

8

COMPENSATION FOR EXPROPRIATION RAVENSHOE ROAD, PROJECT 9654 TOWNSHIP OF UXBRIDGE, THE REGIONAL MUNICIPALITY OF DURHAM

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, September 4, 2007, 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 Ravenshoe Road (YR 32) from Prout Road to Lake Ridge Road (YR 23), in the Township of Uxbridge, in The Regional Municipality of Durham.

2. PURPOSE

The purpose of this report is to receive authorization to serve offers, under the *Expropriations Act*, on those parties who have a registered interest in the properties being expropriated.

3. BACKGROUND

An independent appraiser has prepared appraisal reports of the following properties. 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 offers be made based on 100% of the market value and that such offers be made prior to taking possession of the property.

On May 30, 2007, Durham Regional Council authorized the expropriation of the following properties for the widening and reconstruction of Ravenshoe Road in the Township of Uxbridge (*see Attachment 1 and 2*).

3.1 Property No. 1

OWNER:	Murugesu Sathiyananthan
PROPERTY:	Fee simple interest Part 1 on Expropriation Plan DR636775 Township of Uxbridge
TOTAL OWNERSHIP:	7.648 ha (18.9 acres)
AREA EXPROPRIATED:	2,148 m ² (0.5308 acres), fee simple
OFFER OF COMPENSATION:	\$1,170.00
COMMENTS:	The property is vacant wetland and is located on the south side of Ravenshoe Road in The Regional Municipality of Durham.
PROJECT NUMBER:	9654

3.2 Property No. 2

OWNER:	James Allan MacLean
PROPERTY:	Fee simple interest Part 1 on Expropriation Plan DR636776 Township of Uxbridge
TOTAL OWNERSHIP:	1.963 ha (4.852 acres)
AREA EXPROPRIATED:	397 m ² (0.098 acres), fee simple
OFFER OF COMPENSATION:	\$50,100.00
COMMENTS:	The subject property is a rural residential property improved with a single family dwelling and detached garage/workshop. It is located on the south side of Ravenshoe Road in The Regional Municipality of Durham.
PROJECT NUMBER:	9654

3.3 Property No. 3

OWNER:	Brian Thomas Strong
PROPERTY:	Fee simple interest Part 1 on Expropriation Plan DR636778 Township of Uxbridge
TOTAL OWNERSHIP:	10.036 ha (24.8 acres)
AREA EXPROPRIATED:	6,932 m ² (1.713 acres), fee simple
OFFER OF COMPENSATION:	\$24,200.00
COMMENTS:	The subject property is a rural residential property improved with a single family dwelling. It is located on the south side of Ravenshoe Road in The Regional Municipality of Durham.
PROJECT NUMBER:	9654

4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$75,470.00. Funds have been included in the 2007 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

These properties are required for the widening and reconstruction of Ravenshoe Road, being the boundary road between The Regional Municipality of York and The Regional Municipality of Durham. The improvements to Ravenshoe Road will extend the life of the existing road and provide improved safety for traffic along Ravenshoe Road.

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 Act, the offers must be served in order that the Region can enter onto the expropriated properties to carry out the construction of the road.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the agenda for the October 3, 2007 Committee meeting.)