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COMPENSATION FOR EXPROPRIATION MOUNT ALBERT ROAD AND WARDEN AVENUE PROJECT 8085, TOWN OF EAST GWILLIMBURY

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, March 3, 2008, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

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 improvements at the intersection of Mount Albert Road (YR 13) and Warden Avenue (YR 65), in the Town of East Gwillimbury.

2. PURPOSE

Authority to Serve Section 25 Offer

This report is to receive authorization from Regional Council to serve an offer, under the *Expropriations Act*, on those parties who have a registered interest in the property being expropriated.

3. BACKGROUND

Independent Appraisal Report Establishes Compensation for Section 25 Offer

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 offer be made prior to taking possession of the property.

3.1 Property No. 1

On May 24, 2007, Regional Council authorized the expropriation of the following property for improvements at the intersection of Mount Albert Road and Warden Avenue, in the Town of East Gwillimbury (*see Attachment 1*).

OWNERS:	John Elwood Pegg David Longford Pegg
PROPERTY:	Part of Lot 10, Concession 4, Town of East Gwillimbury
TOTAL OWNERSHIP:	1.8709 ha (4.623 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Parts 1 and 2 on Expropriation Plan D1019, Town of East Gwillimbury
AREA EXPROPRIATED:	1,682 m ² (0.4157 acres)
OFFER OF COMPENSATION:	\$67,500
COMMENTS:	The subject property is improved with a 1 1/2 – storey stucco clad residence, a barn and a shed and is located at the southwest corner of Warden Avenue and Mount Albert Road. The improvements are located in the northwest quadrant of the lot and the house is very close to the Mount Albert Road lot line.
PROJECT NUMBER:	8085

4. FINANCIAL IMPLICATIONS

Amount of Compensation

The total amount of compensation for this expropriation is \$67,500 (\$29,500 for land based on \$70,950 per acre and \$38,000 for Injurious Affection). Funds will be included in the 2008 budget for this offer.

5. LOCAL MUNICIPAL IMPACT

The property in this report is required for land required for improvements at the intersection of Mount Albert Road and Warden Avenue which will improve the operational efficiency and safety at this intersection.

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 *Expropriations Act*, the offers must be served in order that the Region can enter onto the expropriated property to carry out construction.

For more information on this report, please contact Paul J. Roberts, Manager of Realty Services at Ext. 1424.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the March 5, 2008 Committee meeting.)