



Council report

Meeting date:	May 17, 2022
Title:	ROBERTS, Paul and ROBERTS, Lorraine – Request to purchase municipal road allowances (Glenelg Street and Elgin Street, Priceville)
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That council receive Planner Spencer's report; and

That council hereby declares the identified road allowances known as Glenelg Street and Elgin Street, identified as PIN 37239-149 and PIN 37239-150, Priceville in the geographic township of Glenelg, 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 bylaw.

Executive summary

The subject lands in question are located northwest of the intersection of Grey Road 4 and the Artemesia – Glenelg Townline. The applicants own the lands municipally identified as 404701 Grey Road 4. There are three (3) PINs associated with the subject lands separated by municipal road allowances. A portion of Glenelg Street was previously closed which merged the parcel identified as PIN 37239-145.

The applicant wishes to add the requested portions to their current land holding. Development of the parcel is constrained by the unopened road allowances for access purposes and the ability to meet the required setbacks of the zoning by-law. The presence of the road allowances requires that setbacks are maintained despite the roads being unopened and unmaintained.

The property contains a single detached dwelling unit and accessory structure. The majority of this property is also covered in mature vegetation.

Background and discussion

The subject lands are designated as a 'secondary settlement area' and 'hazard' within the



County of Grey Official Plan. The lands also contain 'significant woodlands' in accordance with appendix 'B' of the County Plan.

The road allowances are presently zoned as A3 (restricted rural) and NE (natural environment) under the Municipality's comprehensive zoning by-law.

Planning staff recommend consideration toward the disposal of the lands. There is little added benefit to the retention of the lands for future use based on the limited ability to service adjacent landowners. The disposal of these lands would permit the merger of the property. Planning staff note that the presence of hazard lands on the property is likely to impede the ability for these road allowances to be brought to a municipal standard for reasonable use now or in the foreseeable future. In addition, the regulations associated with alterations to upgrade the allowance in this location would require significant review and potential study costs associated with any approvals from a natural heritage perspective. The applicant owns all of the lands adjacent to the unopened road allowances, their request for purchase is reasonable in this regard.

The municipality does not require Planning Act consent to transfer land. A survey is not anticipated as the road allowances are identified by PIN's however, confirmation from the municipal solicitor is recommended.

In accordance with the disposition of land by-law no. 23-2008, the adjacent landowners will be notified. In this case, the adjacent landowners are the applicant.

Planning Staff have no concerns related to the request and are prepared to commence the disposal of lands process at the direction of council.

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 (applicant only)
- A tender process regarding interest in the purchase of property

Staffing implications

None.

Consultation

None.

Alignment to strategic vision plan

Pillar: Build a better future
Goal: Preserve municipal assets
Strategy: Take a co-operative approach to development

Attachments

- Draft survey
- GIS mapping

Next steps

- Completion and receipt of appraisal
- Review / completion of a survey, if required
- Passage of a by-law deeming the subject lands surplus
- Circulation regarding the offer to purchase to all abutting property owners (applicant)
- 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