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COMPENSATION FOR EXPROPRIATION
VARIOUS PROJECTS

The Transportation and Works Committee recommends the adoption of the recommendations contained in the following report, August 5, 2003, from the Commissioner of Corporate Services:

1. RECOMMENDATION

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 reconstruction of intersections on the Lloydtown-Aurora Road (YR 16) in the Township of King

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.

3.1 Property No. 1

On March 27, 2003 Regional Council authorized the expropriation of the following properties for the reconstruction of the intersection of Lloydtown-Aurora Road (YR 16) in the Township of King. (*See Attachment Nos. 1 and 2*)

OWNER: Neil Crawford Beatty and Nancy Ellen Beatty

PROPERTY: Fee simple interest
Part 2, Expropriation Plan D917
Township of King

TOTAL OWNERSHIP: 6.763 ha (16.71 acres)

AREA EXPROPRIATED: 0.168 ha (0.416 acres)

OFFER OF COMPENSATION: \$8,590.00

COMMENTS: The subject property is improved with a residential dwelling and several outbuildings. It is located at the northeast corner of Jane Street and Kettleby Road in the Township of King.

PROJECT NUMBER: 9312

3.2 Property No. 2

OWNER: Lino Nicoletti and Elio Nicoletti

PROPERTY: Fee simple interest
Parts 1, 2, 3 and 4, Expropriation Plan D918
Township of King

TOTAL OWNERSHIP: 9.587 ha (23.69 acres)

AREA EXPROPRIATED: 0.193 ha (0.477 acres)

OFFER OF COMPENSATION: \$9,880.00

COMMENTS: The subject property is vacant land located at the southeast corner of Jane Street and Kettleby Road in the Township of King.

PROJECT NUMBER: 9312

3.3 Property No. 3

OWNER: Normand Donald Ducharme and
Sandra Liisa Nilson

PROPERTY: Fee simple interest
Part 1, Expropriation Plan D917
Township of King

TOTAL OWNERSHIP: 0.173 ha (0.427 acres)

AREA EXPROPRIATED: 51 m² (548.96 sq. ft.)

OFFER OF COMPENSATION: \$25,700.00

COMMENTS: The subject property is improved with a residential dwelling and is located at the northwest corner of Jane Street and Lloydtown-Aurora Road/Kettleby Road.

PROJECT NUMBER: 9312

3.4 Property No. 4

OWNER: Marshall Geer and Charmine Geer

PROPERTY: Fee simple interest
Part 1, Expropriation Plan D921
Township of King

TOTAL OWNERSHIP: 3,793 m² (0.937 acres)

AREA EXPROPRIATED: 18 m² (0.004 acres)

OFFER OF COMPENSATION: \$1,130.00

COMMENTS: The subject property is improved with a residential dwelling and an attached two-car garage. It is located on the southeast corner of Jane Street and Lloydtown-Aurora Road in the Township of King.

PROJECT NUMBER: 9313

3.5 Property No. 5

OWNER: Allan Cutting and Arthur Lloyd

PROPERTY: Fee simple interest
Parts 2 and 3, Expropriation Plan D920
Township of King

TOTAL OWNERSHIP: 0.278 ha (0.688 acres)

AREA EXPROPRIATED: 429 m² (0.106 acres)

OFFER OF COMPENSATION: \$23,900.00

COMMENTS: The subject property is a vacant rural site. It is located on the southwest corner of Jane Street and Lloydtown-Aurora Road in the Township of King.

PROJECT NUMBER: 9313

3.6 Property No. 6

OWNER: Winifred May Cutting

PROPERTY: Fee simple interest
Part 1, Expropriation Plan D920
Township of King

TOTAL OWNERSHIP: 37.20 ha (91.92 acres)

AREA EXPROPRIATED: 381 m² (0.094 acres)

OFFER OF COMPENSATION: \$1,320.00

COMMENTS: The subject property is farmland improved with a two-storey brick detached residence and a number of farm structures. It is located in the west quadrant of Jane Street and Lloydtown/Aurora Road in the Township of King.

PROJECT NUMBER: 9313

4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is the sum of \$70,520.00. Funds have been included in the 2003 budget for these offers of compensation.

5. LOCAL MUNICIPAL IMPACT

These properties are required for intersection improvements on the Lloydtown-Aurora Road (YR 16) in the Township of King and will greatly improve traffic operations and safety for the travelling public.

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 roads.

The Senior Management Group has reviewed this report.

(A copy of the attachments referred to in the foregoing has been forwarded to each Member of Council with the September 3, 2003 Transportation and Works Committee agenda and a copy thereof is on file in the Office of the Regional Clerk.)