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COMPENSATION FOR EXPROPRIATION BATHURST STREET, PROJECT 8062 TOWN OF NEWMARKET

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, January 15, 2007, from the Commissioner of Corporate Services:

1. RECOMMENDATION

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offers on behalf of the Regional Corporation in accordance with the *Expropriations Act* for:
 - a) The land required for the widening and reconstruction of Bathurst Street, in the Town of Newmarket.

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 properties being expropriated.

3. BACKGROUND

An independent appraiser has prepared appraisal reports of the following properties. 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 offers be made based on 100% of the market value and that such offers be made prior to taking possession of the property.

3.1 Property No. 1

On September 21, 2006, Regional Council authorized the expropriation of the following properties for the widening and reconstruction of Bathurst Street in the Towns of Aurora, Newmarket and the Township of King (*see Attachment 1*).

OWNER: Robert Saccucci and Lora Saccucci

PROPERTY: Part of Lot 88, Concession 1, Town of Newmarket
28.53 ha (70.51 acres)

AREA EXPROPRIATED:	Fee simple interest in Part 1, on Expropriation Plan D999, Town of Newmarket 127 m ² (0.0314 acres)
OFFER OF COMPENSATION:	\$4,400.00
COMMENTS:	The subject is a rural agricultural property upon which a subdivision application has recently been made (the Mademont Subdivision) and which is in circulation to both the Town of Newmarket and the Region for preliminary comments. The current owner has sold the property conditionally to a development group, but neither party is willing to convey the Region's requirement at this time.
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3.2 Property No. 2

OWNER:	Daniel Arthur Collins and Gladys May Collins
PROPERTY:	Part of Lot 88, Concession 1, Town of Newmarket 15.33 ha (37.89 acres)
AREA EXPROPRIATED:	Fee simple interest in Part 1, on Expropriation Plan D1001, Town of Newmarket 1,115 m ² (0.2755 acres)
OFFER OF COMPENSATION:	\$12,625.00
COMMENTS:	The subject is a rural residential property improved with a residence and various outbuildings. The buildings are set back from the road at least 300 metres. These lands are within the Oak Ridges Moraine and development does not appear possible at this time.
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4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$17,025.00. Funds will be included in the 2007 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

The properties in this report are required for the widening and reconstruction of Bathurst Street in the Towns of Aurora and Newmarket and the Township of King. This project will provide additional north-south capacity within the Bathurst Street corridor to support new development in the Towns of Aurora and Newmarket.

6. CONCLUSION

It is recommended that the above offers, together with a copy of the related appraisal reports, be served by registered mail on those parties with a registered interest in the subject properties. Under the Act, the offers must be served in order that the Region can enter onto the expropriated properties 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 7, 2007 Committee meeting.)