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COMPENSATION FOR EXPROPRIATION PROJECT 9712, STOUFFVILLE ROAD TOWN OF WHITCHURCH-STOUFFVILLE

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, March 31, 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 offers on behalf of the Regional Corporation in accordance with the *Expropriations Act* for:
 - a) the land required for the widening and reconstruction of Stouffville Road (YR 14) from just east of Highway 404 to Highway 48 in the Town of Whitchurch-Stouffville.

2. PURPOSE

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

3. BACKGROUND

Independent appraisal reports establish compensation for Section 25 offers

An independent appraiser has prepared an appraisal report of the two following properties. In compliance with Section 25 of the *Expropriations Act*, Council authorizes the appraisal reports in order to be served upon the owners. The offers are made based on 100% of the market value and that such offers be made prior to taking possession of the property.

On October 18, 2007, Regional Council authorized the expropriation of the following property for the widening and reconstruction of Stouffville Road in the Town of Whitchurch-Stouffville (*see Attachment 1*).

3.1 Property No. 1

OWNER:	Botom Investments Limited
PROPERTY:	Part of Lots 34 and 35, Concession 7, Town of Whitchurch-Stouffville
TOTAL OWNERSHIP:	23.46 ha (57.97 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Parts 1, 2, 3 and 4 on Expropriation Plan D1027, Town of Whitchurch-Stouffville
AREA EXPROPRIATED:	0.893 ha (2.207 acres)
OFFER OF COMPENSATION:	\$73,856
COMMENTS:	The subject property is farmland improved with an abandoned farmhouse, barns and various utility sheds. The property is located on the southeast corner of Stouffville Road and McCowan Road and is irregular in shape due to a previous taking by the Region for the development of a municipal reservoir. This taking is vacant land along both Stouffville Road and McCowan Road frontages and will affect a board fence and a post and wire fence.
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3.2 Property No. 2

OWNER:	Motob Investments Limited
PROPERTY:	Part of Lots 34 and 35, Concession 7, Town of Whitchurch-Stouffville
TOTAL OWNERSHIP:	84.41 ha (208.58 acres)
EXPROPRIATED PROPERTY:	Fee simple interest in Parts 1 and 2 on Expropriation Plan D1025, and Parts 1 and 2 on Expropriation Plan D1026 in the Town of Whitchurch-Stouffville

AREA EXPROPRIATED:	1.9 ha (4.7 acres)
OFFER OF COMPENSATION:	\$460,815
COMMENTS:	The subject property is farmland improved with two rented houses (a bungalow and a farmhouse) and outbuildings. The property is located on the south side of Stouffville Road just west of Highway 48. The taking is vacant land along the Stouffville Road frontage and will have a significant impact on both the bungalow and farmhouse due to the close proximity of the road after the taking.
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4. FINANCIAL IMPLICATIONS

Amount of Compensation

The total amount of compensation for these expropriations is \$534,671.

Property No. 1 is appraised at \$31,500 per acre estimated by market sales. The highest and best use is its continued agricultural use. The possibility of development is remote or in the very long term.

Property No. 2 borders a settlement area and is appraised at \$70,000 per acre based on comparable sales that show the market places a premium on this location above and beyond the existing land use policy. The highest and best use of this property is for permitted rural agricultural residential estate use with speculative long term hold appeal due to the settlement boundary proximity. There is significant injurious affection attributable to Property No. 2 (\$131,000) due to the impact the Region's taking has on the two rental houses.

Funds have been included in the 2008 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

The properties in this report are required for the widening and reconstruction of Stouffville Road from just east of Highway 404 to Highway 48, which will support future growth to the community of Stouffville.

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

For more information on this report, please contact Paul J. Roberts, Manager Realty Services, 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 30, 2008 Committee meeting.)