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COMPENSATION FOR EXPROPRIATION
MARKHAM BY-PASS, PROJECT 8071
TOWN OF MARKHAM

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, January 7, 2005, 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 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 owners 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 an offer be made prior to taking possession of the property.

3.1 Property No. 1

On September 23, 2004, Regional Council authorized the expropriation of the following property for the construction of the Markham By-pass in the Town of Markham. (See *Attachment No. 1*)

OWNERS: Richard Chester Pearse

PROPERTY: Fee simple interest
Parts 1 and 2, Expropriation Plan D958
Town of Markham

TOTAL OWNERSHIP: 85.392 ha (211 acres)

AREA EXPROPRIATED:	3.488 ha (8.619 acres)
OFFER OF COMPENSATION:	\$2,370,000.00
COMMENTS:	The subject property is an agricultural property improved with a residence and agricultural outbuildings. The taking is a strip of land diagonally severing the property which is located at the corner of Reesor Road and 16 th Avenue in the Town of Markham.
PROJECT NUMBER:	8071

4. FINANCIAL IMPLICATIONS

The total amount of compensation for this expropriation is \$2,370,000.00. Funds are included in the 2005 budget for this offer.

5. LOCAL MUNICIPAL IMPACT

The property described in this report is required for the construction of the Markham By-pass in the Town of Markham. The Markham By-pass was planned to provide a link from Highway 48, north of Major Mackenzie Drive, to Highway 407. The new by-pass 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 February 2, 2005 Committee meeting.)