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ACQUISITION OF LAND
STOUFFVILLE ROAD, PROJECT 9712
TOWN OF WHITCHURCH-STOUFFVILLE

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report dated May 13, 2009, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. The following agreement be accepted and the Commissioner of Corporate Services be authorized to complete this transaction in accordance with the terms of the agreement.

2. PURPOSE

This report is to obtain Regional Council's approval to accept the following agreement.

3. BACKGROUND

The Environmental Assessment for this project was approved in 2007. Utility relocation has started on this project and because construction is expected to start by year end, required properties where an agreement has not been achieved will be acquired through the expropriation process.

4. ANALYSIS AND OPTIONS

This property is required for the widening and reconstruction of Stouffville Road in the Town of Whitchurch-Stouffville (*see Attachment 1*).

4.1 Subject Property

OWNERS: Nicolas Kladis, Nickolas Peter Kladis and Terry Kladis

PROJECT: Widening and reconstruction of Stouffville Road from Highway 404 to Highway 48 in the Town of Whitchurch-Stouffville

SUBJECT PROPERTY:	Part of Lot 1, Concession 4, and Part of the Road Allowance between Concession 3 and 4, Town of Whitchurch-Stouffville
AREA TAKEN:	Fee simple interest in Parts 1 and 2 on Reference Plan 65R-30631 458.3 m ² (0.113 acre)
COMMENTS:	The subject is an improved commercial property with a multi-tenant commercial/retail building. The improvements are located on the west end of the property and set back from the partial taking requirement. The east end of the property is vacant. There are no development applications or site plan approvals pending on this property.
PROJECT NUMBER:	9712

5. FINANCIAL IMPLICATIONS

The compensation for this property is \$63,475 plus legal and appraisal fees as stated in the agreement. The construction of a new parking area with parking curbs and a new wooden fence included in the agreement will be part of the construction tender. Funds for this offer will come from the 2009 Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The property in this report is required for the widening and reconstruction of Stouffville Road which will support future growth within the community of Stouffville and improve safety for the travelling public.

7. CONCLUSION

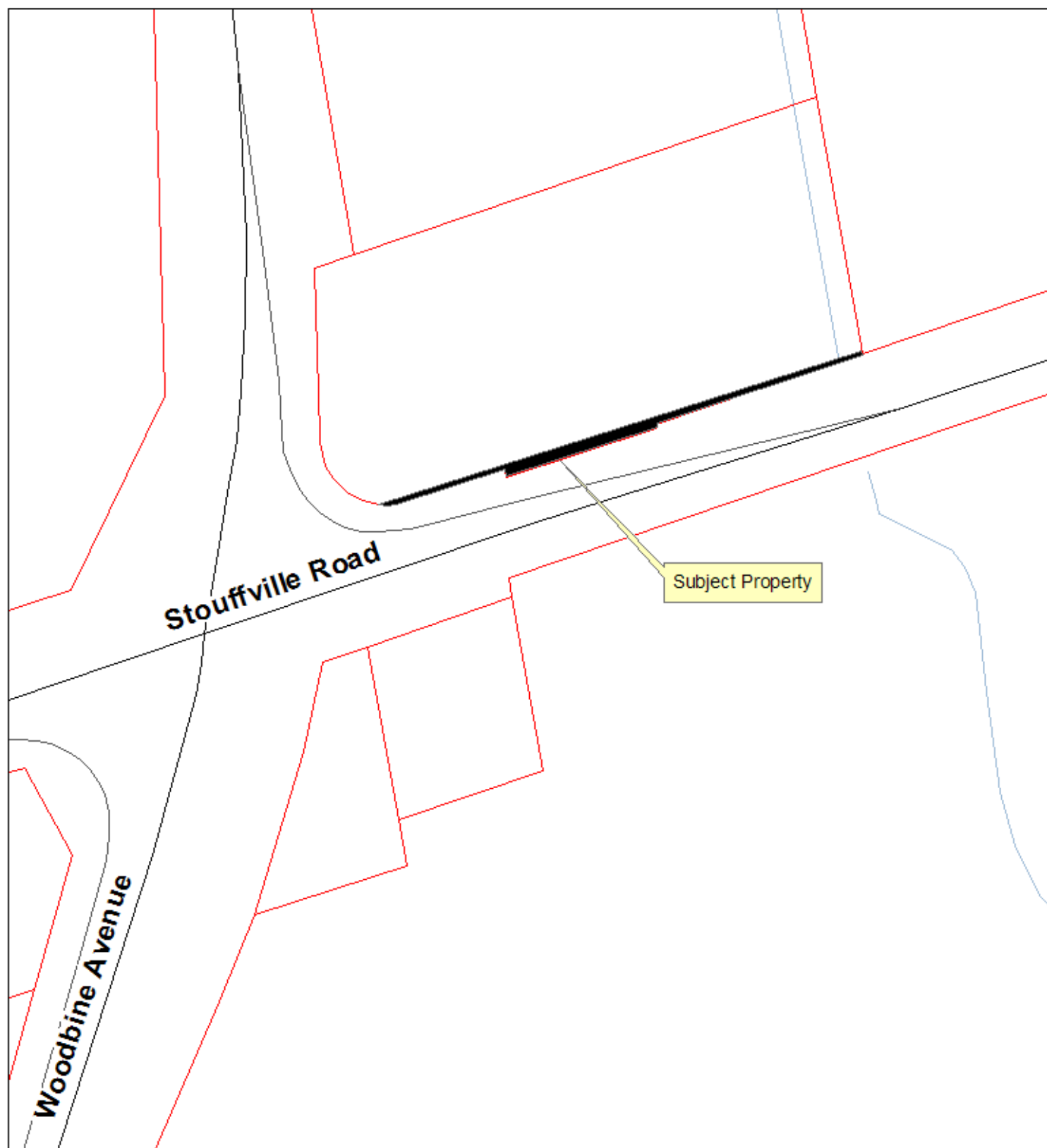
This report concerns acquiring land for the widening of Stouffville Road. It is recommended this agreement be accepted.

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

Report No. 6 of the Transportation and Works Committee
Regional Council Meeting of June 25, 2009

The Senior Management Group has reviewed this report.

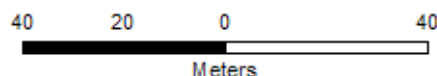
(The attachment referred to in this clause was included in the agenda for the June 17, 2009 meeting.)



LOCATION PLAN

Acquisition of Land
Stouffville Road, Project 9712
Town of Whitchurch-Stouffville

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PROPERTY SERVICES

