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**Date:** December 17, 2018  
**To:** Mayor and Council  
**Author:** G.A. Plancke / Director of Municipal Services  
**RE:** Forman Road Surplus / Cost & Assessment  
**Report No.:** MS 2018 - 48

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## **AIM**

To advise and recommend to Council that a section of the unopened road allowance known as Forman Road be disposed of in accordance with the Policy for Disposal and Sale of Road Allowances by:

Identifying the cost for legal review, survey preparation, encumbrances, and related expenses in order to advise Council and interested purchasing residents of the breakdown of expenses and recommended segmentation of the Forman Road allowance in order to dispose and convey as stipulated in the Policy.

## **BACKGROUND**

346-2018 – May 28, 2018  
Moved By Deputy Mayor Gord Queen  
Seconded By Councilor Larry Patterson

*That Council authorize Municipal Services to proceed to obtain an appraisal to determine land value, and determine costs for legal review, survey preparation, encumbrances, and related expenses in order to advise Council and interested purchasing residents of the projected costs and recommended segmentation of the road allowance at a future regular meeting of Council to be determined.*

Forman Road is located within the Linden Beach area of Kingsville between Park Ave and Erie Ave and joins to County Rd 50 (Heritage Rd.). It is approximately 220 m in length and 9.1m in width.

## **DISCUSSION**

Over the last few years, residents that own property along Forman Road have expressed interest in acquiring the unopened section of the Forman Road allowance.

The unopened section represents approximately 100m of the total road allowance length and does not have an accessible road surface. There are no utilities or underground services in the unopened section.

There is no plan for upgrading this section.

Many of the local residents have placed structures such as sheds, and patios within the unopened section as there are no clear indications of property limits in this area.

## LINK TO STRATEGIC PLAN

Effectively manage corporate resources and maximize performance in day-to-day operations.

## FINANCIAL CONSIDERATIONS

The appraised land value has been assessed at 54.90 / m<sup>2</sup> for a total combined land value cost of \$47,479.50. The accrued costs of \$ 6,143.43 (HST included) for the land appraisal, and survey work has been expensed to date.

An additional estimated \$5,000.00 for the finalization of the reference plan, registration, and legal costs would be required should the interested residents wish to pursue to convey the lands.

The combined total cost for the Town to dispose, and the residents to assume the parcels as per Town Policy is \$58,622.93

Following is the specific Parts Schedule, which identifies the breakdown of expenses related to the land conveyance by Part (Appendix A / Plan of Survey).

Table 1. Proposed Forman Road Disposal Assessment Schedule

<b>PARTS SCHEDULE</b>	<b>Area m<sup>2</sup></b>	<b>Appraisal Value</b>	<b>Appraisal m<sup>2</sup></b>	<b>Survey m<sup>2</sup></b>	<b>Legal m<sup>2</sup></b>	<b>Total Cost</b>
1	35.3	\$ 1,937.83	\$ 101.46	\$ 149.27	\$ 204.07	\$ <b>2,392.63</b>
2	88.5	\$ 4,858.29	\$ 254.38	\$ 374.24	\$ 511.62	\$ <b>5,998.53</b>
3	90.8	\$ 4,984.55	\$ 260.99	\$ 383.97	\$ 524.92	\$ <b>6,154.42</b>
4	90.6	\$ 4,973.57	\$ 260.41	\$ 383.12	\$ 523.76	\$ <b>6,140.87</b>
5	90.1	\$ 4,946.12	\$ 258.98	\$ 381.01	\$ 520.87	\$ <b>6,106.98</b>
6	133.3	\$ 7,317.63	\$ 383.15	\$ 563.69	\$ 770.61	\$ <b>9,035.08</b>
7	224	\$ 12,296.69	\$ 643.85	\$ 947.24	\$ 1,294.95	\$ <b>15,182.72</b>
8	112.3	\$ 6,164.81	\$ 322.79	\$ 474.89	\$ 649.21	\$ <b>7,611.70</b>
<b>Total</b>	<b>864.9</b>	<b>\$ 47,479.50</b>	<b>\$ 2,486.00</b>	<b>\$ 3,657.43</b>	<b>\$ 5,000.00</b>	<b>\$ 58,622.93</b>

## CONSULTATIONS

Finlay Appraisal and Consultation Services  
VSHBB Ontario Land Surveyors  
Administration Management Group

## RECOMMENDATION

That Council approve the disposal and offer for sale the recognized unopened sections being Parts 1 through 8 on the draft Plan of Survey file No: H-1752 of the Forman Road allowance to the abutting landowners and further that,

Council approve - Table 1. Proposed Forman Road Disposal Assessment Schedule.

Respectfully submitted,

*G.A. Plancke*

G.A. Plancke  
Director of Municipal Services

*Peggy Van Mierlo-West*

Peggy Van Mierlo-West, C.E.T.  
Chief Administrative Officer