

REGION OF OTTAWA-CARLETON
RÉGION D'OTTAWA-CARLETON

REPORT
RAPPORT

Our File/N/Réf. **12 18-97-70072-000**
Your File/V/Réf.

DATE 15 September 2000

TO/DEST. Co-ordinator
Corporate Services and Economic Development Committee

FROM/EXP. Planning and Development Approvals Commissioner

SUBJECT/OBJET **SALE OF SURPLUS - REGIONAL ROAD 5 & 5A, GOULBOURN**

DEPARTMENTAL RECOMMENDATIONS

That the Corporate Services and Economic Development Committee recommend Council:

- 1. Declare a vacant parcel of land approximately 870 square metres in area, described as being Part of Lot 24, Concession 11, Township of Goulbourn, shown as Parcel "B" on Annex "A" as surplus to the Region's needs;**
- 2. Authorize the Region's Legal Department to proceed with preparing a by-law to stop up and close the portion of Regional Road identified in Recommendation 1;**
- 3. Approve the sale of the property identified in Recommendation 1, to McDonald-Cartier Developments Ltd., subject to the successful completion of the road closure and subject to all required easements, for the amount of \$35,000.**

BACKGROUND

In about 1995 the Region undertook the realignment of Regional Road 5 (Carp Road) at its intersection with Regional Road 5A (Main Street). The realignment left two (2) parcels that are not needed for road requirements. The Region was contacted by the adjacent owners of the southerly parcel, shown as Parcel "B" on the attached sketch. They have submitted an offer to purchase the parcel in the amount of \$35,000.

The property is a vacant parcel consisting of approximately 870 m² and it has been determined that it is not needed for road requirements. Any sale would be subject to a legal survey and the successful completion of a road closing. The parcel is to be used as parking for the adjacent development. It is being sold subject to retaining easements for water, sewer and hydro requirements.

The size and irregular shape of the parcel and the fact that it has limited use because of underlying easements preclude it as being used as an independent building lot. It is therefore considered a non-viable parcel, of use only to the abutting owner.

The offered price is consistent with appraisals and other comparable sales in the vicinity of the subject and takes into account its' limited use as a result of the easements that the Region will retain.

CONSULTATION

This property is a non-viable property and of value only to the adjacent landowner and as such public consultation was not undertaken.

NEW CITY IMPACT

The parcel is not required for accommodation or any Regional or Municipal use. The sale of the parcel will not affect or in any way impact the land of facility requirements of the new City.

OTTAWA TRANSITION BOARD

In accordance with Ottawa Transition Board Regulation 100/200 - Financial Guidelines #1, Section 5(3)(p) the disposal of the land does not require the approval of the Transition Board.

FINANCIAL STATEMENT

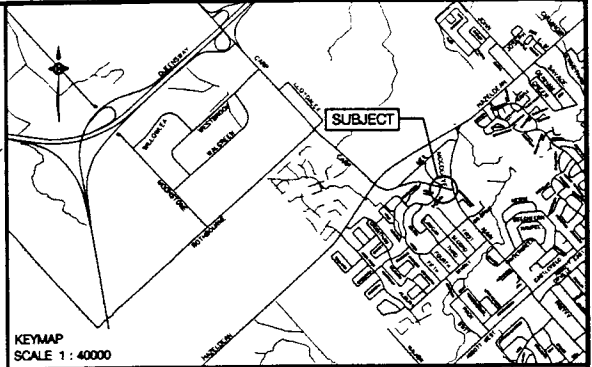
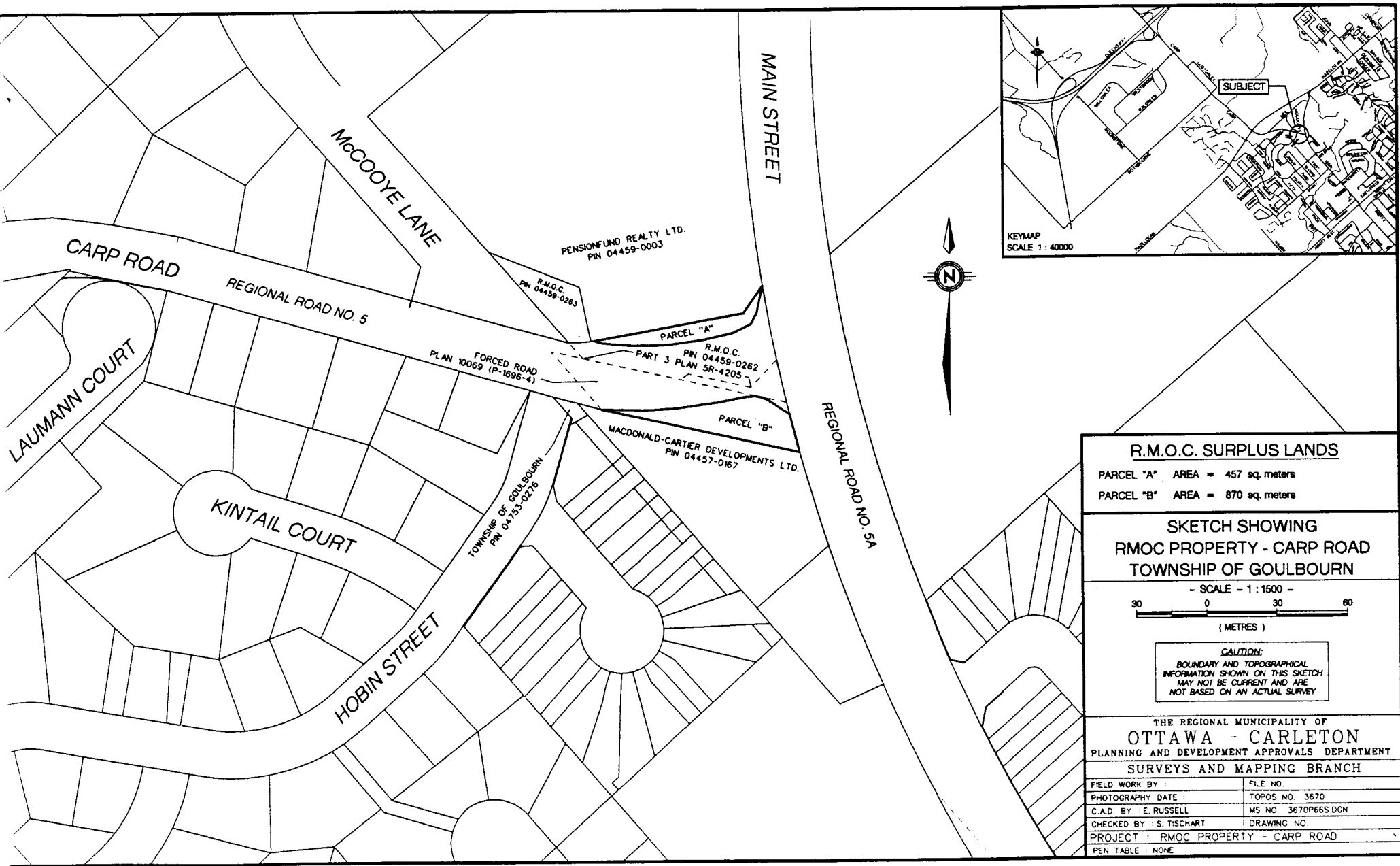
This transaction represents revenue of \$35,000 to the Corporation which will be credited to Account No. 119909-519790.

The sale is in keeping with Regional Policy with respect to the conveyance of non viable lands to an abutting owner. The offer is considered to be fair and reasonable and is recommended for acceptance.

Approved by Pamela Sweet A/Commissioner Sept 22, 2000

LJN/

Attach. (1)



R.M.O.C. SURPLUS LANDS

PARCEL "A" AREA = 457 sq. meters
 PARCEL "B" AREA = 870 sq. meters

**SKETCH SHOWING
 RMOC PROPERTY - CARP ROAD
 TOWNSHIP OF GOULBOURN**

- SCALE - 1 : 1500 -

30 0 30 60
 (METRES)

CAUTION:
 BOUNDARY AND TOPOGRAPHICAL
 INFORMATION SHOWN ON THIS SKETCH
 MAY NOT BE CURRENT AND ARE
 NOT BASED ON AN ACTUAL SURVEY

THE REGIONAL MUNICIPALITY OF
OTTAWA - CARLETON
 PLANNING AND DEVELOPMENT APPROVALS DEPARTMENT
 SURVEYS AND MAPPING BRANCH

FIELD WORK BY :	FILE NO.
PHOTOGRAPHY DATE :	TOPOS NO. 3670
C.A.D. BY : E. RUSSELL	MS NO. 3670P66S.DGN
CHECKED BY : S. TISCHART	DRAWING NO.
PROJECT : RMOC PROPERTY - CARP ROAD	
PEN TABLE : NONE	