

8
DISPOSITION OF LAND
PART 8, PLAN 65R-30014
TOWN OF WHITCHURCH-STOUFFVILLE

The Finance and Administration Committee recommends the adoption of the recommendations contained in the following report dated November 3, 2011, from the Commissioner of Corporate Services.

1. RECOMMENDATIONS

It is recommended that:

1. Council authorize the stopping up and closure of the following lands:
 - a) the part of Stouffville Road, Town of Whitchurch-Stouffville, designated as Part 8, Plan 65R-30014.
2. Council deviate from standard policy for the sale and disposition of land.
3. Council authorize the disposal of the property through the transfer of the above described land to the abutting owner for a nominal sum of \$2.00 plus an administration fee of \$1,500.
4. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete this transaction.

2. PURPOSE

This report seeks authority from Council to dispose of a daylighting triangle at the intersection of Stouffville Road and Kennedy Lane.

3. BACKGROUND

Lands were acquired for highway purposes by York Region as a condition of site plan approval in 2006

Bernard E. Larkin on January 1, 2006, transferred to the Region a fee simple interest in Part 1, Plan 65R-28599, for no monetary consideration, as a condition of site plan approval. The lands were transferred for road widening purposes and included an 8 metre

road widening of Stouffville Road along with a 15 metre by 15 metre daylighting triangle at the intersection of Stouffville Road and Kennedy Lane.

The lands formed part of Stouffville Road upon the registration of the transfer in favour of the Region. Subsequently, Kennedy Lane at this location was stopped up and closed by the Town of Whitchurch-Stouffville by Bylaw 2008-132-RD, registered as YR1587906, on December 14, 2010. As a result of this closure, the Region no longer requires the daylighting triangle at this intersection.

The ownership of Mr. Larkin's lands was transferred to 767916 Ontario Inc. of which Mr. Larkin is the principal. 767916 Ontario Inc., the abutting owner, is requesting that the daylighting triangle, now described as Part 8 on Plan 65R-30014, be conveyed to them for no monetary consideration.

The Region's policy for the Sale and Disposition of Land sets out the procedures to be followed in connection with the disposal of surplus lands. Through the delegation contained in the policy, the Chief Administrative Officer is authorized to accept offers for the sale of surplus land under \$50,000, where the offer is within 10% of the appraised value. Given the lands were originally conveyed to the Region for no monetary consideration, and they are no longer required by the Region, staff recommend that the policy be waived and the land be conveyed to the abutting owner for no monetary consideration, however, the conveyance will be subject to the payment of an administrative fee of \$1,500. In order to implement this conveyance, it will be necessary to stop up and close Part 8 on Plan 65R-30014 prior to the conveyance.

4. ANALYSIS AND OPTIONS

Regional departments were canvassed to see if there was a future need for the property

All Regional departments were approached to determine their interest in Part 8, Plan 65R-30014. No department foresees a future need for this property nor is there infrastructure on the property that would make it advisable for the Region to retain the property.

Limited market demand

The property has a limited market demand because of its nature and location. It is only of interest to the abutting owner.

Link to Key Council-approved Plans

From Vision to Results: 2011 to 2015 Strategic Plan

Priority Area – Manage the Region’s Finances Prudently

Expand the Region’s strategic financial management capability.

The disposition of these lands will provide opportunities for the Region to better manage its assets and resources.

5. FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

There are no local municipal implications associated with this report.

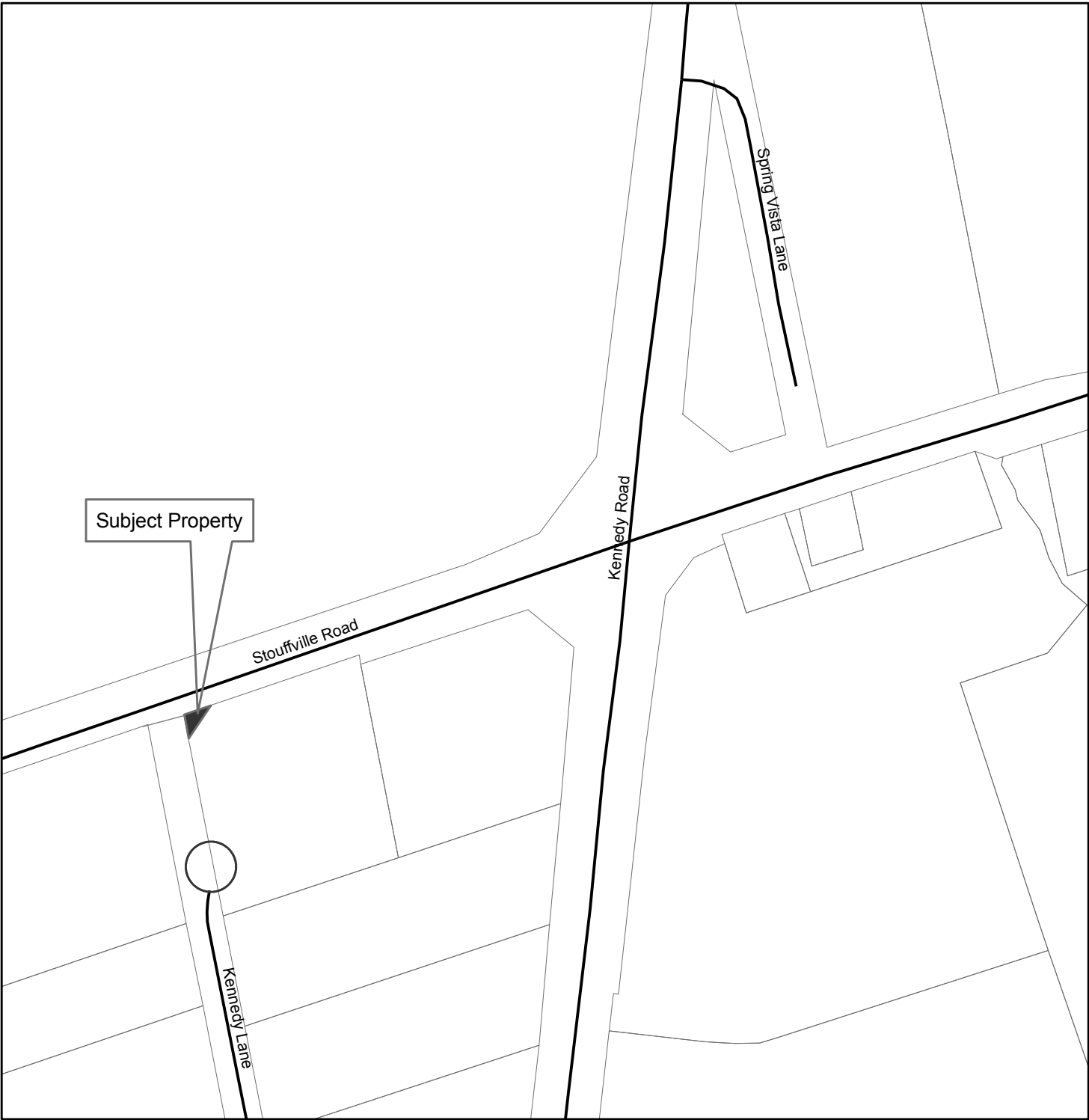
7. CONCLUSION

This parcel of land is surplus to the Region’s road needs and is of a size, shape and location that it can only be transferred to the abutting owner.

For more information on this report, please contact Barry Crowe, Director, Property Services Branch at Ext. 1685.

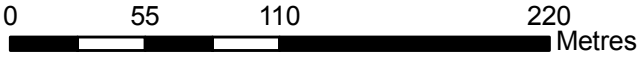
The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the November 3, 2011 Committee meeting.)



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LOCATION PLAN
DISPOSITION OF LAND
TOWN OF WHITCHURCH-STOUFFVILLE



PROPERTY SERVICES

