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COMPENSATION FOR EXPROPRIATION MARKHAM BY-PASS, TOWN OF MARKHAM

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, November 24, 2006, from the Commissioner of Corporate Services:

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offer on behalf of the Regional Corporation in accordance with the *Expropriations Act* for:
 - a) The land required for the construction of Phase IV of the Markham By-pass, in the Town of Markham.

2. PURPOSE

The purpose of this report is to receive authorization to serve an offer, under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

An independent appraiser has prepared an appraisal report of the following property. It is now in order to make an offer to the owner in compliance with Section 25 of the *Expropriations Act*. This provision requires that the offer be made based on 100% of the market value and that such offer be made prior to taking possession of the property.

3.1 Property No. 1

On April 27, 2006, Regional Council authorized the expropriation of the following property for the construction of the Markham By-pass in the Town of Markham (*see Attachment 1*).

OWNER: Mary Margaret Shank

PROPERTY: Part of Lot 22, Concession 8, Town of Markham
being, 56.868 ha (140.52 acres)

AREA EXPROPRIATED:	Fee simple interest in Parts 1, 2, 3 and 4 on Expropriation Plan D989, Town of Markham, being, 38,959 m ² (9.627 acres)
OFFER OF COMPENSATION:	\$674,000.00
COMMENTS:	The subject property is an improved agricultural operation located on the east side of Highway 48, north of Major Mackenzie Drive East in the Town of Markham.
PROJECT NUMBER:	8072

4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$674,500.00. Funds will be included in the 2007 budget for this offer.

5. LOCAL MUNICIPAL IMPACT

This property is required for the construction of Phase IV of the Markham By-Pass from Highway 48 to Major Mackenzie Drive which will provide an alternative to both Highway 48 and the Ninth Line and service the ongoing growth in Markham.

6. CONCLUSION

It is recommended that the above offer, together with a copy of the related appraisal report, be served by registered mail on those parties with a registered interest in the subject property. Under the Act, the offer must be served in order that the Region can enter onto the expropriated property to carry out the construction of the road. The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the January 10, 2007 Committee meeting.)