



Subject: Sale of land to Greg and Carole Newman

To: Committee of the Whole

From: Planning and Development Department

Report Number: 2021-64

Meeting Date: March 8, 2021

Recommendation:

That Council declares Part 1 on Plan 59R-16888 and Part 2 on Plan 59R-16565 as surplus to the City's needs.

That the City enters into an Agreement of Purchase and Sale with Greg and Carole Newman for the purchase of Part 1 on Plan 59R-16888 and Part 2 on Plan 59R-16565 for \$3,880 (plus HST) attached as Appendix A.

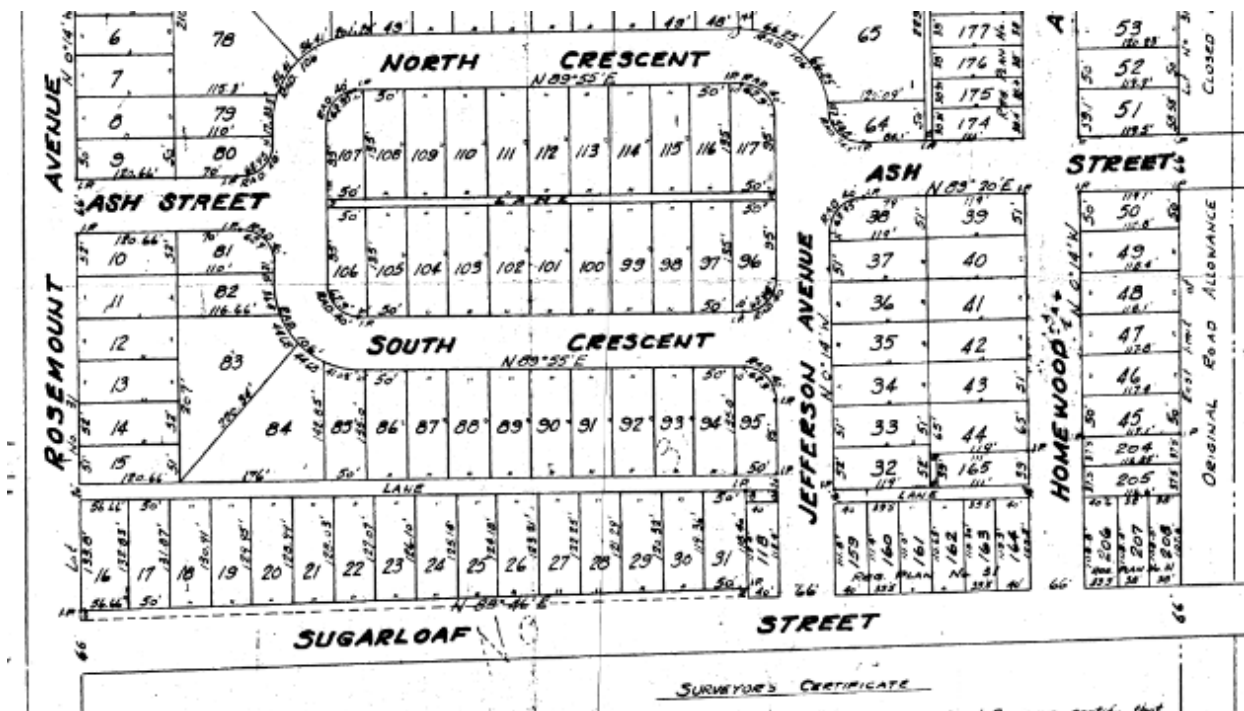
That the Mayor, Clerk and City Solicitor be authorized to sign and execute any and all documents respecting the sale of these lands.

Purpose:

The purpose of the report is to obtain Council's approval to enter into an Agreement of Purchase and Sale with Greg and Carole Newman purchase of Part 1 on Plan 59R-16888 and Part 2 on Plan 59R-16565 for \$3,880 (plus HST).

Background:

Staff received an inquiry from the public on the ownership of lands located south of 16 Homewood Avenue. Upon investigation, staff confirmed the ownership of a 16' wide lane existing on an old registered plan of subdivision that runs from Homewood to Rosemount Avenue to the rear of lands fronting on Sugarloaf Street:



Staff was made aware from a surveyor that this lane was a cow path as the lands were farmed before residential development began.

On May 8, 2018, staff first inquired with all lands owners that abutted the lane from Homewood to Jefferson Avenue on their interest in acquiring a portion of the lane to be merged to their property. Staff then provided the property owners that expressed an interest to acquire what the purchase price would be.

Discussion:

Carole Newman informed staff of her interest to acquire the lane to the south of her property at 2 Homewood Avenue. Staff reached out to the owner of 16 Homewood two times to inquire if she in fact has no interest in acquiring half of the lane given the interest of Mrs. Newman and that her driveway appeared to be located on the lane and received no response (see air photo attached as Appendix C). Staff therefore obtained additional survey work and prepared a sales agreement with Carole and Greg Newman attached as Appendix A.

The sale of the property is guided by the City's policy and procedure under By-law 6620/75/18 and has been followed.

Internal Consultations:

As per policy, staff were consulted and indicated that the lane between Homewood and Jefferson Avenue was surplus to the needs of the City.

Financial Implications:

The proposed selling price of the property is \$3,880. There are no real estate commissions. As per the Council approved Capital Asset Policy, these proceeds will go to the general Capital Asset Reserve.

Public Engagement:

Since 2018, staff have engaged the property owners abutting the City's lane between Jefferson and Homewood Avenue.

Conclusion:

The policy and procedure for land disposition under By-law 6620/75/18 and has been followed by first determining that the property was surplus to the City's need. The sale agreement with Greg and Carole Newman is for the purchase of a 4.86m by 12.19m piece of property for \$3,880 (plus HST).

Appendices: (If none delete section)

- a. Agreement of Purchase and Sale
- b. Draft By-law
- c. Air Photo

Respectfully submitted,

Dan Aquilina, MCIP, RPP, CPT
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Report Approval:

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final approval is by the Chief Administrative Officer.