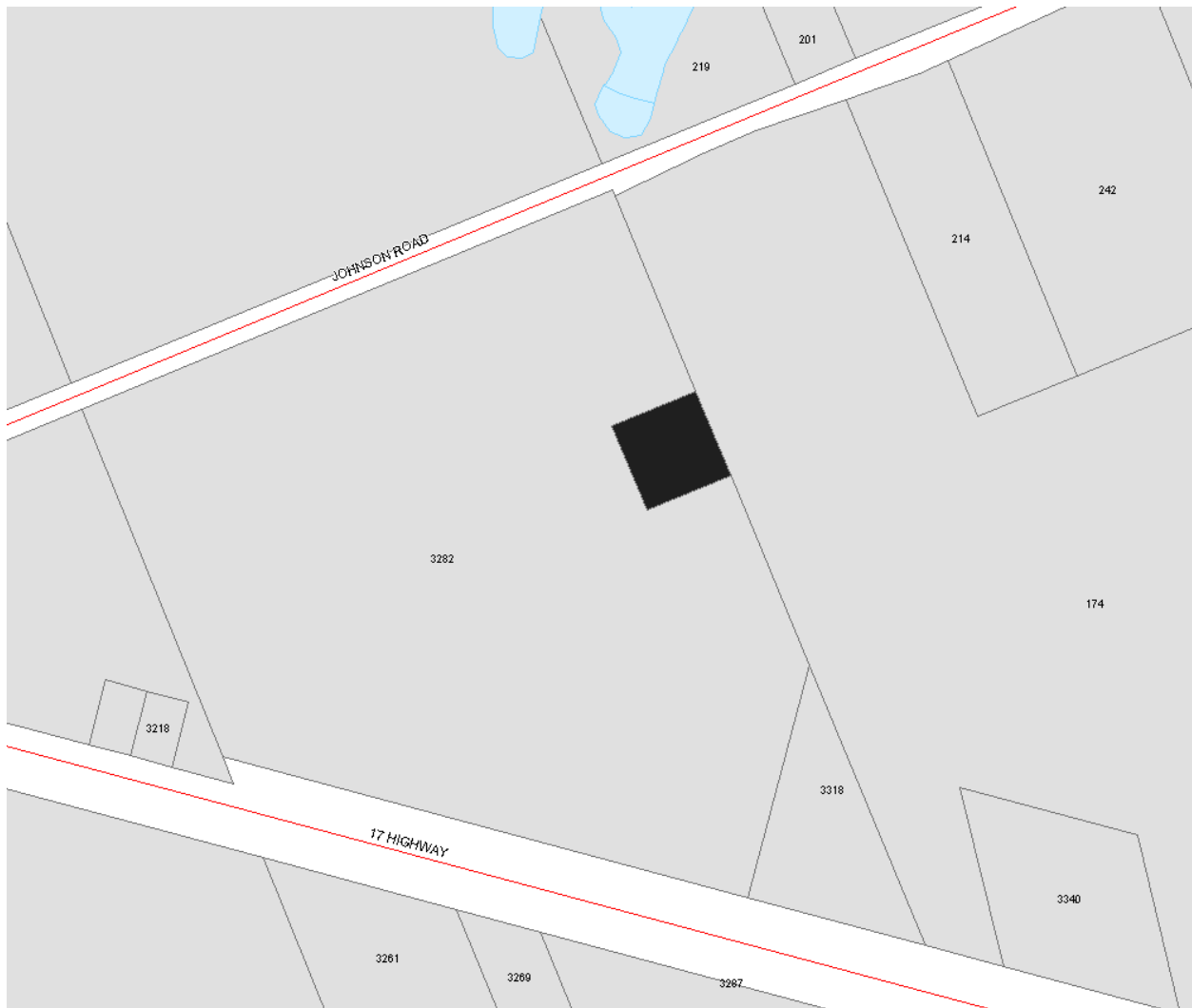
[illegible]

Zoning: RH

Address: Plan M473 BLK A & B

Property Notes: This long, irregular shaped lot extends along the boundary of numerous properties on Ridgemount Drive, and Highway 94. The property is vacant and mostly forested land. It is likely not of use to the municipality due to the long and narrow access from ON 94. Over time, it may be best to sell off parcels of land to abutting property owners. Also pictured is a municipally owned plot of land between 14 and 20 Ridgemount, which could also be sold off to abutting properties.

## Property Number 28



## Property Information

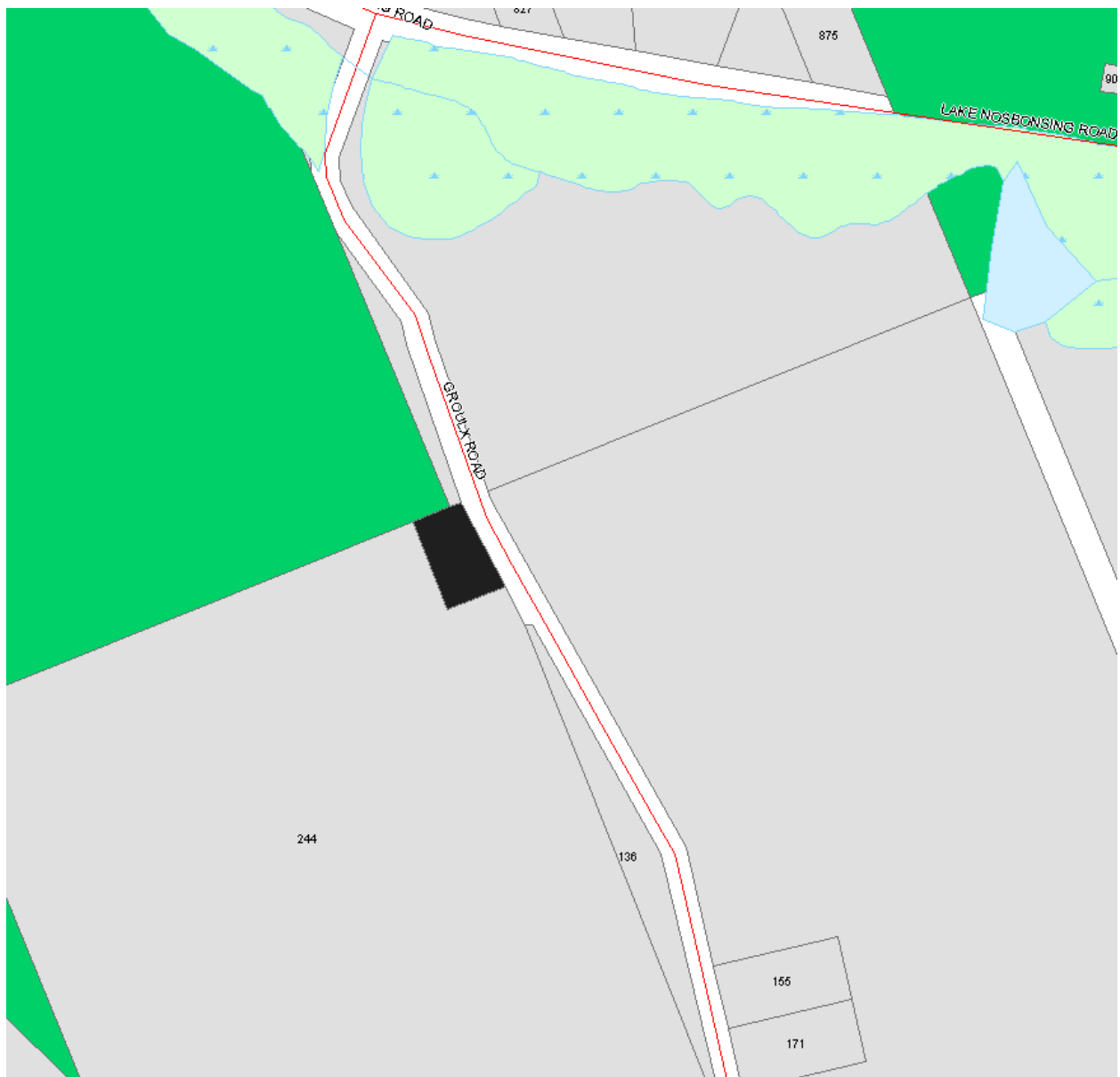
Zoning: Agricultural

Area: 1 acre

Address: Con 12 Pt Lot 12 – Inside 3282 Hwy 17.

Property Notes: The vacant property appears to be landlocked by abutting property owners with no access from ON-17 or Johnson Road. It does not appear from aerial imagery to be anything but forest, similar to the surrounding properties. It would likely make the most sense to sell this land off to the owner at 3288 Hwy 17.

## Property Number 29



## Property Information

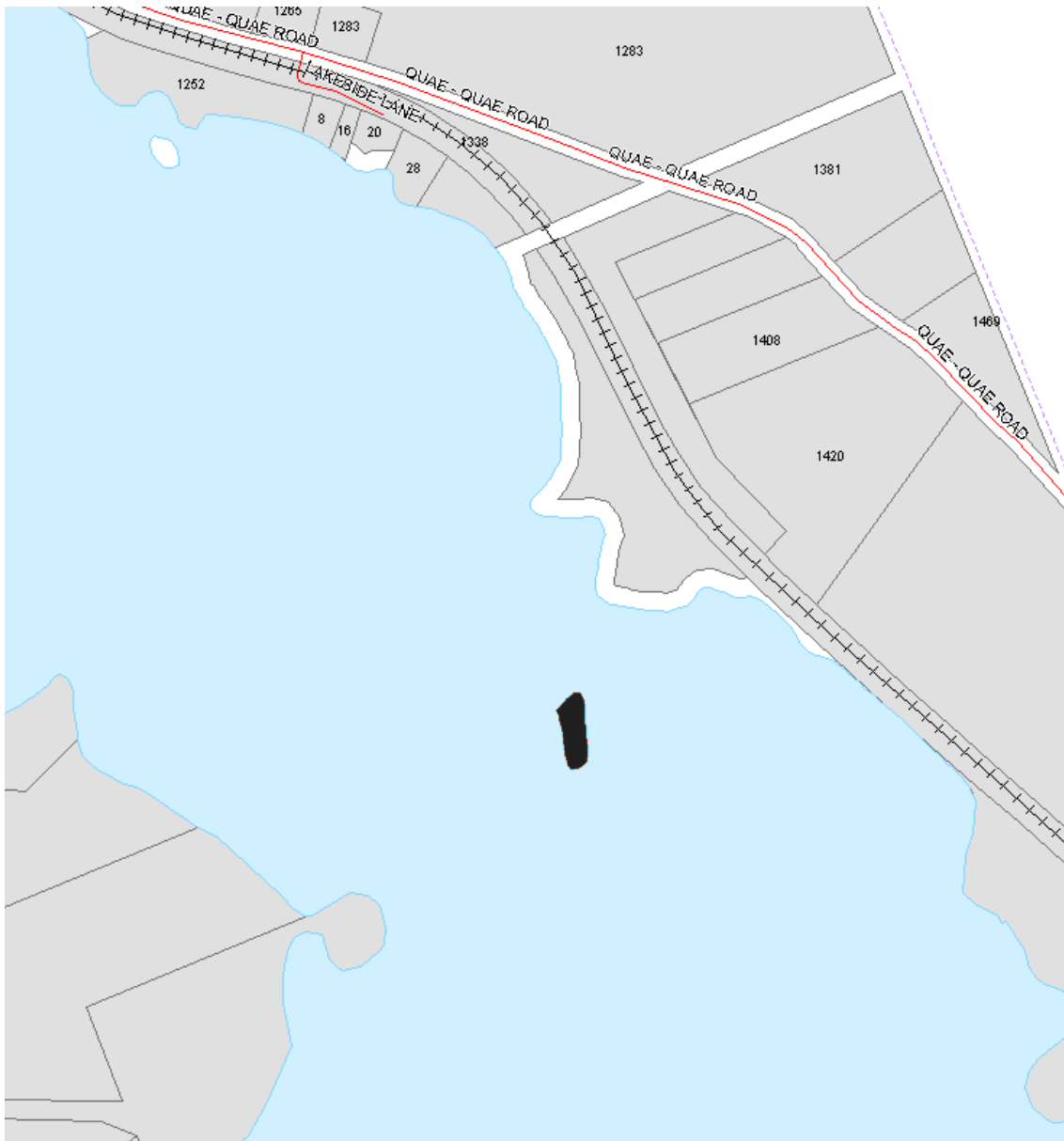
Zoning: Agricultural

Area: 1 acre

Address: Con 3 Pt Lot 26

Property Notes: This one acre property along Groulx Rd does appear to be a vacant, forested lot. There might be an opportunity for a residential lot to be established here (155 and 171 Groulx are 1.03 acres). On the other hand, the lot could be sold off and added to the property at 244 Groulx Rd.

## Property Number 30



## Property Information

Zoning: RS

Area: 1 acre

Address: Island – Lake Nosbonsing

Property Notes: This vacant island lies in the channel with Quae-Quae to the right, and Nosbonsing Park Rd to the left. This island is potentially difficult to get to with no close by boat launch area. It will likely stay in municipal hands, unless a private owner on Nosbonsing Park wants to purchase it.

### Property Number 31



### Property Information

Zoning: O2 (1893)

Area: ~0.88 acres

Address: Con 5 Pt Lot 3. Quae-Quae Rd, near 1181 to 1209.

Property Notes: Property appears to have been protected in a 1999 document to conserve wetlands around Lake Nosbonsing. Shore road allowances exist on either side of this property – likely will just stay under municipal ownership.

## Property Number 32



## Property Information

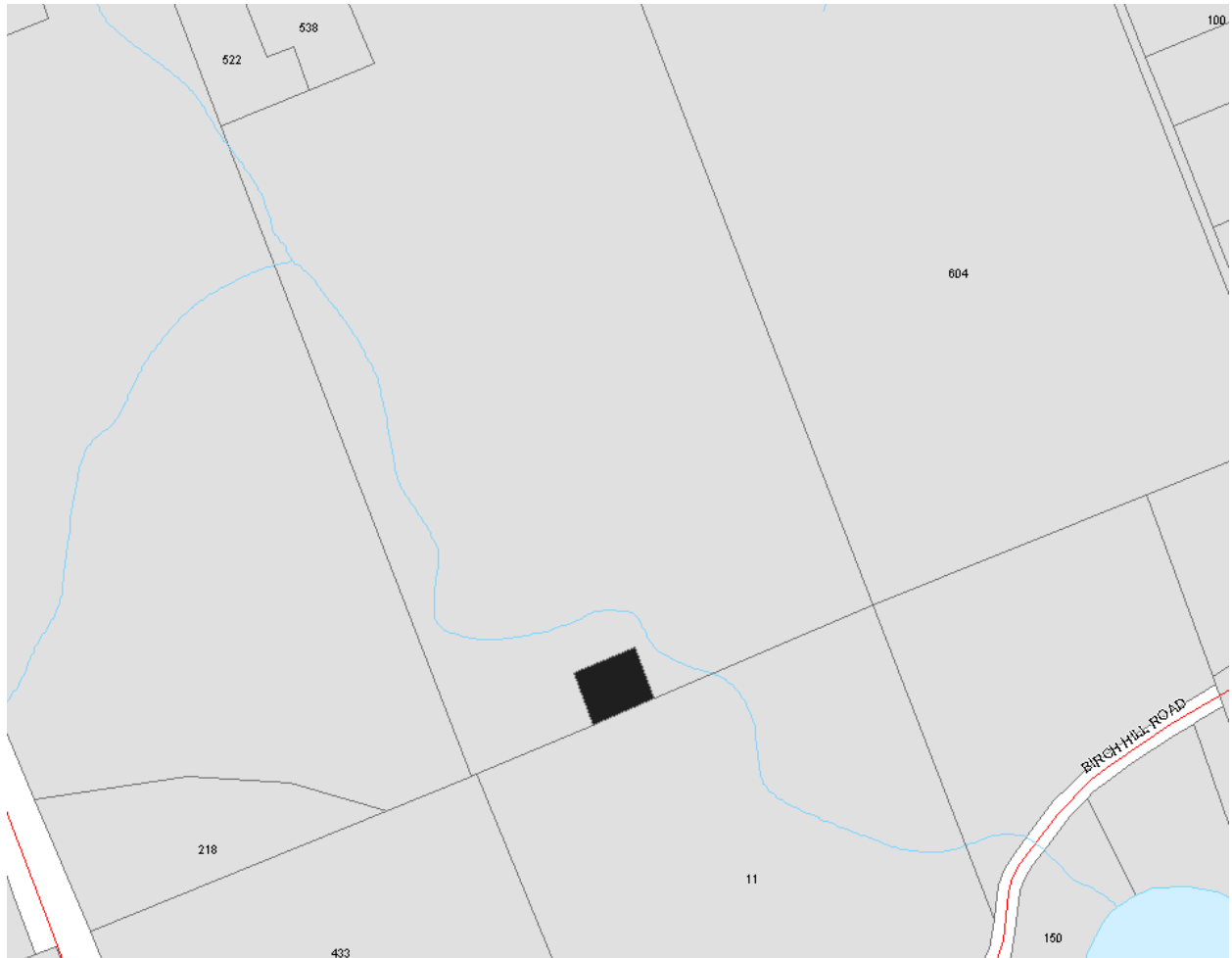
Zoning: Agricultural

Area: 0.5 acres

Address: Con 9 Pt Lot 20. Derland Rd, adjacent to 412 Derland Rd.

Property Notes: This is a smaller, municipally owned plot of land with frontage directly on Derland Rd. This parcel is likely too small for residential development, but could likely be purchased by an abutting property owner. It appears from aerial imagery that the owners of 412 Derland Rd may already be using the property as it is.

### Property Number 33



### Property Information

Zoning: Agricultural

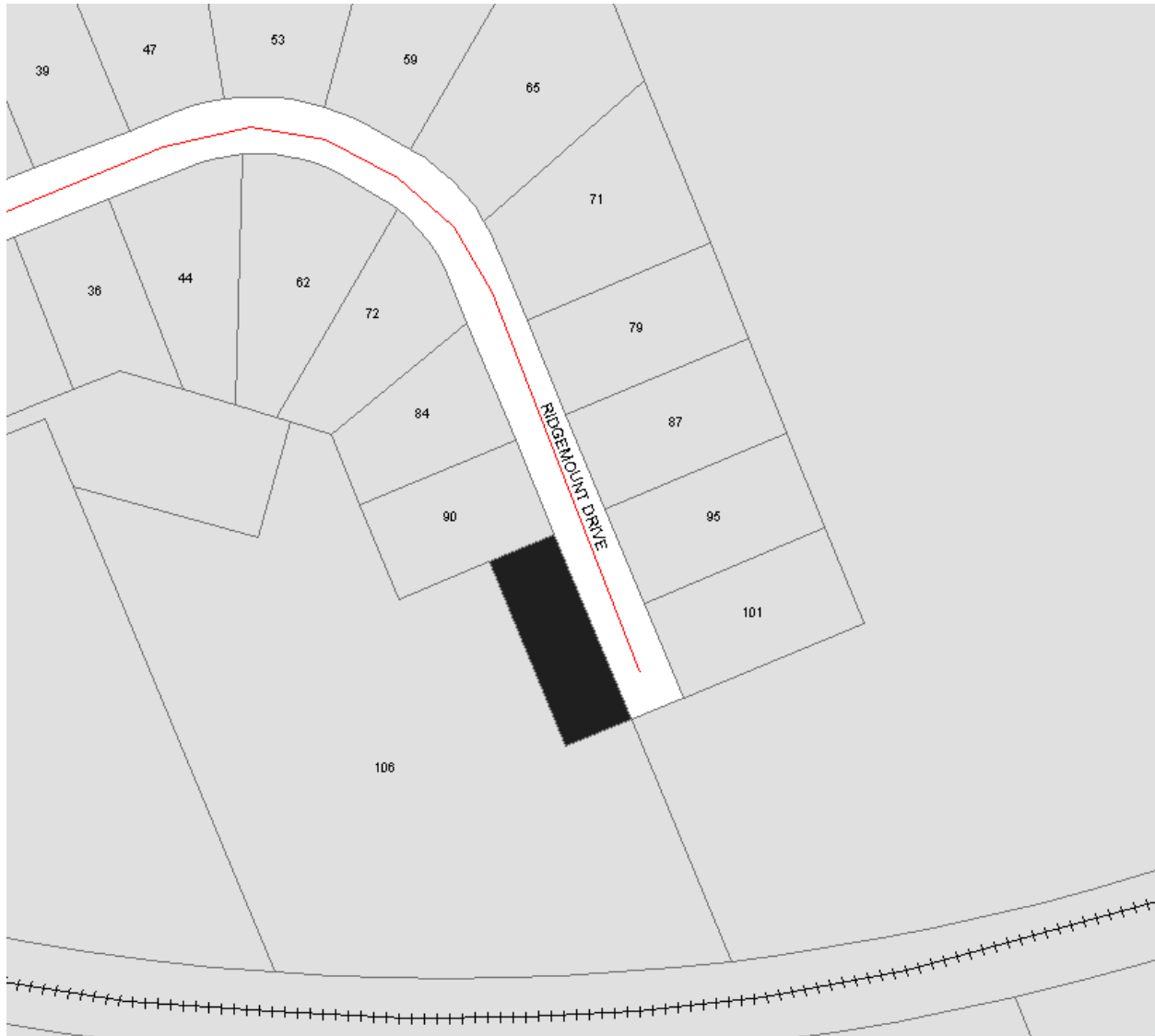
Area: 0.46 acres

Address: Con 6 Pt Lot 8. At the rear of a property that fronts onto Quae Quae Road.

Property Notes: This municipally owned property is similar to Property Number 30. It is a vacant, forested landlocked parcel of land at the rear of a property. The adjoining property is comprised of a mix of farmland and forest cover. This parcel is likely of no use for municipal purposes, so would make more sense to sell off to the abutting property owner.



## Property Number 34



## Property Information

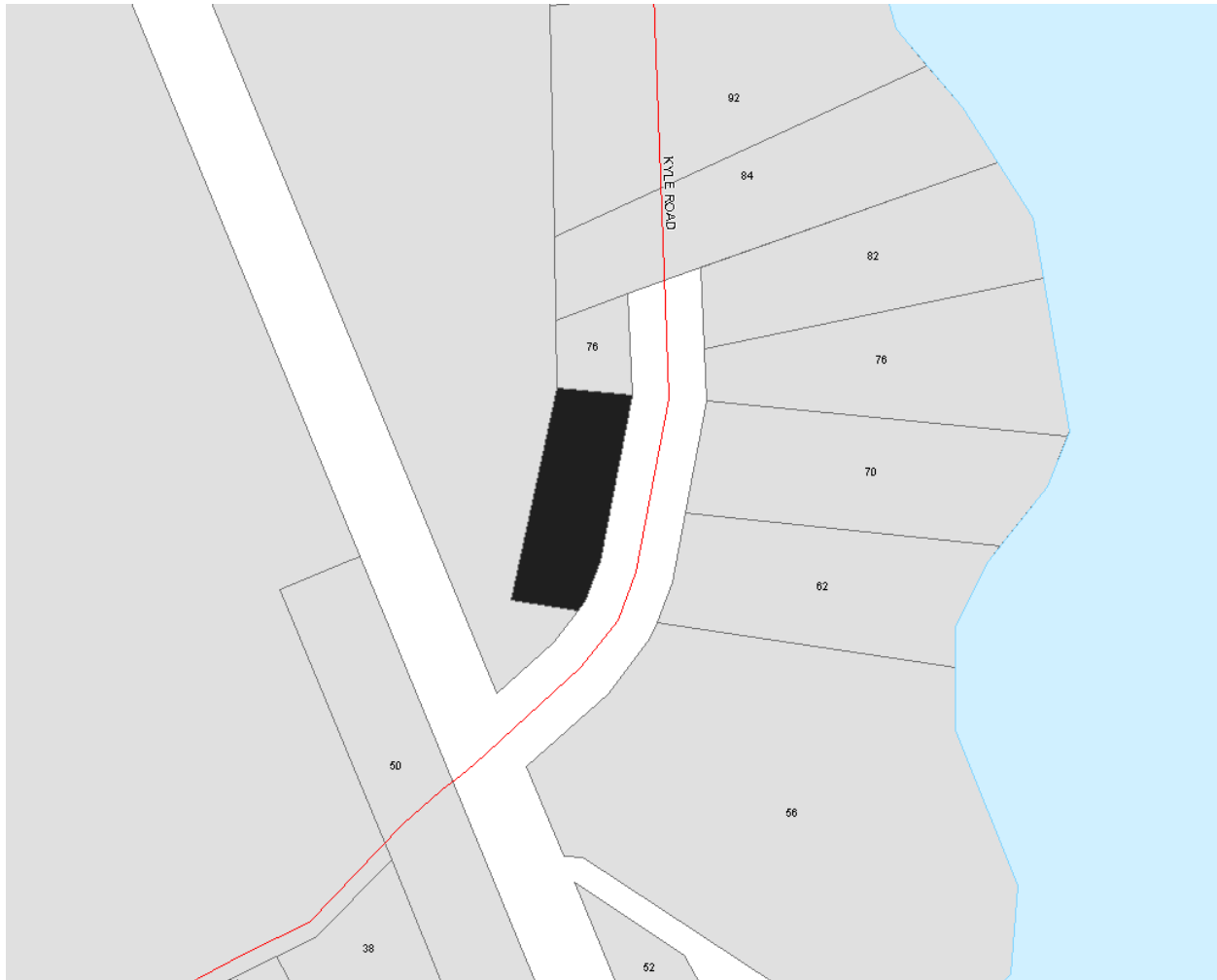
Zoning: RH

Area: 0.46 acres

Address: End of Ridgemount Drive

Property Notes: This property contains the turn-around for Ridgemount Drive. This parcel is therefore still of use to the Municipality at this time.

### Property Number 35



### Property Information

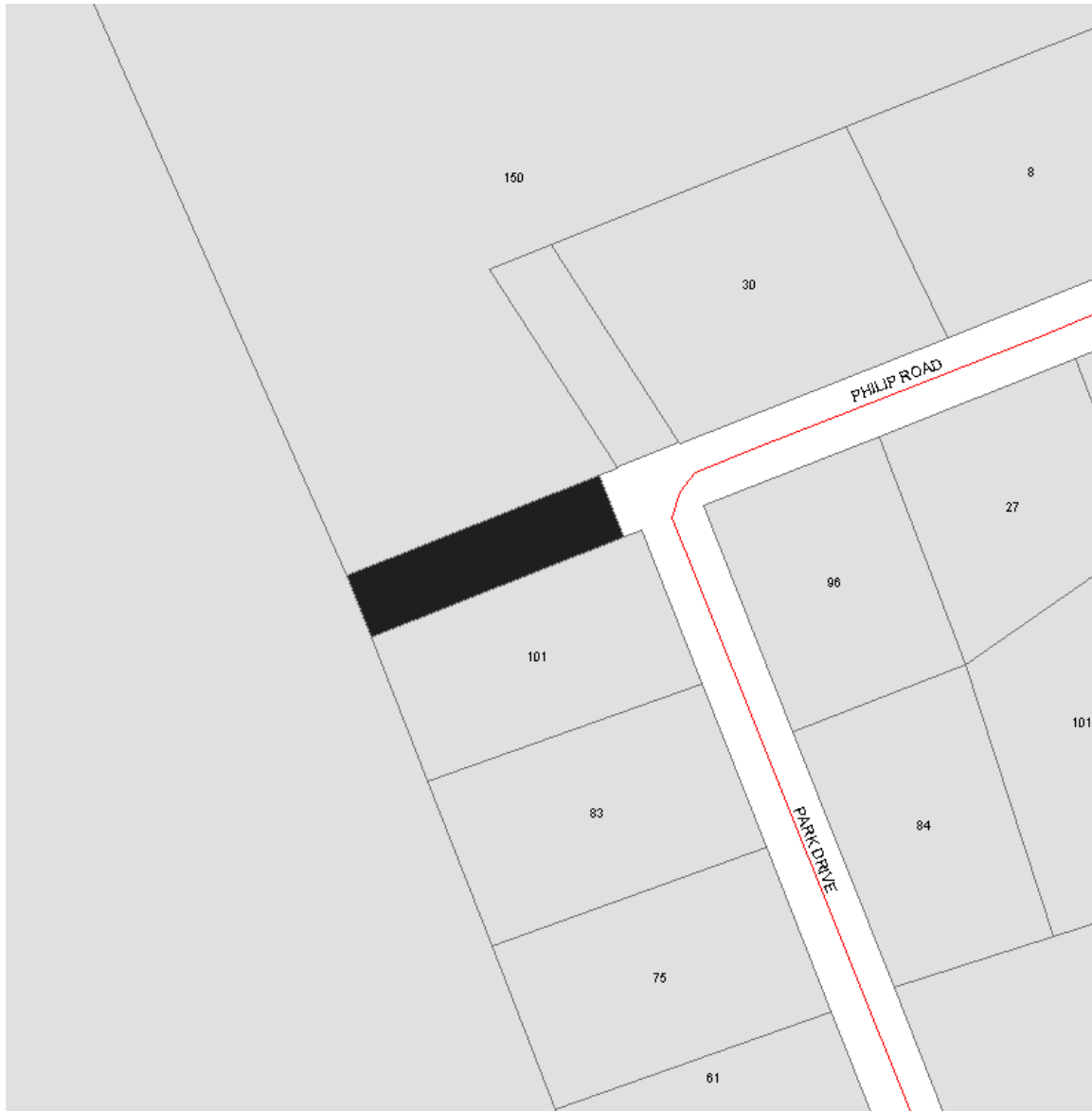
Zoning: RL

Area: 0.43 acres

Address: Con 3 Pt Lot 9 – Adjacent to 76 Kyle Road

Property Notes: This vacant, forested property has an extended frontage along Kyle Road. Although not a large property, but may be able to have a small dwelling on it. Otherwise, an abutting property owner could likely purchase the property.

## Property Number 36



## Property Information

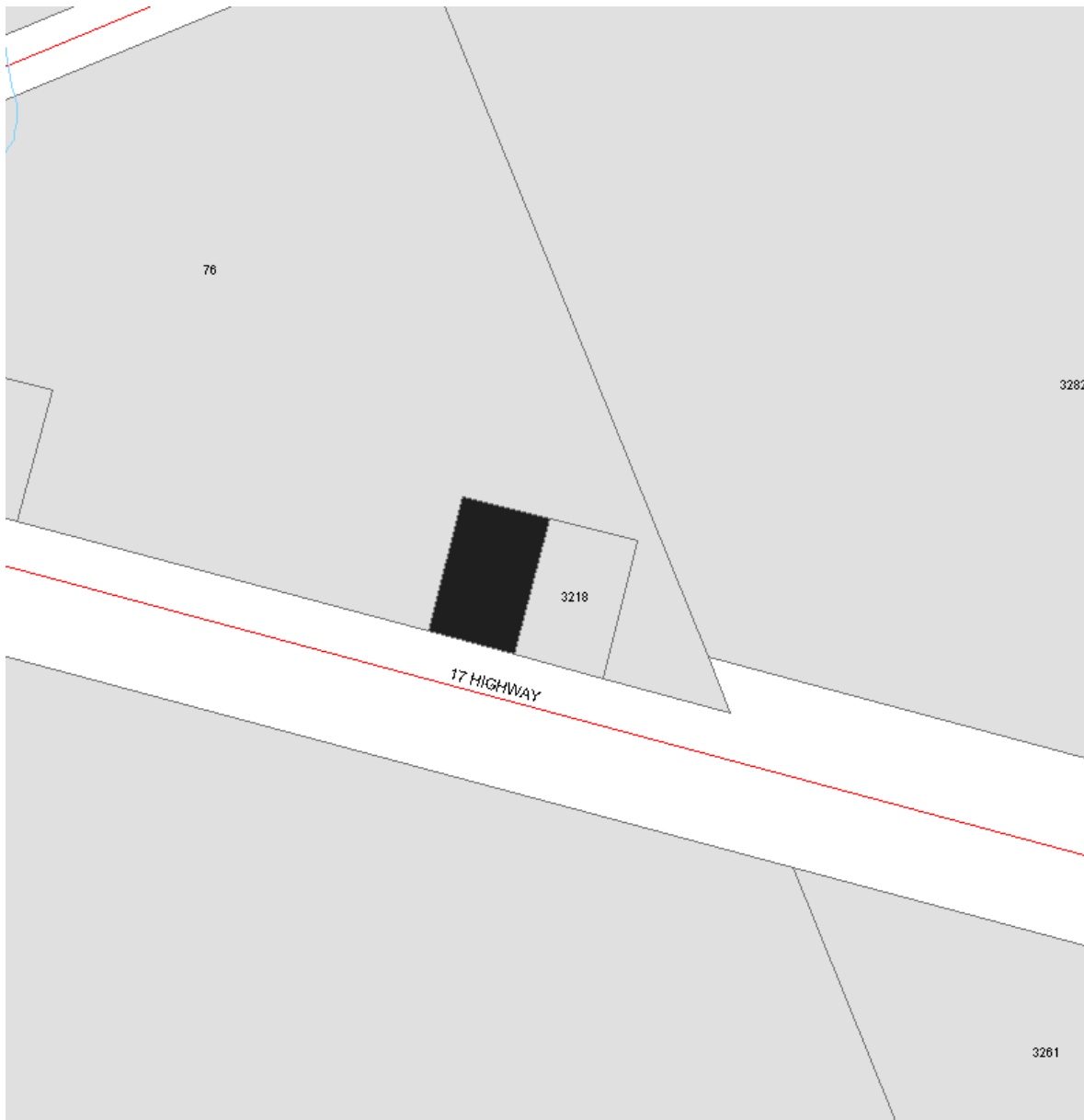
Zoning: RH (1813)

Area: 0.402 acres

Address: Philip Rd / Park Dr. (Unopened extension of Philip Rd)

Property Notes: Property is an unopened road allowance that could extend in to a new development, if one were to ever be proposed in the area. Lot appears to have been established in 1997 during development. There are two other allowances in this neighbourhood, one beside 30 Philip Rd (visible above) and another beside 9 Philip Rd (Not pictured) – both of which are owed by a private party. This allowance could potentially be sold off to an abutting land owner, similar to the others or kept under municipal ownership for potential development down the road.

### Property Number 37



### Property Information

Zoning: Agricultural

Area: 0.35 acres

Address: Con 12 Pt Lot 13

Property Notes: Vacant, rugged terrain with frontage on to Highway 17. Although this parcel is the same acreage as the property beside it, the terrain may inhibit any small dwelling from being located on the property. It may be best to sell this parcel off to an abutting property owner. It appears from aerial imagery that the owners of 3218 Highway 17 are using the property for vehicle parking as it is.

### Property Number 38



### Property Information

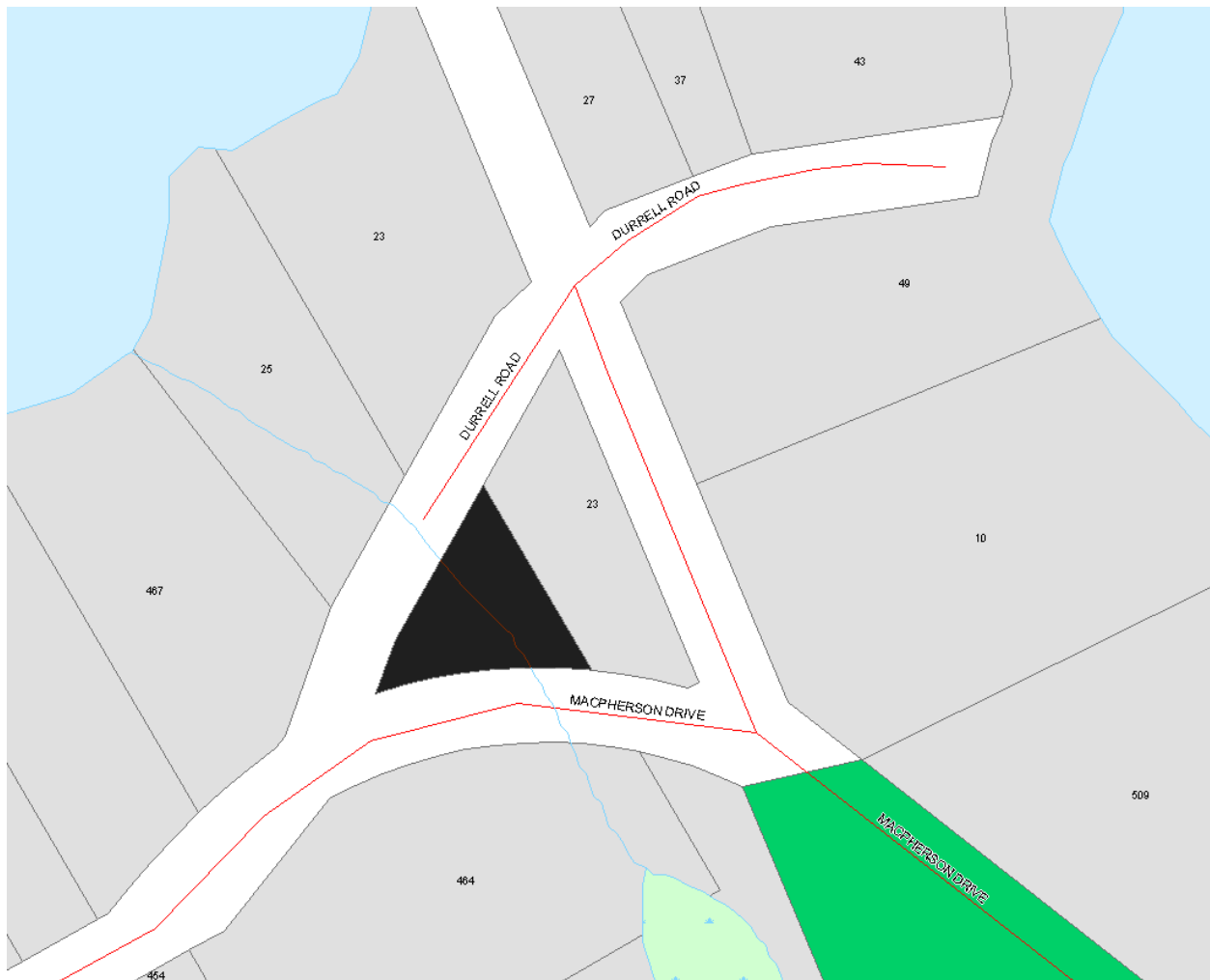
Zoning: Agricultural

Area: 0.34 acres

Address: Con 8 Pt Lot 27 – Adjacent to 1063 Derland Rd.

Property Notes: This small municipally owned parcel of land is mostly vegetated, and has frontage onto Derland Rd. With the surrounding properties having larger acreage, a residential development on this land may not conform to the area. It therefore may be best to sell off this portion of land to the owner of 1063 Derland Rd - as viewed from aerial imagery they seem to be taking care of part of the property currently anyhow. Meanwhile, part of the driveway of 1077 Derland Rd (accessing the garage in rear of lot) also appears to go over the portion of the municipally owned segment.

## Property Number 39



## Property Information

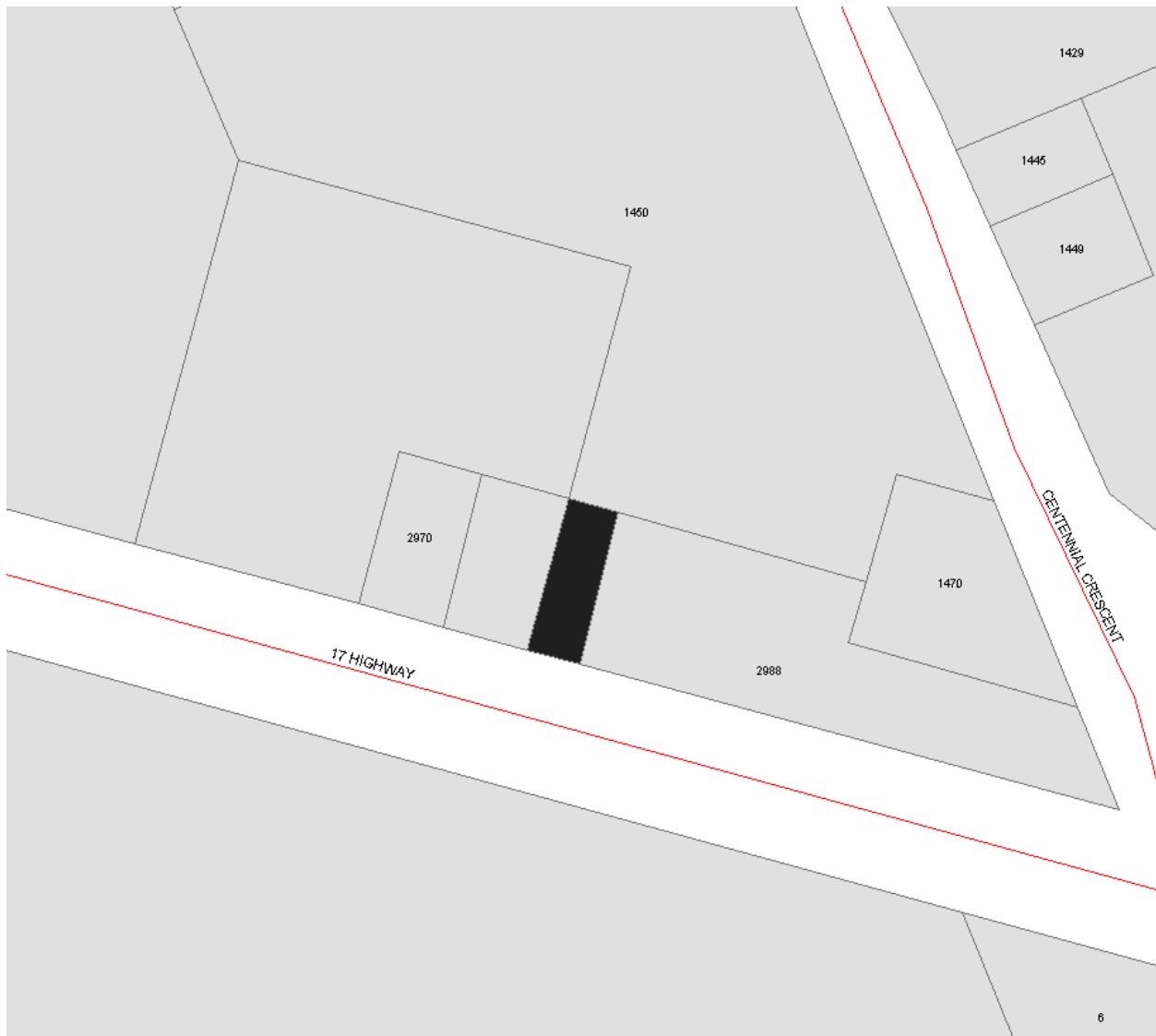
Zoning: Agricultural

Area: 0.31 acres

Address: Con 15 Pt Lot 10 – Rear lot of 23 Durrell Road.

Property Notes: This property is currently vacant, and forested. It may not be currently useful for Municipal purposes; however a small portion may be needed if the municipality ever wanted to connect Durrell Road to MacPherson Drive. Other than that, the land could likely be sold off to the owner of 23 Durrell Drive.

## Property Number 40



## Property Information

Zoning: M2 (1576)

Area: 0.24 acres

Address: Con 13 Pt Lot 15

Property Notes: The zoning of this small property is the same as 2970 Highway 17. It appears that there is only a single dwelling on the property at 2970, and not an industrial use. As for the municipal property in question, it is vacant and forested. It would be too small for new residential development, so it would likely be best to sell off to an abutting property owner.