

10

COMPENSATION FOR EXPROPRIATION MOUNT ALBERT ROAD AND WARDEN AVENUE INTERSECTION PROJECT 8085, TOWN OF EAST GWILLIMBURY

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, December 4, 2007, from the Commissioner of Corporate Services:

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Corporate Services be authorized to make the following offers on behalf of the Regional Corporation in accordance with the *Expropriations Act* for:
 - a) The land required for improvements at the intersection of Mount Albert Road (YR 13) and Warden Avenue (YR 65), in the Town of East Gwillimbury.

2. PURPOSE

The purpose of this report is to receive authorization to serve offers, under the *Expropriations Act*, on those parties who have a registered interest in the properties being expropriated.

3. BACKGROUND

An independent appraiser has prepared appraisal reports of the following properties. It is now in order to make offers to the owners in compliance with Section 25 of the *Expropriations Act*. This provision requires that the offers be made based on 100% of the market value and that such offers be made prior to taking possession of the property.

On May 24, 2007, Regional Council authorized the expropriation of the following properties for improvements at the intersection of Mount Albert Road and Warden Avenue in the Town of East Gwillimbury (*see Attachment 1*).

3.1 Property No. 1

OWNER:

Carmen Trimarchi and Rosalia Trimarchi

PROPERTY:

Fee simple interest
Parts 1 and 2 on Expropriation Plan D1018
Town of East Gwillimbury

TOTAL OWNERSHIP: 18.725 ha (46.27 acres)
AREA EXPROPRIATED: 2,501 m² (0.618 acres), fee simple
OFFER OF COMPENSATION: \$8,200.00
COMMENTS: The subject property is improved with two houses and a barn and is located on the northwest corner of Warden Avenue and Mount Albert Road. The improvements are located in the middle of the site, well away from the Region's taking.
PROJECT NUMBER: 8085

Property No. 2

OWNER: John Elwood Pegg
Dianne Catherine Pegg
David Longford Pegg
PROPERTY: Fee simple interest
Part 1 on Expropriation Plan R752350
Town of East Gwillimbury
TOTAL OWNERSHIP: 51.87 ha (128.18 acres)
AREA EXPROPRIATED: 1951.86 m² (0.4823 acres), fee simple
OFFER OF COMPENSATION: \$3,620.00
COMMENTS: The subject property is improved with two houses and a number of farm outbuildings and is located on the south side of Mount Albert Road. The improvements are located well away from the Region's taking and are accessed off Warden Avenue.
PROJECT NUMBER: 8085

Property No. 3

OWNER: Teresa Anne Reimann and Robert John Reimann
PROPERTY: Fee simple interest

Parts 1, 2 and 3 on Expropriation Plan D1020
Town of East Gwillimbury

TOTAL OWNERSHIP: 8.183 ha (20.220 acres)

AREA EXPROPRIATED: 1,271.97 m² (0.3143 acres), fee simple

OFFER OF COMPENSATION: \$7,000.00

COMMENTS: The subject is an improved property located at the southeast corner of Mount Albert Road and Warden Avenue. The Region is taking a parcel along Warden Avenue and a very narrow strip along Mount Albert Road.

PROJECT NUMBER: 8085

4. FINANCIAL IMPLICATIONS

The total amount of compensation for these expropriations is \$18,820.00. Funds will be included in the 2008 budget for these offers.

5. LOCAL MUNICIPAL IMPACT

These properties are required for intersection improvements at Mount Albert Road and Warden Avenue to reduce traffic congestion, improve safety and provide for local growth in the area.

6. CONCLUSION

It is recommended that the above offers, together with a copy of the related appraisal reports, be served by registered mail on those parties with a registered interest in the subject properties. Under the Act, the offers must be served in order that the Region can enter onto the expropriated properties to carry out the construction of the road.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the January 16, 2008 Committee meeting.)