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COMPENSATION FOR EXPROPRIATION
BATHURST STREET, PROJECT 8063
TOWNSHIP OF KING

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, March 5, 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 the widening and reconstruction of Bathurst Street (YR 38) from Mulock Drive (YR 74) to Highway 9 (YR 31), in the Township of King.

2. PURPOSE

Authority to Serve Mandatory Offers

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 Reports Establish Compensation for Mandatory Offers

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 March 19, 2007, Regional Council authorized the expropriation of the following property for the widening and reconstruction of Bathurst Street from Mulock Drive to Highway 9 in the Township of King (*see Attachment 1*).

OWNER:	Harold MacDonald Shelley MacDonald
PROPERTY:	Part of Lot 35, Concession 2, Township of King
TOTAL OWNERSHIP:	3.996 ha (9.874 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Part 1 on Expropriation Plan D1022, Township of King
AREA EXPROPRIATED:	210 m ² (0.052 acres)
OFFER OF COMPENSATION:	\$71,600
COMMENTS:	The subject property is improved with a single detached dwelling, a frame garage and a frame barn and is located on the west side of Bathurst Street, just south of Highway 9. The improvements are located in the southeast corner of the property along its frontage with Bathurst Street.
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4. FINANCIAL IMPLICATIONS

Amount of Compensation

The total amount of compensation for this expropriation is \$71,600, consisting of \$3,100 for the land, based on \$60,000 per acre; \$17,500 for landscaping; and \$51,000 for injurious affection. The significant injurious affection was the result of the front yard no longer conforming to zoning regulations and a bus stop to be located in front of the owner's property directly in front of the house. Funds have been included in the 2008 budget for this offer.

5. LOCAL MUNICIPAL IMPACT

The property in this report is required for the widening and reconstruction of Bathurst Street from Mulock Drive to Highway 9 which will provide additional capacity to accommodate growth in this area.

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 offer 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 April 9, 2008 Committee meeting.)