
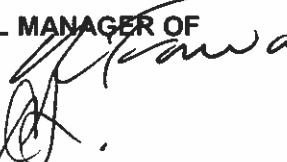

TO: GENERAL COMMITTEE


SUBJECT: SURPLUS AND SALE OF PROPERTY- PORTION OF RAILWAY LINE FOR ROAD WIDENING PURPOSES TO THE COUNTY OF SIMCOE

WARD: ALL

PREPARED BY AND KEY CONTACT: E.EMBACHER, SENIOR REAL ESTATE OFFICER, EXT#4479

SUBMITTED BY: I. PETERS, DIRECTOR OF LEGAL SERVICES 

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. Eng., GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That Part 1 on Reference Plan 51R-39103 be declared surplus and sold to the County of Simcoe for road widening purposes at fair market value.
2. That the City Clerk be authorized to execute an Agreement of Purchase & Sale requisite to the sale in a form to be approved by the Director of Legal Services.

PURPOSE & BACKGROUND

Report Overview

3. The purpose of this staff report is to request authority to declare surplus and sell Part 1 on Reference Plan 51R-39103 as indicated in Appendix "A" to the County of Simcoe (the County) at fair market value.
4. The County is currently in the process of reconstructing & widening County Road 90 from Barrie to Angus in phases. The widening is intended to provide increased traffic flow with additional traffic lanes in each direction and the inclusion of a centre turn lane.
5. The subject property (known municipally as 5312 County Road 90, Springwater) is within Phase 2 of the construction project which extends from 10th Line, Essa to 8th Line, Essa. The County will be releasing the Site Preparation Contract in the fall of 2014 with Phase 2 construction scheduled for completion in 2015.

ANALYSIS

6. The County contacted the City requesting that a portion of the City owned railway line (formerly ACDC rail line) along County Road 90 be sold for road widening purposes.
7. The subject property is part of an "Out of Service" railway line that intersects with County Road 90, west of Barrie, immediately east of 8th Line in Utopia, indicated in Appendix "B". The land area required by the County is 417m².

8. There is no rail activity on the subject lands and the track itself is scheduled to be removed in the future.
9. The associated road construction will have no significant impact on the remaining rail line property.
10. A 3rd party appraisal was completed for the subject property indicating present fair market value as \$6,255. The appraisal has been reviewed by Staff and deemed acceptable for compensation purposes.
11. A circulation of City departments requesting any concerns regarding the potential disposition was undertaken for which no issues were brought forward.

ENVIRONMENTAL MATTERS

12. There are no environmental matters related to the recommendation.

ALTERNATIVES

13. The following alternative is available for consideration by General Committee:

Alternative #1 General Committee could choose not to declare surplus and sell the subject property to the County of Simcoe.

This alternative is not recommended as the County of Simcoe would most likely proceed with expropriation of the required property and potentially delay construction.

FINANCIAL

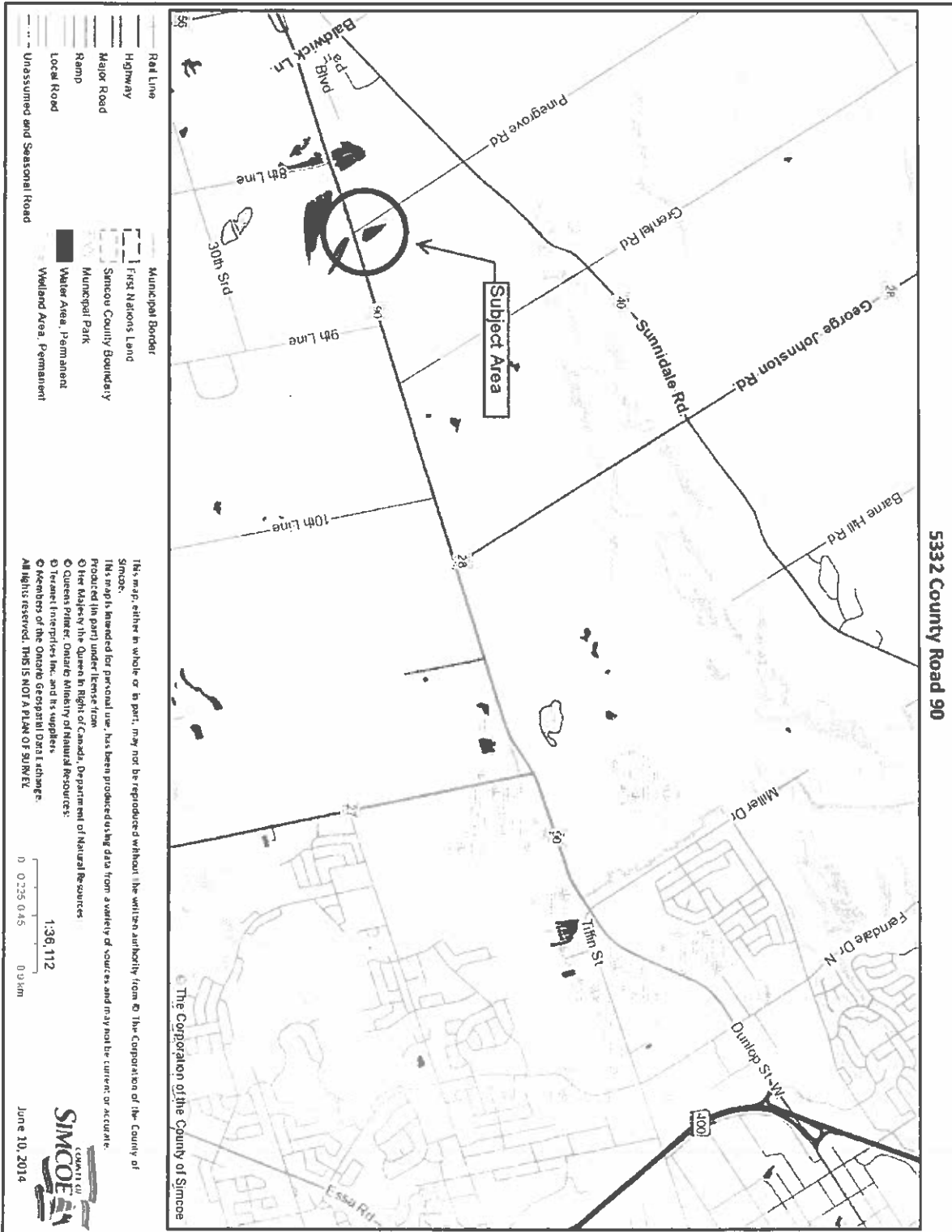
14. The City will receive the appraised value of \$6,255 as fair market value for the subject property.
15. Any legal costs required to complete the transaction are to be reimbursed by the County of Simcoe on closing.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

16. The recommendation(s) included in this Staff Report are not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

APPENDIX "B"

Aerial view of subject property



APPENDIX "B" cont'd

Aerial view of subject property

