

12

COMPENSATION FOR EXPROPRIATION WIDENING AND RECONSTRUCTION OF NINTH LINE PROJECT 8578, TOWN OF WHITCHURCH-STOUFFVILLE

The Finance and Administration Committee recommends the adoption of the recommendation contained in the following report dated May 31, 2012, from the Commissioner of Corporate Services.

1. RECOMMENDATION

It is recommended that:

1. Council authorize an offer of compensation under the *Expropriations Act* to be made to all entitled owners for land expropriated for the widening and reconstruction of Ninth Line.

2. PURPOSE

This report seeks Council approval to serve an offer of compensation under section 25 of the *Expropriations Act* (the “Act”) to owners whose land has been expropriated for the widening and reconstruction of Ninth Line.

3. BACKGROUND

Council authorized the expropriation of property for widening and reconstruction of the Ninth Line in May, 2012

On May 17, 2012, Council authorized the expropriation of property required for the widening and reconstruction of Ninth Line, in the Town of Whitchurch-Stouffville. An Expropriation plan was registered on May 22, 2012, vesting ownership of the land in the Region. The Act requires the Region to serve offers of compensation within three (3) months of registration of the plan. This offer is based on an appraisal of market value and injurious affection.

4. ANALYSIS AND OPTIONS

An independent appraisal report has established a value which forms the basis of the offer

An independent appraisal firm prepared an appraisal report estimating the market value of the subject property and any damages for injurious affection. Section 25 of the Act requires the Region to offer (a) full compensation for the owner's interest and (b) immediate payment of 100 per cent of the market value.

Property No. 1 (see attachment 1)

The subject property is an improved commercial/residential holding located at the southwest corner of Main Street and the Ninth Line.

OWNER:	Stouffville Main Properties Inc.
LEGAL DESCRIPTION:	Part of Lot 35, Concession 8, Town of Whitchurch-Stouffville
TOTAL OWNERSHIP:	2912.415 square metres (31,350 square feet)
EXPROPRIATED PROPERTY:	The fee simple interest in Part 1 on Expropriation Plan YR1825224
AREA EXPROPRIATED:	37.3 square metres (401.51 square feet)

Link to Key Council – approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area-Continue to Deliver and Sustain Critical Infrastructure

Improve mobility for users on Regional transportation corridors

The acquisition of these lands will assist the Region in meeting its transportation needs.

5. FINANCIAL IMPLICATIONS

Funds for the acquisition of these lands are included in the 2012 Capital Budget, Capital Delivery, Roads, Transportation and Community Planning Department.

6. LOCAL MUNICIPAL IMPACT

The widening and reconstruction of the Ninth Line, and the construction of a jog elimination at Main Street, in the Town of Whitchurch-Stouffville, will provide upgraded

capacity to improve traffic operations for the travelling public and will meet the expected growth in this area.

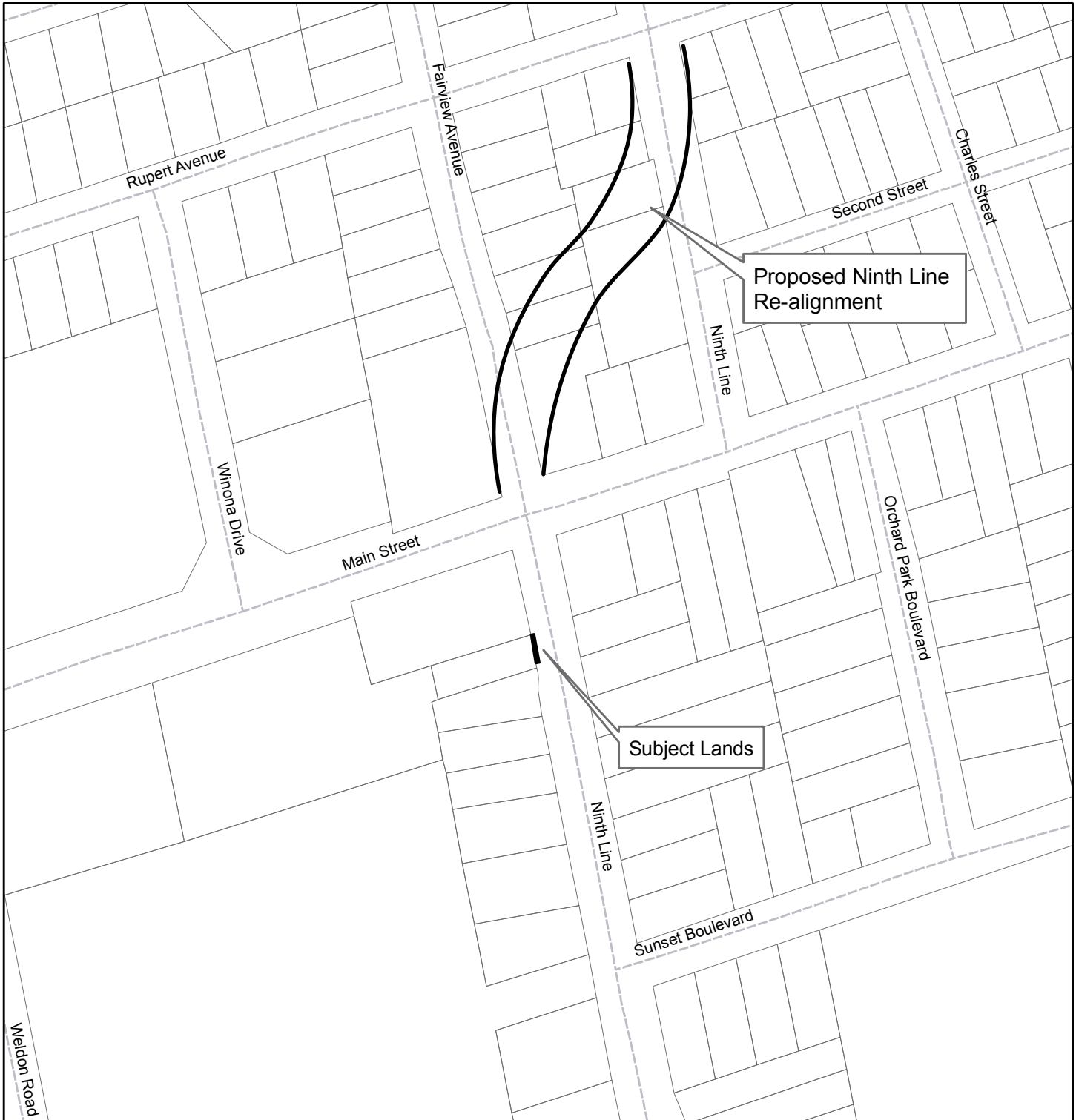
7. CONCLUSION

On May 22, 2012, an expropriation plan was registered with respect to certain land required for the widening and reconstruction of the Ninth Line. The *Expropriations Act* requires that offers of compensation for expropriated land be served on the former owners. It is recommended that the offers set out in this report be served in accordance with the Act.

For more information on this report, please contact Barry Crowe, Director, Property Services, at Ext. 1684.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)



© Copyright, The Regional Municipality of York, April 2011

LOCATION PLAN **COMPENSATION FOR EXPROPRIATION** **Ninth Line - Project 8578** **TOWN OF WHITCHURCH-STOUFFVILLE**



PROPERTY SERVICES

