



## Council report

<b>Meeting date:</b>	May 17, 2022
<b>Title:</b>	Request for purchase of municipal property (NUSSELDER-SAUR)
<b>Prepared by:</b>	Lorelie Spencer, Manager of Planning and Development
<b>Reviewed by:</b>	Laura Johnston, CAO

### Recommendation

That council receive Planner Spencer's report;

That council hereby declares the identified road allowance adjacent to the depth of 232950 concession 2 WGR (Normanby) surplus to the needs of the municipality; and

That council directs staff to proceed with the disposition of lands, pursuant to the municipality's land disposal by-law.

### Executive summary

A request has been provided to council to purchase an unopened road allowance north of 232950 Concession 2 WGR (Normanby).

### Background and discussion

The lands are currently utilized by the landowner as access to their single detached dwelling unit, when permission to use the lands for this purpose remains unclear.

The subject lands are designated 'agricultural', 'provincially significant wetlands' and 'hazard' under the County of Grey Official Plan. Appendix B of the County Plan also identifies a portion of the lands and the unopened road allowance as containing significant woodlands. The 'provincially significant wetlands' and 'hazard' designation extend across the western half of the subject lands.

The subject lands are zoned A1 (agricultural), NE (natural environment) and NE2 (natural environment 2) within the Municipality's comprehensive zoning by-law. The zone boundaries related to the official plan designations are consistent for the features on the western half of the subject lands.

The portion of the unopened road allowance would involve approximately 1.5 hectares (3.76 acres) in area and 760 metres (2,493 feet) in length.

Planning staff note that development of the subject lands would preclude any further lot creation as a result of the 'agricultural' land use designation and the significant natural heritage



May 17, 2022 (2)

features of the site. As a result, it is not anticipated that the use of the unopened road allowance would serve any benefit to the municipality going forward. The presence of the 'hazard' and 'provincially significant wetlands' component further preclude the ability to adequately construct a road that would serve additional members of the municipality. The sale of the lands would remove liability to the municipality based on the present use of the road allowance as driveway access.

Based on the above, planning staff are of the opinion that the request is reasonable and consideration to declare the lands surplus should be conducted. Of note, the request relates only to the lands adjacent to the subject lands and do not involve the balance of the road allowance. As a result, a survey of the subject lands will be required to legally identify the boundary of the road allowance for the purposes of the land transfer, if approved. A survey and all legal expenses related to this matter will be at the cost of the landowner.

Planning staff have no concerns related to this request.

## Legal and legislated requirements

- Municipality of West Grey Disposition of Land By-law No. 23-2008
- Planning Act, R.S.O. 1990, as amended
- County of Grey Official Plan policy review
- Municipality of West Grey Comprehensive Zoning By-law review

## Financial and resource implications

- Completion and receipt of appraisals
- Review and completion of a survey for registration purposes
- Circulation regarding the offer to purchase to all abutting property owners
- A tender process regarding interest in the purchase of the property

## Staffing implications

None

## Consultation

None

## Alignment to strategic vision plan

Pillar: Build a better future  
Goal: Vibrant community  
Strategy: Responsible stewards of the tax dollars

## Attachments

- Aerial and official plan mapping

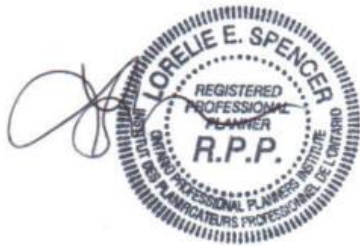
May 17, 2022 (3)

- Area and official plan mapping, appendix 'B'
- Aerial and zone mapping, depicting the unopened road allowance in question
- Aerial and sketch of requested purchase

## Next steps

- Completion and receipt of appraisal
- Review/completion of a survey, if required
- Passage of a by-law deeming the lands surplus
- Circulation regarding the offer to purchase to all abutting landowners
- A tender process regarding interest in the purchase of property (approved by Council)

Respectfully submitted:



Lorelie Spencer, Ba.U.R.PI, MCIP, RPP  
Manager of Planning and Development