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**Date:** January 7, 2021  
**To:** Mayor and Council  
**Author:** Tim Del Greco, Manager of Engineering  
**RE:** Jasperson Drive Realignment – Land Expropriation  
**Report No.:** IED 2021 – 02

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## **AIM**

To seek Council approval to expropriate lands located west of Kingsville Arena.

## **BACKGROUND**

On October 13, 2020, Council approved commencement of an Application for Approval to Expropriate lands located west of Kingsville arena (319 Road 2 East).

During the January 13, 2021, Budget Meeting, Council approved construction and realignment of Jasperson Drive from Woodycrest Ave to Road 2 East, west of Kingsville Arena.

Attached in Appendix A is a map of the lands proposed for expropriation in order to proceed with Jasperson Drive realignment. Attached in Appendix B is a Plan of Survey of the same property.

## **DISCUSSION**

Realignment of Jasperson Drive is a recommended initiative in the Kingsville Transportation Master Plan. The benefits of doing so include:

- Quicker response time for emergency services.
- Eliminates thru traffic between the arena and sports fields allowing a safer crossing for pedestrians.
- Eliminates both the pedestrian bridge and the vehicular bridge at the s-curve. Both bridges are in poor condition and at the end of their useful lives.
- Encourages traffic to use Jasperson Drive thus bypassing a portion of Main Street East.

- Provides for improvement to traffic safety and operations:
  - Existing road alignment is deficient for high volume traffic as per current design standards.
  - Sight distance for drivers exiting the new school property is inadequate with the current road configuration.

Fuerland Realty has provided the Town with an appraisal report of the required land. Fuerland has appraised the land at \$75,000 per acre, for a total of \$225,000. The land was appraised at a higher market value to account for a potential future increase in value should these lands one day be included in the settlement area and re-zoned for residential development. Appraising in this manner is intended to account for the compensation resulting from injurious affection as mandated by the Expropriations Act.

The Town has been in discussion with the property owner west of the arena with intentions of negotiating a land purchase agreement. An offer to purchase the land for \$225,000 was submitted, however not accepted.

## **LINK TO STRATEGIC PLAN**

To become a leader in sustainable infrastructure renewal and development.

## **FINANCIAL CONSIDERATIONS**

Funds are allocated in the 2021 Capital Budget to account for the cost of expropriation. This cost includes land acquisition (compensation for the owner), legal, surveying, and advertising.

The process for settling on a final amount for compensation is outlined in the Expropriations Act, which includes opportunities for negotiation and arbitration. The final total cost of expropriation will be dependent on the outcome of this process, however not expected to vary greatly from the estimates herein.

## **CONSULTATIONS**

Kingsville Administration  
Fuerland Realty

## **RECOMMENDATION**

That Council approve the expropriation of lands located at 319 Road 2 East, otherwise known as Part 1 and Part 2 on Reference Plan 12R-28405 and Further That Council adopts By-law 18-2021 at this Regular Meeting.

*Tim Del Greco*

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Tim Del Greco, P.Eng  
Manager of Engineering

*G. A. Plancke*

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G.A. Plancke, Civil Eng. Tech (Env.)

Director of Infrastructure Services